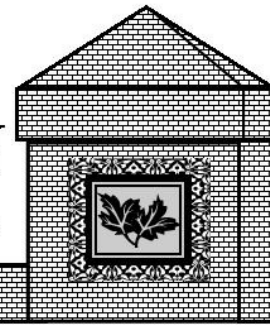


THE CENTURION

Century Oak Homeowners Association



N · E · W · S · L · E · T · T · E · R

www.centuryoak.net

Summer 2008

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MANAGING AGENT

Armstrong Mgmt.
3949 Pender Drive
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Fairfax, VA 22033
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Email:
customerservice@armstrong.net



A Message from Our President

By JanTanzer, President, Century Oak Homeowners Association

Dear Homeowners,

We live in a beautiful, peaceful, well-maintained community here in Century Oak. We enjoy the views of natural areas, the pond, and woods as well as the manicured and inviting entranceways and grassy areas. We have the luxury of a pool, tennis courts, and soon-to-be redone Clubhouse. We have newly-paved streets, a new fence surrounding the community, and carefully planned landscaping throughout.

All of this does not come without great effort by volunteers and the board of directors. Unfortunately, the number of volunteers who contribute to the community is small and seems to be dwindling. The few volunteers we have are overworked. One of the disappointments of my tenure as your president has been the lack of volunteers for all committees. Volunteers show a commitment to the community and add vitality and personality to events and activities. Right now, I see the community failing in its ability to make residents care enough about their surroundings to give a few hours a month to any committee or serve on the board.

I applaud the committees that have done their jobs so well - the landscape, events, and covenants committees have actively participated in the life of their neighborhood. They all would welcome more volunteers to carry out their work. The pool and tennis committees do yeomen work with minimum support.

I hope that the future of this community sees more active and lively involvement and more of a sense of community to help Century Oak live up to its potential as a most desirable place to live in Northern Virginia.

Please contact me if you can volunteer for any of the committees or serve on the board of directors at jandtanjanzer@aol.com.

Jan

Jan Tanzer,
President,
Century Oak
Community Association

CENTURY OAK ANNUAL MEETING

June 12 — 7 PM

Armstrong Management Services
3949 Pender Drive Suite 205
Fairfax VA 22030

(We're using Armstrong's conference room because our Clubhouse is under renovation.)

CENTURY OAK**- BOARD OF DIRECTORS -**

- ◆ Jan Tanzer
President
- ◆ Daniel Keene, Jr.
Vice President
- ◆ Stacey Tyley
Secretary
- ◆ Andrew Rieger
Treasurer
- ◆ Behdad Kashanian
Director
- ◆ Barry Kelley
Director
- ◆ Laura Sandifer
Director

ATTENTION:**CENTURY OAK DOG OWNERS**

**PLEASE BE
CONSIDERATE OF
YOUR NEIGHBORS &
FOLLOW FAIRFAX
COUNTY
ORDINANCES:**



- ◆ **DON'T LET DOGS
TRESPASS ON PRIVATE YARDS**
- ◆ **CLEAN UP AFTER YOUR DOGS
ON PRIVATE PROPERTY, COM-
MON AREAS, AS WELL AS
STREETS & SIDEWALKS**
- ◆ **KEEP YOUR DOGS ON
LEASHES WHEN WALKING**

**THANK YOU FOR YOUR
COOPERATION!!!**

IMPORTANT LOCAL NUMBERS:

**FAIRFAX COUNTY POLICE DEPARTMENT
Fair Oaks District Station (District 8)
Non-emergency assistance:
703- 691-2131**

Fair Oaks Station Crime Officer, Ofc. Liz Barrington
703-352-2163
liz.barrington@fairfaxcounty.gov

Call 911 for emergencies only, to report any crimes in progress or suspicious activities, if a perpetrator is at the scene of a crime, or danger appears evident.

OTHER NUMBERS IN FAIRFAX COUNTY:

***Dominion VA Power 1-888-667-3000
Call to report power and street light out-
ages.***

**Washington Gas - to report escaping gas, call
703-750-1400.** Customer Service, 703-750-1000
VDOT-For Road Conditions: Call 703-383-VDOT

Animal Control — 703-830-1100
AAA/Rainbow Waste — 703-818-8222
Trees Cut (County) — 703-324-1489
Trees Cut (Community) — Armstrong Management
Water Repairs — 703-378-4200

CONTACTING MANAGEMENT

Questions, Concerns, Comments?

Vivian Whitestone, Property Manager
Jim Frye, Supervisor
Armstrong Management Services
3949 Pender Drive, Suite 205
Fairfax, VA 22030
(T) 703-385-1133
(F) 703-591-5785
customerservice@armstrong.net

Please contact Armstrong with any questions about community covenants, for architectural change forms, about work orders, or if you have concerns about items in the community (i.e., downed tree limbs, burnt out street lights, etc.).

