



# Prosperity Heights Homeowners Association Newsletter

May 2006

MEETING!!



Prosperity Heights  
Homeowners  
Association

## Annual Meeting

Wednesday, June 7th, 7:00 pm  
Camelot Elementary School Cafeteria  
8100 Guinevere Drive

It is Annual Meeting time again. Please plan to attend this informative meeting of your fellow homeowners next month. Get out your datebook or Palm Pilot and put the Annual Meeting on your schedule now, before you forget!

Topics for the meeting will include:

- \*\* The budget for 2006: To cover some cost increases, we have slightly raised the annual dues. However, the increase is less than 2%.
- \*\* A review of 2005 and looking ahead to 2006 and beyond: the Welcoming Committee, Prosperity Day '06, new playground equipment, and more!
- \*\* We will also be discussing a possible change in how requests for Exterior Alterations are handled.
- \*\* Election and/or re-election of Board Members. The Board always welcomes a new member to bring a fresh outlook on the community. If you think you might be interested in joining the Board, please contact Andrea Shore.

## New to the Neighborhood? Join us Sunday, June 11, 5-7 pm!

If you have moved into the neighborhood in the past year or so, you are invited to come join the Prosperity Heights Board of Directors and the Welcoming Committee for a wine and cheese reception. This is a great way to meet some of your new neighbors and learn more about Prosperity Heights! Please contact committee chair Beth McTigue at [jjmctigue@msn.com](mailto:jjmctigue@msn.com) for more information and to RSVP.



## Yard Waste Pick-Up Has Resumed

Last month, AAA Services resumed its Wednesday curbside pick-ups of yard waste, such as grass clippings, cut branches, or plant debris. Brush and branches should be cut in 4-foot lengths with limbs no thicker than 6 inches in diameter. Also, brush or branches should be tied into bundles no larger than 2 feet in diameter. If possible, grass clippings and other yard waste should be bagged in transparent plastic bags. Please do not put any loose yard debris at the curb as AAA will NOT collect it.

## Community Yard Sale!

Saturday, May 13  
8:00 am—1:00 pm

Time to clean out the garage, basement and attic! We are once again having a joint-community yard sale with Strathmeade. You are encouraged to make signs directing bargain-hunters from Monarch Lane to your house.



## Who's Who . . .

### BOARD OF DIRECTORS

#### President:

Andrea Shore

email: [president@prosperityheights.org](mailto:president@prosperityheights.org)

#### Vice President:

Craig Dellorso

email: [c\\_dellorso@msn.com](mailto:c_dellorso@msn.com)

#### Treasurer:

Keith Fulk

email: [kwfulk@aol.com](mailto:kwfulk@aol.com)

#### Secretary:

Jim Ewalt

email: [jewalt@cox.net](mailto:jewalt@cox.net)

#### Director:

Bill Foster

email: [tfos@verizon.net](mailto:tfos@verizon.net)

#### Director:

Beth McTigue

email: [jjmctigue@msn.com](mailto:jjmctigue@msn.com)

#### Director:

Bob Rosenblatt

email: [bobblatt@aol.com](mailto:bobblatt@aol.com)

#### Director:

Joann Meginley

email: [meginley@prosperityheights.org](mailto:meginley@prosperityheights.org)

#### Director:

Bob Santoro

email: [santoro@alumni.princeton.edu](mailto:santoro@alumni.princeton.edu)

