



# Cabell's Mill

The Newsletter of the Cabell's Mill Community Association

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## Summer Yard Sale

The Cabell's Mill Community Fall Yard Sale will be held on Saturday, October 1st from 8 a.m. to 1 p.m. Please remember that, for safety reasons, it is not permissible to set up on the community common property near the 3-way stop at the intersection of Cabell's Mill and Cabell's Mill. This includes the common property on both sides of the street. Rain Date is October 8th. If you hang up signs please make sure to remove the sign and the nail/post when you close up shop. We will put adds in two newspapers to help get people to our community. The A Frame will also be posted.

## Annual Community Picnic

The Annual Cabell's Mill Picnic will be held on Saturday, September 17th from 4 p.m. to sundown with rain date of September 18th. Signs will be posted by noon if we are postponing. Last year's picnic was a huge success and we hope to have a fantastic turnout again this year. Mark the date and bring the entire family. Get to mingle with old friends and get to meet new neighbors. This is the one time during the year that everyone can shed 'stay at home-itis' and get out and have a good time. Please see flyer in newsletter for location and items each household should bring.

## Board Member Changes/Volunteer!

CMCA Board would like to thank Joe Westmor for his service on the board. We would also like to welcome Nicole Daly and Sallie Williams to our board. They will serve until our Annual meeting in February where they can be voted on for a full 3 year term.

We have space for one more board member! *If you are interested in serving on the board please email the board or come find one of the board members at the Annual Picnic.* Please be aware that being on the board is on a volunteer basis. The board only asks for whatever time you can give. We meet the first Thursday of each month and most members commit anywhere from 1-10 hours a month to the HOA.

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### Cabell's Mill Board of Directors

<b>Officers</b>	<b>President</b>			
	Joel David			
	<b>Vice President</b>			
	Michael Cason			
	<b>Secretary</b>			
	Pam Michael			
	<b>Treasurer</b>			
<b>Directors</b>	Jennifer Alvarez			
	Kerry McGinn			
	Michael Disabato			
	Sallie Williams			
	Nicole Daly			
Vacant				
<b>Advertising</b>				
	Kim House			
<b>Architectural Control Committee Chair</b>				
	Stephen Vandivere			
<b>Neighborhood Watch</b>				
	Ricky Michael			
<b>Newsletter</b>				
	Ali Coleman			
<b>Cabell's Mill Message Service</b> Community News—see website for details			<a href="http://groups.google.com/group/CMCANotices">http://groups.google.com/group/CMCANotices</a>	

**The Board of Directors** meets the first Thursday of each month at 7:30 p.m. at the Sully District Governmental Center, 4900 Stonecroft Blvd., Chantilly. Meetings are open to any member of the Cabell's Mill community. If you plan to attend, please call a board member to confirm the time and date.

**Board of Directors contact information:**  
 Address: Cabell's Mill Community Association  
 C/o Sequoia Management, Inc.  
 13998 Parkeast Circle  
 Chantilly, VA 20151-2283  
 E-mail: [contact@cabellsmill.com](mailto:contact@cabellsmill.com)  
 Website: [www.cabellsmill.com](http://www.cabellsmill.com)

*Disclaimer: Every effort is made to ensure the accuracy of articles; however, the newsletter staff accepts no liability for any errors.*

### Treasurer's Report

As of July's financials, we are currently within budget. We have 5 residents who owe assessment dues for this year and two residents who are in collections. Generally, every dollar spent trying to get the resident to pay up is **CHARGED TO THE RESIDENT!** If you are having financial issues please contact Sequoia Management and inform them of your situation. We will be deciding at the September and October Board meetings which residents will have liens put against their house so the faster you let us know your situation the more we can help you set up a payment plan.

## Easing of I-66/ Rt. 28 Bottleneck

VDOT planners have been working to ease traffic issues on I-66 and initiated an Active Traffic Management electronic system last fall. The planners now propose using the system at the Route 28 interchange in Centerville to improve traffic and reduce accidents.

A queue of slow traffic forms weekday mornings as traffic heading west on I-66 backs up to exit onto northbound Route 28. This long queue makes it very difficult for cars to access the exit lane, causing drivers to squeeze in, which slows traffic and increases the chance of accidents.

VDOT has decided to help traffic flow by using the Active Traffic Management system of overhead electronic signs to create an "exit only" lane on the right side of the road between the hours of 6:00 AM and 9:30 AM. During this time the westbound side of I-66, before Route 28, will have electronic route markers over the lanes indicating which lanes through traffic should use and which lane to use to exist onto Route 28.

This electronic solution is only a temporary measure until the start of the massive redevelopment of the I-66 and Route 28 interchange. The interchange work is part of road widening and the addition of toll-only lanes on I-66, which is scheduled to start around 2019.

## Maintenance Audit Time is running out!

If you received a maintenance audit inspection notice, please work on completing items that were listed. If you have any questions on your maintenance letter, please email us for clarification. Please notify [contact@cabellsmill.com](mailto:contact@cabellsmill.com) when you have completed maintenance items listed on your letter. If

you did not have any found deficiencies, a letter has been enclosed with the newsletter thanking you for your efforts!

## Yard Debris

A reminder that yard debris should not be put out until the night before pickup. Several residents are placing yard debris out the day they mow, these bags are then preventing the flow of drainage when it rains and many times clogging the drains. Bags being out for several days is also an eye sore. Please keep our neighborhood looking nice.

## Safe Place for Exchanging items sold online



Fairfax County police are piloting a new program to provide people with a safe place to complete online sales transactions.

Two parking spaces directly in front of the Sully Governmental Center, at 4900 Stonecroft Blvd. in Chantilly, will be reserved for buyers and sellers who want to meet face-to-face to complete sales transactions initiated on websites such as Craigslist or eBay.