Community News...

Clubhouse Renovation Starts!

The renovation of the Century Oak Clubhouse on Misty Creek Lane is underway! The Clubhouse, constructed in 1992, serves as the focal point for a number of community and family events as well as the pool, tennis courts, and the pond. The Clubhouse has not been updated since its original construction.

While the overall size of the Clubhouse will not change, the new design includes a more open kitchen area with new appliances and a granite bar. Additional enhancements include:

- ♦ Refinishing the hardwood floors
- ♦ Updating the bathrooms with new tile and granite countertops
- ♦ Installing new kitchen floor tile
- ♦ Installing a coat rack in the existing storage room
- ♦ Replacing the kitchen appliances including the oven, sink, fixtures, refrigerator, and dishwasher
- ♦ Adding a microwave to the kitchen
- ♦ Installing two new sets of fire code-compliant exterior doors
- ♦ Painting throughout the building

Also, the Clubhouse will receive:

- ♦ New interior doors
- ♦ New kitchen cabinets and countertops
- ♦ New area rugs
- ♦ New furniture.

The project is expected to be completed in late May or early June. We look forward to welcoming you to the new Clubhouse!

- Submitted by Laura Sandifer, Board of Directors

Pool Season Is Here!

It is almost time for the grand opening of the pool, which means summer can't be far behind! Pool policies and hours are found on the next page of the newsletter, but the Pool Committee wants to update residents on some important information.

You will notice some changes and upgrades for the 2008 pool season. The tile around the pool is brand new and provides an updated and attractive look.

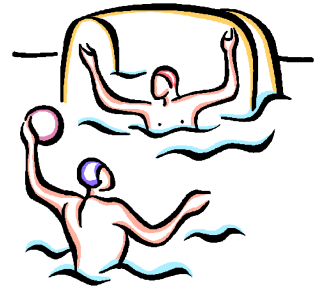
In addition, we purchased four large, free-standing umbrellas that will provide much-needed shade around the chaise lounges on the pool's sunny side. The umbrellas are portable and can be moved to wherever they are needed. As the warmer weather approaches, attention will be paid to the pool landscaping as well.

Once again, residents will need to show a pass to enter the pool area. Last year, because this was a new process, many families did not return their pool applications to Armstrong Management in a timely manner. Please take the time now, before the pool opens, to make sure you have requested your pool passes and are ready for the Memorial Day weekend opening.

The Annual End of School Pool Party will be held, as always, on the last day of Fairfax County school, June 17th. Volunteers to assist with purchasing food/drink items are always appreciated. Please contact Debbie Brandolph at 703-620-6768. Likewise, if you have any questions or concerns regarding any aspect of the pool and its management, please feel free to contact Debbie.

We hope you enjoy the pool summer!

- Submitted by Debbie Brandolph, Pool Committee



Pool Matters . . .

The 2008 pool season is here with opening day Saturday, May 24, 2008 and closing day Monday, September 1, 2008. Century Oak residents were mailed detailed pool information as well as guest passes, but some important reminders of key rules are included below.

Passes

Residents must present valid passes and sign in to gain admission to the pool. There will be no exceptions to this policy. If you moved in during the summer, please bring identification with proof of address or your settlement papers to the pool so a valid pass can be issued.

Guest Policies

Use of the pool is restricted to Century Oak residents with valid passes and their guests only. Guest passes were mailed to residents at the beginning of the season. Additional guest passes can be purchased from the pool guard at the pool for \$2 during the week or \$3 on weekends. **The guard will only accept checks and money orders—no cash.**

Children

Children under 12 years of age (whether or not they have passed the swimming test) must be accompanied at all times by an adult or responsible person age 16 years or older to be admitted to the pool area. Lifeguards are prohibited from serving in this capacity. The responsible person must be a qualified member or guest of the pool, and the lifeguard may challenge the qualifications of the responsible person.

The wading pool is for children 6 years old and younger only, and they must be accompanied by an adult or responsible person at all times.

Hygiene/Safety

All patrons are required to shower before entering the pool.

Children who are not completely toilet trained will be required to wear a swim diaper at all times.

General

- ♦ No diving, pushing, wrestling, or causing an undue disturbance in or about the pool area will be allowed.
- ♦ No abusive or profane language or breach of the peace will be tolerated.
- ♦ No alcoholic beverages or glass containers are allowed. No food or beverage can be consumed within 10 feet of the pool edge.
- ♦ No smoking is allowed around the pool.
- ♦ No pets are allowed within the pool or pool area with the exception of aid dogs.
- ♦ All play equipment, floats, and instructional devices may be used at the lifeguard's discretion. No squirt games or tennis balls are allowed, only pool balls.
- ♦ Fifteen minutes of every hour will be reserved for adult use. Everyone under 16 years of age must take a break during this time.

