

Cabell's Mill

Cabell's Mill Community Association Newsletter

Dear Residents,

I am sure the period of spring like weather in February really got your blood pumping. The winter clothing was tossed to the back of the closet and out came the warm weather gear. That basketball and those golf clubs were moved closer to the door as the threat of ice and snow seemed far away. Bags of mulch and fertilizer appeared much earlier as ideas of creating "the best garden ever" emerged. Neighbors started discussing plans for new patios, the best way to clean mold off siding, and ideas to tackle the typical home maintenance that maintains a home's value and makes our community a great place to live. Then, just as fast as the warm weather came, it vanished with winter's revenge of snow and ice. Don't despair, spring is coming! All those early spring ideas are still possible.

In this issue we have a few suggestions for spring maintenance activities which go a long way to protect and beautify our homes. We look at ways E. C. Lawrence Park is being improved, including better access for our community. Our speed reduction committee is looking at ways to slow traffic and make our streets safer. Finally we look at upcoming events such as the community yard sale and Fairfax County public activities.

So don't be conquered by winter's last attack. Winter's days are numbered! Let's unite and say, "we are mad as heck at you winter, and we aren't going to take it anymore!"

Best regards,

The Board of Directors



Upcoming Events

May

The CMCA Spring Yard Sale will be held the morning of May 6 from 8:00 AM to noon. The Rain date is May 20.

Important Announcements

CMCA Board Member Elections

Board members were voted in during the March Board meeting. Election results include: President, Michael Cason; Vice President, Tom Billone; Secretary, Pam Michael; Treasurer, Jennifer Alvarez. If you are interested in serving on the CMCA Board please contact the Board at: contact@cabellsmill.com

Transform 66 – Outside the Beltway

Interested in what Virginia is planning and designing for Interstate 66 and Route 28? You can now monitor updates from VDOT at: <http://outside.transform66.org/>

Annual Meeting was a Success!

The Cabell's Mill Community Association (CMCA) Annual Meeting was held on Tuesday, February 7, 2017 at the Sully District Government office in Chantilly. The meeting was called to order and we had a quorum. A big thanks goes out to all attending and those that turned in their proxies. We hear you and are so happy you care about your community.

Board President Joel David, who has dedicated years of great support to CMCA, led the meeting and announced this would be his last annual meeting as president (We look forward to Joel remaining as our Top Chef during future community picnics). The meeting covered a number of topics including CMCA achievements in 2016, financial reports, the architectural control report, and questions for the Board. Nominations and introductions of candidates for open Board of Director positions were conducted.

A presentation was given by VDOT officials about the Interstate 66 expansion, including new toll lanes and a total redesign of the I66 and Route 28 interchange. This work will impact residences on Eastcliff Circle and the VDOT officials agreed to communicate with CMCA as the project progresses.

During the meeting a number of residents raised concerns about people speeding on Cabells Mill Drive and on other streets. The Board suggested that a Speed Reduction Committee be established to investigate ways to discourage speeding. Our community streets are maintained by VDOT and the committee will be reaching out to VDOT for assistance. A number of people signed up and we look forward to progress. If you are interested in helping please email: contact@cabellsmill.com

Treasurer's Report

A big thankyou to the majority of residents who paid their annual dues on time. Thanks for supporting your community. **A reminder to those who have outstanding annual dues or late fees. Please pay as soon as possible.** The board will start reviewing delinquent accounts and will be sending them to collections. We are proud to report that by the end of this month we will have no accounts in collections! **All dollars spent to collect delinquent dues (late fees, processing fees, legal fees, court costs) are charged to the**

Board of Directors

President

Michael Cason

Vice President

Tom Billone

Secretary

Pam Michael

Treasurer

Jennifer Alvarez

Board Members:

Kerry McGinn

Sallie Williams

Michael DiSabato

CMCA Board Meetings

Board Meetings are held the first Thursday of every month at the Sully District Government office at 4900 Stonecroft Boulevard.

Please email us at contact@cabellsmill.com if you plan to attend.

homeowner, not the community. Please don't let your \$114 annual due turn into thousands of dollars for the lawyers. If you are having financial issues please contact Sequoia Management.

Financials for FY16 and Budget for FY17 were sent out during announcement of annual meeting and are also on our website. If you would like another copy feel free to contact Sequoia or email us at contact@cabellsmill.com.