### NEWSLETTER CONTRIBUTOR:

Mary Foley

### DUES AND BILLING:

Koger Management

P.O. Box 10133, Fairfax, VA 22030

703-591-2414

Contact: Linda Belisle

Disclosure Packet: Contact the  
Disclosure Department

### TRASH AND RECYCLING:

AAA Rainbow

4619 West Ox Rd., Fairfax, VA 22030

703-818-8222

### STREET SIGNS:

Fairfax County: 703-934-2840

### ALL OTHER ROAD SIGNS:

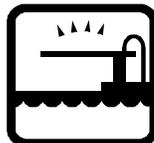
VDOT: 703-383-8368

## PROSPERITY HEIGHTS HOA BUDGET

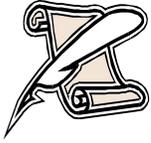
DESCRIPTION	BUDGET 2005	ACTUAL 2005	BUDGET 2006
<b><u>INCOME</u></b>			
	<b>\$395.00</b>	<b>\$395.00</b>	<b>\$400.00</b>
Assessment Income	\$82,160	\$82,160	\$83,200
Accounts Receivable		(\$1,449)	
Interest Income	\$70	\$562	\$750
Late Fee Income	\$35	\$528	\$35
Legal Fee Reimbursement	--	--	--
Other Income	--	--	--
<b>TOTAL INCOME</b>	<b>\$82,265</b>	<b>\$81,801</b>	<b>\$83,985</b>
<b><u>EXPENSES</u></b>			
<b><u>Operating Expenses:</u></b>			
Bad Debts	--	--	--
Bank Service Charges	\$100	--	\$25
Communications/Newsletter	\$1,200	\$1,586	\$1,400
Office Expense	\$100	\$200	\$200
Postage	\$600	\$434	\$600
Printing	\$1,000	\$23	\$200
Social	\$2,400	\$2,814	\$2,600
Grounds Maintenance	\$6,500	\$4,666	\$5,328
Trash Removal	\$57,732	\$58,900	\$62,035
Electricity	\$185	\$198	\$220
Audit & Tax Prep	\$975	\$825	\$975
Landscaping	\$300	--	\$300
Insurance	\$2,800	\$2,963	\$3,000
Legal/Attorney	\$1,500	\$193	\$500
Management Fee	\$5,580	\$5,580	\$5,580
License Fees	\$70	\$50	\$70
Taxes (Federal)	\$10	--	\$20
Taxes (State)	\$5	--	\$15
<b>TOTAL OPERATING EXPENSES</b>	<b>\$81,057</b>	<b>\$78,432</b>	<b>\$83,068</b>
Net Income After Operating Expenses	\$1,208	\$3,368	\$917
Playground Equipment	\$3,500	--	\$3,500
<b>NET INCOME (LOSS)</b>	<b>(\$2,292)</b>	<b>\$3,368</b>	<b>(\$2,583)</b>

## Pool Membership for Sale

Join the recently renovated Camelot Pool at a reduced membership fee. Call before May 15 for an additional discount. Call 703-280-4383 for more information.



*Prosperity Heights  
Wishes You A  
Wonderful Spring!*



## From the President

Greetings! I apologize that it has been ages since the last newsletter. Our Board, being comprised entirely of volunteers, gets busy and this is the result. Personally, between the holidays and a substantial role in the planning and executing of a huge fund-raising auction for my daughter's school this spring, I had much less time to devote to the HOA. So again, I apologize.

All that said, it is in spring that I am reminded how lucky we are to live in such a beautiful neighborhood. Everyone's flowers and trees look gorgeous and the warm weather brings us out of our homes into the fresh air. It is great to see so many residents working in their yards, playing with their kids, or just out for a walk or a run through the neighborhood.

We had a busy fall with Prosperity Day and the Halloween Parade. THANK YOU to all the volunteers who made these events so successful. I need to say a special sentimental thank you to Sandy and Alex Gibbs who were among my best volunteers and most enthusiastic participants for both of these events year after year. Sandy, Alex and their two boys, Andrew and Chris, moved back to Australia in January, and I for one miss their always smiling faces, and wish them well in their new lives Down Under.

We have a busy spring planned as well. Our community yard sale is coming up in a matter of days!

*continued on page 4*

## Prosperity Day!



On October 1, about 300 residents of Prosperity Heights gathered on Sevan Court for our annual HOA block party, Prosperity Day. It was a wonderful gathering with plenty of food, fun, and a particularly exciting 3-legged race that included some of our more athletic (read: competitive) adults in the neighborhood! Entertainment included a phenomenal balloon-sculpting clown and great performances by the band Rocknoceros ([www.rocknoceros.com](http://www.rocknoceros.com)) and The Amazing Lula. Lula lived up to her name by performing magic and feats of balance that entertained kids and adults alike!

