



Prosperity Heights Homeowners Association

Newsletter

March 2004



Prosperity Heights Homeowners
Association

Annual Meeting

Tuesday, April 20, 2004 ** 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 this year's meeting will include:

- ** The renewed AAA trash/recycling removal contract. Thanks to Keith Fulk for renegotiating our contract at a LOWER RATE for the next 7 years. We have invited a representative from AAA to attend the annual meeting to discuss their plan for improved service.
- ** The budget for 2004: See page 4 of this newsletter. Due in part to Keith's negotiating skills, we will NOT be raising dues this year!
- ** A review of 2003: social events, issues, hurricanes, etc.
- ** Looking ahead to 2004 and beyond: new Welcoming Committee, new "Walking Club," Prosperity Day '04, new playground equipment, the new website, and more!
- ** Election and/or re-election of Board Members. The Board is always in need of new members to bring a fresh outlook on the community. If you think you might be interested in joining the Board, please contact Andrea Shore.



Prosperity Heights Turns 25!



Back in 1979, when Jimmy Carter was president, disco was king, and the advent of the personal computer was still a couple of years away...

Our community's first residents were moving into brand-new houses built by the Ward Corporation. The first of these homes were built along Monarch Lane (at the Tobin Road end) and Taleen Court, selling for \$105,000 and up.

"We were all young couples with young kids," recalls Laurie Coffee, an original owner on Taleen Court. "Several of us built decks at the same time. It was a great way to get to know each other."

In fact, some of the original owners already knew each other. The Hatchers of Nicole Court, for instance, were one of several families from another community who moved into Prosperity Heights together. "We came because our neighbors and friends were moving here," said Larry Hatcher, who remembers driving down yet-unpaved Nicole Court to view the site that became his home.

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Who's Who . . .

PROSPERITY HEIGHTS BOARD OF DIRECTORS

President:

Andrea Shore
703-849-8890
email: milleandrea@aol.com

Vice President:

Bob Santoro
703-573-1331
email:
santoro@alumni.princeton.edu

Treasurer:

Keith Fulk
703-560-1072
email: kwfulk@aol.com

Secretary:

Bob Rosenblatt
703-698-9647
email: bobblatt@aol.com

Director:

Bill Foster
703-698-5716
email: tfos@ix.netcom.com

Director:

Beth McTigue
703-204-9762
email: james.mctigue@verizon.net

Director:

Jim Ewalt
703-573-5203
email: jewalt@cox.net

NEWSLETTER CONTRIBUTOR:

Mary Foley

PROSPERITY HEIGHTS HOMEOWNERS ASSOCIATION

P.O. Box 3102
Merrifield, VA 22116-3102

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 Road
Fairfax, VA 22030
703-818-8222

STREET SIGNS:

Fairfax County: 703 934-2840

ALL OTHER ROAD SIGNS:

VDOT: 703 383-8368



From the President . . .

Greetings Neighbors! There are so many exciting things going on this spring in Prosperity Heights! Most important of which are the newly ratified Amended Governing Documents. If you haven't already, you should all be receiving a complete packet of them from Koger Management any day. Most of you are probably aware of the four-year struggle to update and amend the documents that outline how our association functions. Over the past five months, beginning with Prosperity Day, we have made a final push to obtain enough signatures (75% of current homeowners) to ratify these new documents. Bill and Theda Foster, Jim Ewalt, Beth McTigue and I knocked on doors, and finally acquired the sufficient number of signatures (plus a couple extra) to once and for all get this done. We then immediately met with a notary one evening in February and signed the Articles of Incorporation and Declaration of Covenants to make them official. I send my gratitude out to all those who played a role in this process over the past four years, especially former Board President Steve Boveri, and to all the homeowners who opened their doors to us and gave us their signatures.

I am also excited about two new opportunities in the works for the community to come together and allow more neighbors to get to know each other. Beth McTigue and Sarah Janski are working to develop a Welcoming Committee for Prosperity Heights. Unfortunately, gone are the days when new residents would be welcomed with batches of cookies and offers of assistance from neighbors. While still in the brainstorming stage, this committee will hopefully greet new neighbors, as well as perhaps hosting a social event several times a year for folks new to our neighborhood to meet Board members and other residents. If you are interested in working with this new committee, please contact Beth. (See Board list.)

Another idea was brought to our attention when we were going door-to-door for signatures. There seems to be some interest in forming a Prosperity Heights walking "club" of sorts. For safety, as well as motivation and enjoyment, having a walking buddy is a great idea. We could perhaps develop a roster of willing individuals who could meet on a regular basis or perhaps just on a whim to go for a walk through Eakin Park. If you are interested in becoming involved in this (or in organizing it), please contact me.

Lastly, we hope to soon have a Prosperity Heights website up and running. Bill and Theda Foster are creating a website that will feature information about our neighborhood, as well as copies of the governing documents, and contact information for Board members, AAA, Koger Management, etc. This will also give us a place to share pictures from community events such as Prosperity Day and the Halloween Parade. If you have ideas for the website, please contact Bill.

I hope to see many of you at the Annual Meeting on April 20. This general meeting of the membership is a great way to hear about (or talk about) issues and events here in Prosperity Heights. It is also another way to get to know your neighbors and your Board of Directors, and become an active member of the community. Please plan to join us!