Maintenance Audit Final Notice

During the summer of 2016 the community association conducted a maintenance audit of the homes in Cabell's Mill. Letters were forwarded to homeowners identifying items that were not in compliance with the CMCA Architectural Guidelines. We all have busy lives and we understand when a few maintenance items are overlooked. The majority of items were quickly corrected and we thank those owners greatly for the care they showed in addressing the issues. However, a re-inspection this March showed that a few owners did not address the problems identified in the maintenance audit.

For the few remaining homeowners who have not addressed all issues identified in maintenance audit letters, please correct the issues now or contact CMCA at contact@cabellsmill.com to discuss resolution. **Please don't let your home deteriorate to the point where Fairfax County intervention or legal action is required.**



In the Community

School Bus Stops

Please remember that when school busses have the stop sign extended and flashing their lights you must stop! It's Virginia law!

Cabell's Mill Facebook?

Please note that the Cabell's Mill Community Association (CMCA) **does not** have an official Facebook site. Comments made on sites claiming to represent the community are not supported or monitored by CMCA.

To communicate with CMCA please use:

contact@cabellsmill.com

CMCA Website

Our CMCA website contains announcements, homeowner association documents, current and past newsletters, and contact information. The site address:

www.cabellsmill.com

Picture Perfect Home Improvements



Remodeling Basements, Bathrooms and Kitchens

Tile, Carpentry, Interior & Exterior Painting, Drywall, Decks
Flooring, Roofing, Siding and Everything in Between
Handyman Services Available

10% OFF ALL PROJECTS (MAX. \$4,000)



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Licensed and Insured

Rocky Run Trail Improvements



Our good neighbors at Ellanor C. Lawrence Park, are continuing to upgrade park facilities. The most recent upgrade is the improvement to Big Rocky Run Trail. This community asset provides walking, running, and biking access from our community to the Picnic Shelter, Pond and Mill along Walney Road. The trail also connects our community with other communities, Poplar Tree Elementary School, Stringfellow Road, and Greenbrier Park to the east.

The trail surface is being paved to match other paved portions along the trail. The work will address areas which continue to puddle, erode, or wash out during storms. The project will also improve access to the existing connecting trail to Nanticoke Court. Trail work started in March and will continue in April.

This trail improvement is part of a master plan of future trail work planned along Route 28 and Walney Road. Future trail work will take place during and after the Interstate 66 and Route 28 interchange improvements.



Ellanor C. Lawrence Park

Ellanor C. Lawrence Park is located in Chantilly, Virginia, just north of Centreville, on Route 28 and Walney Road.

The park preserves the cultural and natural resources of western Fairfax County.

Address: 5040 Walney Rd, Chantilly, VA 20151

Area: 640 acres

Hours: 9AM-5PM

Phone: (703) 631-0013

Community Access

Neighborhood access to Ellanor C. Lawrence Park is from the Nanticoke Court cul-de-sac and also from the pedestrian bridge near the Cabell's Mill Community entrance sign on Cabell's Mill Drive near Heron Drive.

Rocky Run Trail access at Nanticoke Court will be closed during paving in April.

Celebrate Easter @ Community of Faith United Methodist Church

Sunrise Service @ 6:30
Resurrection Worship
@ 8:30 & 10:30 AM

www.cofumc.org
13224 Franklin Farm Rd Herndon



Community Picnic

Interested in having the community picnic in your court? We need a representative that is willing to be a liaison between the board and residents of the court. A liaison would help coordinate whose power/ yards/ driveways we could borrow for the fun day of events! Limited time is required on a liaison's part. If you are interested please email: contact@cabellsmill.com

Pick Up Dog Waste

Pet owners who violate the County's pooper scooper law may incur a fine up to **\$250**. Dog waste carries disease-causing organisms, which gets into our streams and rivers spreading sickness. Dog waste on the ground is ugly and messy. It pollutes our environment even if it is hidden in the bushes, under leaves or in the woods.

Please pick up after your pets. All our health depends on it.