Jacuzzi

Use of the Jacuzzi is restricted at all times to persons 16 and older. Jumping into the Jacuzzi is strictly forbidden

If you any questions about the pool, call Armstrong Management at 703-385-1133.

Opening Day
Saturday,
May 24, 2008!!

Century Oak Pool Hours:

- Weekdays When Public School is in Session: 4 PM—8 PM
- Weekdays Regular Hours: 10 AM—8 PM
- Weekends: 11 AM—8 PM
- Holidays: 11 AM—8 PM

Covenants Committee

Spring is a busy time for the Covenants Committee. During the next couple of weeks, we will be walking through the neighborhood performing inspections of all properties and common areas.



Spring is a good time for homeowners to take a look at the outside of their homes and give attention to those items that need upkeep or repair. During the inspections, particular attention is paid to the maintenance of lawns, trees, flower beds, front doors, house trim, garage doors, and mailboxes, just to name a few.

We want to remind all homeowners that common areas throughout the community cannot be used as dumping grounds for personal grass clippings, scrap wood, or yard debris of any kind. In addition, items such as basketball hoops and swing sets cannot be placed in common areas.

Please remember to submit an Architectural Modification Form to Armstrong Management for any home improvement item that needs Covenants Committee approval. The Architectural Modification Form and other HOA documents can be found at www.centuryoak.net.

Architectural Covenants Committee Meetings

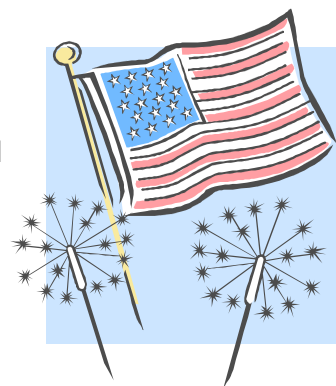
The Covenants Committee meets on the 4th Tuesday of every month at 9:30 AM at 3801 Wheatgrain Lane to review submitted requests.

If the meeting is cancelled, a note will be on the door indicating the new date.

Events Committee

As many of you have noticed, the Clubhouse is in the midst of being renovated. The Events Committee is particularly excited about this since we frequently use the Clubhouse for our various events.

At the same time, the renovations have not allowed us to nail down event dates for the early part of the year since we rely on the use of the Clubhouse. If the renovations stay on track, we are shooting for our first event of 2008 to be an adult event kicking off the grand re-opening of our "new" Clubhouse!



Other 2008 events include:

- Movie Night
- July 4th Parade
- End of Summer Family Picnic and Pool Party
- Halloween Parade
- Another adult event to be determined.

As always, if you are interested in joining our Events Committee, please email Janet Dornbusch at jdornbusch@cox.net. We still need additional volunteers to help organize and run these events.

- Submitted by Janet Dornbusch, Events Committee



Recycling News & Tips from Fairfax County

Recently, Fairfax County expanded the list of materials that are mandated to be recycled. The list now includes cardboard, phone books, magazines, catalogs, junk mail, and paperboard (cereal, cracker boxes) in addition to the traditional materials (newspaper, metal, glass, and plastic food and beverage containers).

Remember, recycling one ton of newspapers can save 17 trees while at the same time significantly reducing water and energy consumption. For more information on what can be recycled, visit the Fairfax County Web site at <http://www.fairfaxcounty.gov/dpwes/recycling/>.

Century Oak

Due Process Resolution

Century Oak Homeowners Association's attorney and the Board have updated the due process resolution, which was recently mailed to homeowners. The Covenants Committee will continue to conduct periodic inspections. If a violation is found, a letter will be sent to the homeowner with a time frame to correct the violation. Most residents comply and quickly correct the violation.

Sometimes homeowners need additional time. As outlined in the violation letter he/she receives, the homeowner is asked either to correct the violation or request, in writing, a hearing before the Board of Directors. A hearing request letter must be received by Armstrong Management within 14 days of the date of the violation letter also known as the Notice of Opportunity for Hearing.

If the homeowner does not correct the violation and does not request a hearing within 14 days, charges of \$10 per day for up to 90 days, not to exceed \$900 for a recurring event will automatically be imposed in accordance with legal statutes. (Charges will be imposed beginning 21 days from the date of the violation letter.) Should you request a hearing, you may be present at the hearing and may be represented by counsel if desired. You may ask the Board for permission to call witnesses and present documents and other materials. If you do not attend the scheduled hearing, it will be conducted in your absence.

