

Courthouse Station Homeowners Association

Managed by POA Management Associates LLC

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December 2009 Issue – Season's Greetings



***One More Reminder to Turn off & Drain
the two Outside Water Faucets on Your Home***

HOA Dues Assessment for 2010

The Courthouse Station Homeowners Association assessment for 2010 has been set at \$1,116 per unit. The assessment may be paid in several ways:

In full: Owners paying the annual assessment in full on or before January 1, 2010 may pay a discounted rate of \$1,082 (must be received with a postmark on or before 1/31/10).

Four Installments: Four quarterly payments of \$279 each due by January 1, April 1, July 1 and October 1, 2010.

Other: Owners may choose to pay any number of quarterly payments in advance as long as they are postmarked within the 30-day grace period of the earliest quarter being paid.

Coupon Books: Coupon booklets for 2010 have already been mailed to each homeowner to the address on file with the Association. While most HOA members receive these in the mail without incident, please contact (703) 938-8761 or poa-management@cox.net if you have not received yours in the mail. Additionally, please mark the quarterly due dates on your calendar, as failure to receive a coupon booklet in the mail will not be an acceptable reason for a waiver of the late charge.

After a 30-day grace period, a late charge of 5% of the outstanding assessment plus interest at the rate of 12% per annum is added to overdue accounts. If you would like to receive an e-mail reminder about due dates, make sure you contact poa-management@cox.net

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Holiday Trash Collection Schedule



Courthouse Station trash pickup **will be** affected this year because both Christmas Day and New Year's Day fall on a Friday which is a trash and recycling pickup day in the community. American Disposal has provided the following modified schedule for these holidays only:

Christmas Day, Friday, December 25: American Disposal office is closed and no services will be provided. **Courthouse Station recycling will be picked up on Saturday, December 26. There will be no makeup day for the trash; regular trash services will resume on Tuesday, December 29.**

New Years Day, Friday, January 1, 2010: American Disposal office is closed and no services will be provided. **Courthouse Station recycling will be picked up on Saturday, January 2. There will be no makeup day for the trash; regular trash services will resume on Tuesday, January 5.**

Special note about recycling: for both of the makeup recycling days scheduled for December 26 and January 2, American advises that recycling should be placed at curbside the night before.

Special note about trash placement: Even though residents may have a lot more trash at the holidays, we are asking that these rules be followed to ensure the health, safety and appearance of the community and its' residents; 1) securely bag all trash so it doesn't blow around the neighborhood on pickup days, 2) all trash must be stored either inside the house or in the garage until the pickup day, and 3) properly secured trash may only be put out after 6:00 p.m. the evening before trash pickup.

Christmas Tree Collection: Christmas trees will be collected the 1st two Wednesdays in January (6th and 13th). Do not place trees in plastic bags. All tinsel and decorations must be removed.

Trash Can and Recycling Bin Storage: All trash cans and recycling bins must be returned to storage inside the garage by the end of the pickup day. It is the owner's responsibility to inform their tenants of the community rules. Enforcement will be by management's periodic inspection.

Recycling – new items added to list of recyclables: American Disposal Services has advised they are starting to phase out their familiar dual divider recycling trucks for larger, more modern and efficient single stream recycling trucks. In the past, their recycling trucks have had buckets located on the side, allowing their crews to separate the recycling material during the collection process. However, new technology at recycling facilities has made this procedure no longer necessary. They are now able to implement single stream recycling, a process by which all recyclables are put into the same container and collected by their recycling trucks. The new trucks look exactly like the regular trash trucks (they have a rear load packing system), however they can be identified by the recycling symbol on the side of the truck.



With single stream recycling, these items are not sorted during collection, but are instead transported to a single stream recycling facility where sorting takes place. From there, the recyclables are processed into various feed stocks to be used in the manufacturing of new and useful products. As a result of this new system, additional recycling items are now acceptable for collection. All recyclables are included in the list below, with the new items being listed in bold.

Recycling – YES



- Aluminum Cans
- Metal Food & Beverage Cans
- Glass Bottles & Jars
- Cereal & Food Boxes
- Milk & Juice Cartons**
- Plastic Bottles & Jugs #1-7 **(with lids)**
- Wide-mouth Plastic Containers (such as Yogurt & Dairy tubs)**
- Mixed paper, Newspaper, Office Paper & Junk Mail
- Magazines, Phone Books & Catalogs
- Paperback & Hardcover Books**
- Aluminum Foil & Trays**
- Empty Aerosol Cans**
- Rigid Plastics (such as buckets)**

Cardboard & **Pizza Boxes**
As always, please empty and rinse all containers.

Recycling – NO

- Motor Oil Containers
- Plastic Cutlery
- Plastic Food Trays & Cups
- Clam-shell containers (To Go)
- Light Bulbs
- Glassware (drinking glasses)
- Ceramics
- Pots & Pans
- Paper Plates & Napkins
- Batteries
- Styrofoam cups, plates, bowls, packaging

Bulk and Special Pickups

American Disposal will pick up miscellaneous large items at curbside for no additional charge, including: furniture, mattresses, stoves, refrigerators, washers, dryers, hot water tanks and other bulky metallic items. However, residents must contact them in advance at (703) 368-0500 to make an appointment for the pickup day. Please do not place these types of items out without notifying them in advance.