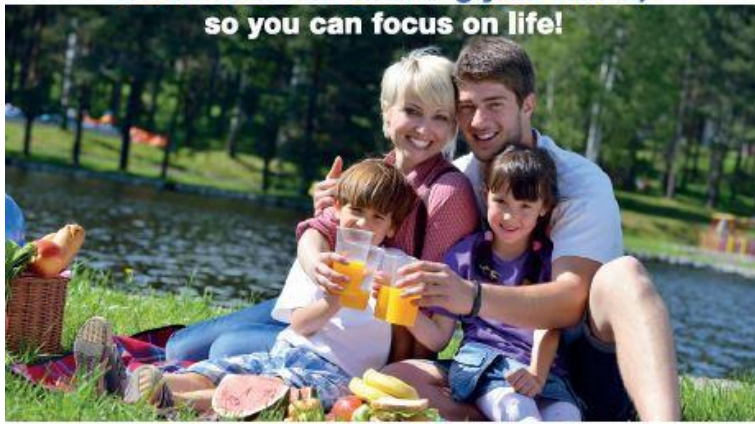
Trash & Recycling Bins



Please be aware that leaving trash and recycling bins in plain view creates an unsightly community and is a violation of the Cabell's Mill Guidelines. Trash and recycling bins are to remain out of sight until the night before pickup. Please take this very easy step to keep our community attractive and highly valued.

All residents within the community have agreed to abide by CMCA's Guidelines. Residents (owners and renters) have access to the Guidelines at www.cabellsmill.com or by email at contact@cabellsmill.com.

Let us focus on cleaning your home,
so you can focus on life!



LIMITED TIME OFFER

FREE Fridge Clean* with our Exclusive
52-Point Spring Clean™!

*Must mention this ad when scheduling



chantilly.youvegotmaids.com

Each franchise independently owned and operated

- ✓ Hassle-free phone estimates
- ✓ Eco-friendly products protect your family, your pets and our planet
- ✓ Exclusive 52-Point Spring Clean™
- ✓ HEPA backpack vacs remove nearly 100% of all dust, dust mites & allergens
- ✓ Innovative vapor steam cleaning
- ✓ We bring all equipment and supplies
- ✓ Uniformed maids arrive in company cars
- ✓ Team cleans with onsite supervisor
- ✓ All maids undergo background checks
- ✓ Licensed, bonded and insured



Call

(571) 732-2199

Street Lamp and Pot-Hole Issues

Virginia Power is responsible for the maintenance of street lamps within Cabell's Mill. Should you need to report a broken street lamp, call Virginia Power at 888-667-3000.

VDOT is responsible for maintenance of our streets within Cabell's Mill. Please call 1-800-FOR-ROAD (800-367-7623) to report or:

<http://www.virginiadot.org/travel/citizen.asp>

Both organizations also have online service requests. If you don't report it, they won't know about it!

Newsletter 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: If you would like to advertise your business in the next newsletter please contact Kim House at kim.house@Inf.com or call Kim at the phone number listed in the newsletter ad that she has placed below.

Costs are as follows:

Full Page \$125

Half Page \$75

Quarter Page \$45

Business Card \$30



**CELEBRATE
THE
EASTER
SEASON AT
OX HILL
BAPTIST
CHURCH**

April 9 **Palm Sunday Service**
11:00 AM

April 13 **Maundy Thursday Service**
7:30 PM

April 15 **Egg Hunt for Kids!**
10:00 AM (for 6th graders and under)
Register at www.oxhillbaptist.org/egghunt17

April 16 **Easter Morning Services**
Sunrise Service at 7:00 AM
8:30 AM and 11:00 AM

Ox Hill Baptist Church
4101 Elmwood Street - Chantilly, VA - 703-378-5555 - www.oxhillbaptist.org

Safe Sidewalks

The sidewalks in Cabell's Mill are a community resource and they need to be kept in a condition that allows all to use them. Unfortunately there are issues which make sidewalk use difficult.

These issues include:

- Parked Cars in driveways blocking the sidewalk. Fairfax County Code Ordinance chapter 82, article 5, section 1, prohibits blocking sidewalks with a parked car. Any vehicle blocking a sidewalk (even when parked in a driveway) may be ticketed by the Fairfax County police.
- Overgrown trees and shrubs blocking sidewalks. Section 2.2(b) of the Cabell's Mill Architectural Guidelines states that vegetation "must not interfere with public or common area sidewalks." Please keep trees and shrubs trimmed back from the edge of sidewalks.

Transform 66 – Impacting The Cabell's Mill Community

The Interstate 66 Road widening will impact the Cabell's Mill Community during construction as well as alter future traffic patterns and, unfortunately, cause the removal of some homes and property adjacent to the interstate. Please send us your concerns at contact@cabellsmill.com so

we may share them with VDOT. You may also monitor updates and communicate with VDOT at <http://outside.transform66.org/>.

42 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!



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Kim.House@LNF.com



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