The designated parking spaces will be marked with posted signs and pavement markings and the parking lot is already under 24-7 video monitoring.

## Curb Appeal

The street façade of your house greets you every time you come home. It is also the first thing your guests and someday, potential buyers see when they drive up to your home. There is nothing more welcoming than walking up to a well maintained and attractive home. In addition, many realtors say your homes exterior and landscaping are a large factor of your homes worth.

While Cabell's Mill community guidelines state the minimum standards for property maintenance, let you community pride really shine with these three curb appeal ideas:

- Hide bare foundation walls with eye-catching plantings such as hydrangeas, which make a great first impression. Hydrangeas come in all sizes and colors and are sold in most area nurseries. Their large blooms and thick green foliage are great for hiding bare ugly walls. TIP: Keep plants two to three feet from walls to allow room for growth
- Give your lawn a tight trim. There is no better way to spruce up for late summer than a tight neat haircut. That goes for you lawn as well. Edging back grass growing over curbs and spreading into planting beds is a great and inexpensive way to give your yard a tailored look. Be creative and let the edging flow around border plantings for a more natural appearance. Top edged planting beds off with a fresh layer of mulch to help define the new clean edge.
- Replace that tired old rusting or sagging mailbox. Your mailbox is front and center and its appearance sets the first impression. A rusty box can easily be removed from the post and replaced with a moderately priced new one every 5 years or so to keep it looking great. To straighten leaning

posts, push the post straight and pack in rough gravel to hold it upright. Most hardware stores can tell you how and have the materials.



## Need a Helper? Want to be a Helper?

We have young adults/children who are willing to help with the following around your house:

- Babysitting
- Pet sitting
- Pet walking
- Raking Leaves
- Picking up mail while you are out of town
- Pulling Weeds
- Mowing
- Other Items...just email and ask.

Please send email to [contact@cabells-mill.com](mailto:contact@cabells-mill.com) and you will be put in contact with their workers/parents for coordination. ***We have lost many of our helpers; get your name on the list for quick and easy referrals!*** If your child is looking for volunteer hours please contact us also.

### Newsletter and Directory Advertising Policy

Newsletter: All Cabell's Mill residents can place classified ads, lost & found, carpool, community events and youth services in the newsletter for NO charge. Event or service notices from local non-profit organizations are also free, provided the newsletter is no more than ten pages (five sheets) long. In addition political parties may place ads provided they are not campaign ads and merely

encourage participation in the political process.

Newsletter & Directory: If you would like to advertise your business in the next newsletter please contact Kim House at [kim.house@lnf.com](mailto:kim.house@lnf.com) or call her on the phone number listed in the newsletter ad that she has placed. Costs are as follows: Full Page \$125, Half Page \$75, Quarter Page \$45, Business Card \$30 (newsletter only).

# 40 Homes SOLD in Cabells Mill!

When the time comes to sell your home, let us take the stress out of the move! We provide you with sound professional advise on pricing and preparing your home for sale. Our marketing plan includes professional photography, extensive internet exposure, social media, virtual tours, networking, staging, open houses, print advertising and showing follow up!



**Call For Free Expert Advise on Buying or Selling!**



**Kim & Javen House**

Your Neighborhood Realtors

**703-201-8660**

[Kim.House@LNF.com](mailto:Kim.House@LNF.com)

Visit our website: [www.HomesByHouses.com](http://www.HomesByHouses.com)



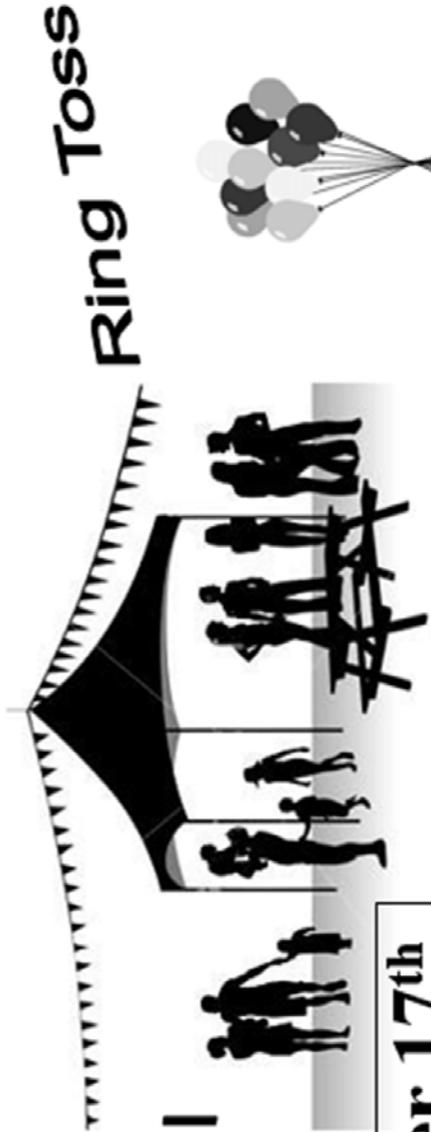
Equal Housing Opportunity

If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.

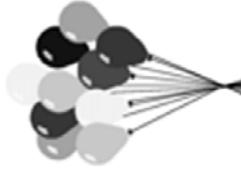


# CMCA Picnic

Ladderball



Ring Toss



**September 17th**

(Rain date September 18th)

4-8 p.m. Baywood Court

Movie 7:30-9:30pm

*Food*



**FUN!**



**Moonbounce/Obstacle Course**

**New Friends**

CMCA will provide the burgers, hotdogs, sausages and drinks. Last names from , A-L please bring a side dish M-Z please bring a dessert.