Items Not Eligible for Pickup

Items excluded from pickup are construction and remodeling debris, tree stumps, tires, rocks, dirt, sod, bricks, blocks, concrete, boards and iron, car batteries, oil based paints and stains, volatile, corrosive, highly flammable, explosive, biomedical, infectious, bio-hazardous, toxic or hazardous materials. These items should not be mixed in with regular trash.



Board Meetings in 2010

The Board of Directors meets regularly to conduct the ordinary business of the Association. Meetings are scheduled for 7:30 p.m. and are generally held at Board members' homes. All homeowners are welcome to attend the Board meetings. The first meeting in 2010 has been scheduled for January 20 at 8001 Gina Place. The tentative meeting schedule for the remainder of 2010 will be posted on the www.courthousestation.com web-site. The latest meeting schedule, including location will always be posted there. If you plan to attend a meeting, please verify it is being held by checking the website, calling (703) 938-8761 or by e-mailing poa-management@cox.net

2010 Board of Directors

The following members comprise the 2010 Board of Directors:

Jim Becker, President

8001 Gina Place

Kathleen Burke, Treasurer

2106 Bermudez

Payman Poorshaghghi, Vice-President

2100 Patty Lane

Michele Raville, Secretary

2124 Bobbyber Drive

David Tanenbaum, Director

8011 Trevor Place

Annual Meeting Held on November 18

The annual meeting of members was held on November 18 as scheduled, with 17 members in attendance and 11 members represented by proxy. For those members unable to attend, the topics of concern brought up by the membership were: that the landscape company occasionally runs their mowers and trimmers too close to the homes and fences, resulting in scratches and/or marks on the structures and a concern that property notification be given about the use of chemical applications on the common areas.

The HOA President also took time to thank the board for all of their efforts and accomplishments this year.



Civic Activities & Involvement

Community Web-site.

Community newsletters and e-mail updates.

Administrative & Contracts

3-year contract renewal with Blade Runners for grounds maintenance and snow plowing services.

Preparation of tax returns and independent CPA firm audit of the Association's 2008 books.

Performed 5-Year Operating Budget Outlook for Planning Purposes.

Reserve Study update completed for 2009.

3 year fixed price insurance coverage.

Provided property owners association disclosure packages for the sale of 8 homes (compared to 7 this time last year).

Maintenance & Improvements; Other Activities

The following landscape improvements were made:

Removed partially dead plantings along Madron Lane closest to 2117 Bobbyber. Created two new planting beds with Nandinas and Yews.

Installation of Ajuga on hillside alongside 2100 Eluna Court (for erosion).

Performed core aeration and power seeding of common areas.

Treated 21 trees for Scale insects (2 treatments).

Treated 12 trees and 1 bush for disease (3 treatments).

Completed pruning or removal of 20 selected common area trees.

Spring maintenance inspection for individual homes.

Holiday garland at front entrance signs.

Crack filled streets and parking areas.

Seal coated streets and parking areas.

Repainted yellow curbs.

Added ½ ton yellow washed stone to dry swale next to 2109 Bermudez.

Continued maintenance of 3 pet waste stations located throughout community and 1 commercial can at basketball court.

Crack filling at basketball court.

Phone Numbers

POA Management Associates LLC

(703) 938-8761 – Office

(703) 272-7730 – Fax

poa-management@cox.net

American Disposal Services

(703) 368-0500

City of Falls Church Water

(703) 248-5071

water@fallschurchva.gov

Washington Gas

(703) 750-1400

Smell Natural Gas? Call 911

Police Non-Emergency

(703) 691-2131

Questions about Madron Lane?

Contact: Virginia Dept. of Transportation (VDOT)

Northern Virginia District Office

(703) 383-8368

Morteza Salehi, District Administrator

Morteza.salehi@vdot.virginia.gov

December

Mon	Tue	Wed	Thu	Fri	Sat	Sun
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25 No trash or recycling pickup	26 Recycling pickup only (place out night before)	27
28	29 Normal trash pickup	30	31			

Notes: DO NOT PLACE TRASH OR RECYCLING IN COMMON AREAS ON CHRISTMAS DAY OR NEW YEARS DAY.

2009

If you see a neighbor doing this, PLEASE TELL THEM THE HOA POLICY. Trash left unattended for 4 days creates a major problem with rodents and overall neighborhood cleanliness.

January

Mon	Tue	Wed	Thu	Fri	Sat	Sun
				1 No trash or recycling pickup	2 Recycling pickup only (place out night before)	3
4	5 Normal trash pickup	6 Christmas tree pickup	7	8 Normal trash and recycling pickup resumes	9	10
11	12	13 Christmas tree pickup	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2010

Notes: Christmas trees must be free of tinsel and decorations. Do not place trees in plastic bags. American Disposal offices are closed Christmas Day and New Years Day.