~ Andrea

Prosperity Heights Turns 25, continued

Coffee, Hatcher and others recollect that several members of the Ward construction team bought houses and lived in the community themselves while it was being built. "The crew chief lived across the street," Coffee said. "We were always running over there asking for help with things."

"We thought it was a good sign that they wanted to buy here," added Hatcher.

After developing part of the tract, Ward opted not to build the rest of the community for financial reasons. Ryan Homes bought and built the remaining section, breaking ground in 1983. When new, the Ryan-built homes ranged in price from \$90,000 to \$140,000, according to former association president Steve Boveri.

Original owners note that the area directly around Prosperity Heights has changed little over the last 25 years. Eakin Park, Epiphany Church, the hospital and nearby developments like Strathmeade Square, Camelot and many homes off Tobin and Woodburn Roads all predated our community. In the neighborhood itself, additions such as streetlamps and new stop signs along Monarch Lane have been added in the past five years.

"What amazes me is how much the houses have appreciated!" says Sarah Janski, who moved into her new home on Broken Arrow Court in 1981. "Location-wise, neighbor-wise, environment-wise, we've thoroughly enjoyed it here," she said.



ARE YOU PLANNING ANY EXTERIOR ALTERATIONS?

Please contact Bob Santoro with all requests for exterior alterations, such as decks, exterior paint colors, fences, etc. Please allow 30 days for review.



Yard Waste Pickup to Resume

On April 7th, with spring on the way, AAA Services will resume its Wednesday curbside pickups 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.

Did You Know . . . ?

- ** Ward planned to call our community "Prosperity Woods," even installing a Prosperity Woods sign at the community entrance. But because Ward didn't file legal papers in time to claim the name, the builder had to change it to Prosperity Heights. The erroneous "Prosperity Woods" sign stood at the Monarch-Tobin corner until December 1998, when the Homeowners Association, with the help of Bob and Su Hale of Taleen Court, replaced it with the current Prosperity Heights sign. New landscaping was added a year later, and the Hales continue to tend the flower beds. Thank you, Bob and Su!
- ** Camelot Elementary was not always our community's elementary school. Until 1983, Prosperity Heights children attended Pine Ridge Elementary on Woodburn Road. When boundaries were redrawn, our children began attending Camelot. Today, the former Pine Ridge Elementary is now our local police station.
- ** Falls Church High was not always our community's high school. Until 1985, Prosperity Heights students attended Oakton High School. When boundaries were redrawn, students were redirected to Falls Church after attending Luther Jackson Middle School. Even today, many students living in the Oakton High School district attend Luther Jackson.

Thanks to Wanda Lane of Nicole Court for the school information!



PROSPERITY HEIGHTS HOA

DESCRIPTION	BUDGET 2003	ACTUAL 2003	PROPOSED 2004
<u>INCOME</u>	<u>\$365.00</u>		<u>\$365.00</u>
Assessment Income	\$75,920	\$75,920	\$75,920
Interest Income	\$1,000	\$78	\$78
Late Fee Income	--	\$33	--
TOTAL INCOME	\$76,920	\$76,031	\$75,998
<u>EXPENSES</u>			
<u>Operating Expenses</u>			
Bad Debts	--	(\$1,339)	--
Bank Service Charges	--	\$32	\$50
Communications/Newsletter	--	\$100	\$500
Office Expense	\$1,500	\$492	\$500
Postage	--	\$387	\$500
Printing	--	\$333	\$450
Social	\$2,000	\$2,248	\$2,400
Grounds Maintenance	\$4,000	\$3,693	\$4,200
Landscaping	--	\$1,040	--
Trash Removal	\$57,000	\$54,987	\$54,500
Electricity	--	\$160	\$170
Playground Equipment	--	--	\$3,000
Audit & Tax Prep	\$800	\$810	\$850
Engineering Study/Review	--	\$1,100	--
Insurance	\$1,500	\$2,408	\$2,400
Legal/Attorney/Collection	\$1,500	\$2,548	\$2,750
Management Fee	\$4,992	\$5,256	\$5,414
License Fees	\$50	\$71	\$75
Taxes (Federal/State)	\$400	--	\$30
TOTAL OPERATING EXPENSES	\$73,742	\$74,326	\$77,789
Reserve Contribution	\$2,000	--	--
TOTAL EXPENSES	\$75,742	\$74,326	\$77,789
NET INCOME (LOSS)	\$1,178	\$1,705	(\$1,791)



Looking for a Babysitter?

Are you in need of a night out, or even just a chance to get things done around the house? If so, please contact Brittany (16) or Bethany Boveri (13) at 703-280-4383. Both are experienced babysitters, with lots of practice and Red Cross/Inova certification.

Accounting Services

Congratulations to Keith Fulk who opened his own accounting practice this year, specializing in tax and accounting services. If you need an accountant, drop him an email or give him a call at home or work (202-883-7319).

Kindermusik

Little Hands Kindermusik is now holding classes at Providence Presbyterian Church. Encourage musicality and learning in your child with creative games, expressive movement, instrument exploration and singing. Weekly classes are held for 3-5 and 5-6 year olds, and the teacher is a Prosperity Heights resident! Call 703-631-2046 or explore the website at www.littlehands.com.

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