These details will be explained in the Notice of Opportunity for Hearing that you receive. If you have any questions about the policy, contact Armstrong Management at 703-385-1133 or customerservice@armstrong.net.

Recycling YES

- Flattened cardboard boxes
- Phone books
- Magazines, junk mail, catalogs
- Paperboard such as cereal & cracker boxes
- Newspapers
- Plastic bottles & jugs
- Glass bottles & jugs
- Soda cans & bottles
- Metal cans
- Non-prescription pill bottles

Recycling NO

- Plastic bags
- Yogurt / dairy tubs
- Styrofoam packaging
- Styrofoam food containers
- Pizza boxes
- Hardback books
- Paper plates or napkins
- Light bulbs
- Pots & pans
- Batteries
- Prescription pill bottles



The Century Oak Neighborhood Watch program continues to grow and works closely with local law enforcement to communicate with residents about public safety issues.

If you would like to add your name to the Century Oak Neighborhood Watch email distribution list, or if you would like to update your contact in-

formation, **please email Miriam D'Alessandro at msdalessandro@verizon.net**.

New email address for Century Oak's Crime Watch Coordinator,
Miriam D'Alessandro:

msdalessandro@verizon.net

The Centurion will periodically reprint safety tips and other crime watch information relevant to our community. If you would like to subscribe directly to the *Fair Oaks District Community Connection Newsletter*, visit their web site at <http://www.fairfaxcounty.gov/police/newsletter/>.

Don't Fall Prey to a Robber

(Tips from the Fairfax County Police Department—Fair Oaks District)

Developing skills that strengthen your personal safety help you avoid becoming a victim of crime. Follow these practical tips from the Fairfax County Police Department to enhance your personal safety.

- ♦ Be aware of what is happening around you. You are more likely to become a victim if you aren't paying attention to your surroundings.
- ♦ Always trust your first instincts. When you observe suspicious people or events do not doubt your feelings; trust them.
- ♦ Project an air of confidence. Gain the psychological advantage over would-be attackers. Keep your head up and know where you are going.
- ♦ Try to avoid putting yourself in dangerous situations such as elevators, parking lots and parking garages when suspicious persons are present.
- ♦ There is safety in numbers. Whenever possible, be with other people.
- ♦ Have an action plan. Don't jeopardize your safety for material items.
- ♦ Have a cell phone with you to call for help. Make it easily accessible.
- ♦ Carry a whistle to make noise to alert others that you may be in trouble.
- ♦ Do not carry large sums of money or display cash. Avoid carrying a purse whenever possible. If you carry a purse, hold it firmly in front of you.
- ♦ If approached by a car and you perceive a threat, reverse direction and watch the car's occupants.
- ♦ Whenever possible stay away from less populated areas such as alleys wooded areas, pathways, etc.
- ♦ Communicate! Always let a family member know where you are, where you are going, when you have arrived, and when you are returning.
- ♦ Use ATMs that are used often. Go where other people are such as convenience stores at night time. Pay attention to those ATMs that are monitored by cameras and visible to passers by.
- ♦ When exercising outdoors, do not use headphones or radios which take away your ability to hear what is around you. Exercise with a partner. Select where you jog or walk carefully.

Source: The Fair Oaks District Community Connection — March 2008

**A PUBLICATION FOR
THE OWNERS AND
RESIDENTS OF
CENTURY OAK
HOMEOWNERS
ASSOCIATION**

Century Oak Homeowners Association
c/o Armstrong Management Services
3949 Pender Drive, Suite 205
Fairfax, VA 22030

Phone: 703-385-1133
Fax: 703-591-5785
E-mail:
customerservice@armstrong.net

We're on the Web!
www.centuryoak.net

The **2008 season of the Fairfax County Farmers' Markets** kicks off May 1st and continues until November 19th. There are 11 markets located across the county, open different days throughout the week. The markets are well-known for top quality local foods. All farmers and producers come no further than 125 miles from Fairfax County. Some of the nearby markets include:

- ◆ **Tuesdays**—Fairfax Farmers Market—8 AM—Noon. Van Dyck Park on Old Lee Highway.
- ◆ **Wednesdays**—Frying Pan Farmers Market—8 AM—12:30 PM. Frying Pan Park.
- ◆ **Saturdays**—Burke Farmers Market—8 AM—Noon. VRE Parking Lot on Roberts Rd.
- ◆ **Saturdays**—Reston Farmers Market—8 AM—Noon. Lake Anne Village Center.

*Find the Century Oak
Community Handbook
and the Architectural
Modification Form
online at
www.centuryoak.net
under 'Documents'.*

Century Oak Homeowners Association
c/o Armstrong Management Services
3949 Pender Drive, Suite 205
Fairfax, VA 22030

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