The greatest success of the day, however, was our first attempt at collecting items for charity. We collected clothing, food, and many household items for the Inova Pediatric Center and the Ronald McDonald House. Both are within a mile of our neighborhood. The Inova Pediatric Center provides primary health care and wellness education for children of low-income families, with over 13,000 health care visits per year for children in Fairfax County. The very helpful Gina North had to fill her SUV 3 times with all the items that were donated! The following letter came from the social worker at the Inova Pediatric Center: "I wanted to write to you to thank you and your neighbors for thinking of the Inova Pediatric Center. Your kindness and generosity are very appreciated. We have many families who come to the IPC who need the clothing items you provided..." Thank you to everyone who donated items and helped make our first neighborhood charity collection such a success. Additionally, thank you to all the volunteers who helped set-up, clean-up and run the block party. Certainly the event couldn't happen without you!



## PROSPERITY HEIGHTS ARCHITECTURAL STANDARDS

With spring often comes the urge to make improvements to our homes or property. Please remember to review the Prosperity Heights Homeowners Association ACC Architectural Standards before beginning any project on your property or the exterior of your home. (All homeowners should have a copy of the standards.) The architectural standards help residents maintain the property value of all the homes in our neighborhood; preserve a sense of community and avoid potential sources of friction between neighbors; and contribute to a safe environment for everyone.

Changes to your property that must be approved by the PHHA ACC include (but are not limited to): installing fences or walls of any type in any location; sheds; decks; patios; awnings; retaining walls; permanent barbecue grills; driveways; and in-ground pools and ponds. Also note that hedges/bushes or trees that are planted in front or side yards to act as a fence must also be approved. All additions to your home as well as changes in the color of your siding and/or shutters must be approved as well. Please see the complete Architectural Standards for more details.

All requests to make exterior changes to your property must be made on a special form called the Prosperity Heights Exterior Alteration Application. This form may be obtained from the Prosperity Heights website ([www.ProspersityHeights.org](http://www.ProspersityHeights.org)), or from Board VP Craig Dellorso via e-mail or in hard-copy form. You must allow up to 30 days for review of this form, so be sure to submit it well in advance of starting a project that requires approval. If you have any questions, please contact Craig Dellorso.



## Be a Good Neighbor

Please remember that it is against Fairfax County law to allow animals to run loose on public property or the private property of others. Dogs must be restrained by a dependable leash and controlled by a responsible person when off the owner's property.

It is against the law to allow animals to trespass on, destroy or damage another person's property. The owner or custodian of any dog is responsible for the removal of waste deposited by the dog on others' property or public property (Animal Regulation Ordinances of the Fairfax County Code).

Allowing your dog to leave waste in neighbors' yards or in the neighborhood common areas is not only a violation of common consideration and courtesy, it is a violation of the law. Remember, your dog is your responsibility.



## Looking for a Babysitter?

Or someone to look after your pet? Are you in need of a night out, or even just a chance to get things done around the house? If so, please call Brittany (18), Bethany (15) or Kayleigh (13) Boveri. All are experienced babysitters.



## From the President, continued

We also have our Annual Meeting of the Homeowners Association on June 7. This is our only official meeting of the HOA each year (not including Board meetings). It's not only a great way to get involved with the neighborhood, but it is a great way to meet the Board and other residents of your neighborhood! I will even bring freshly baked cookies... how is that for an incentive?!

The third upcoming event is our Welcoming Committee reception on Sunday, June 11, for newcomers to Prosperity Heights. If you moved here in the last year or so, please plan to attend this fun party. Contact Board member Beth McTigue for more information.

I hope to see many of you at these events over the next month. In the meantime, please feel free to contact me with any questions or suggestions you may have regarding our lovely little neighborhood.

~ Andrea

## SAVE THE DATE! PROSPERITY DAY 2006



SATURDAY, SEPTEMBER 30, 2006

Watch for more details!

PROSPERITY HEIGHTS HOMEOWNERS ASSOCIATION  
P.O. Box 3102  
Merrifield, VA 22116-3102