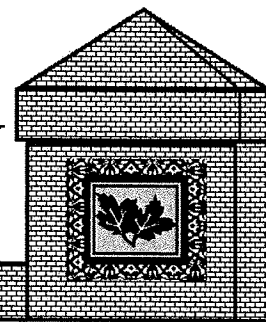


THE CENTURION

Century Oak Homeowners Association



N · E · W · S · L · E · T · T · E · R

www.centuryoak.net

Winter 2007

INSIDE THIS ISSUE:

Clubhouse Renovation Update	3
Snow Removal Policy	4
Pool News	5
2008 Budget Update	6
Holiday Trash Removal	7

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Email:
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A Message from Our President

By Jan Tanzer, President, Century Oak Homeowners Association



Dear Homeowners,

Late autumn is a good time to evaluate your activities and decide how you want to spend your time for the rest of this year and next. One very productive and satisfying thing you can do is become more involved in the affairs of your community, Century Oak. Volunteers are needed on every committee to help maintain this neighborhood's wonderful environment.

The Architectural Covenants Committee conducts walk-arounds throughout the community to assure the standards as outlined in the Covenants are upheld. They also meet monthly to process applications from residents for architectural or landscaping changes to their properties.

The Events Committee plans and organizes our many community events. The recent wine tasting is one of their events. They help celebrate the holidays with parties often geared toward the neighborhood's children such as the Halloween parade.

The Landscape Committee is responsible for the beautiful entrances to the community and for various gardens and plantings throughout Century Oak. They work with our landscape company to select the plantings that enhance the visual image of the area.

The Pool Committee oversees the appearance of this wonderful amenity. Last year, they brought the need for new pool furniture to the Board's attention. The Board approved the expenditure so new furniture adorned the pool

(President's Message continues on page 2.)

JANUARY 2008 — CENTURY OAK BOARD MEETING

DATE: To Be Determined — Watch the Sign Boards

(Meetings held at the Century Oak Clubhouse
12705 Misty Creek Lane)

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

IMPORTANT LOCAL NUMBERS:

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

Fair Oaks Station Crime Officer, Ofr. 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

President's Message continued from page 1

area this year. Plans for large umbrellas around the pool were recently approved, and these will be in place for the 2008 swim season. This committee also selected the new tile that decorates the pool, which was needed because the old tile was cracked and coming loose.

The Tennis Committee has a similar responsibility for this much-used amenity. They oversee the condition of the courts and make recommendations to the Board for needed maintenance. This year, the committee recommended new benches, which were installed this past summer.

I hope you will consider volunteering for one – or more – of these committees to contribute to Century Oak's continued wonderful life style. To volunteer, contact Vivian Whitestone, Armstrong Management contact at vwhitestone@armstrong.net or call Armstrong Management at 703-385-1133.

Have a happy holiday season and a very happy 2008.

Jan

Jan Tanzer
 President
 Century Oak Community Association

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 ...

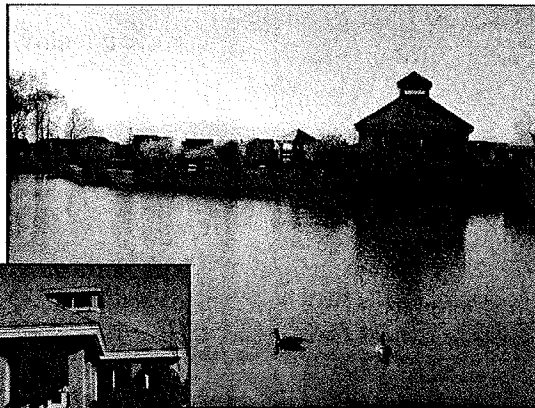
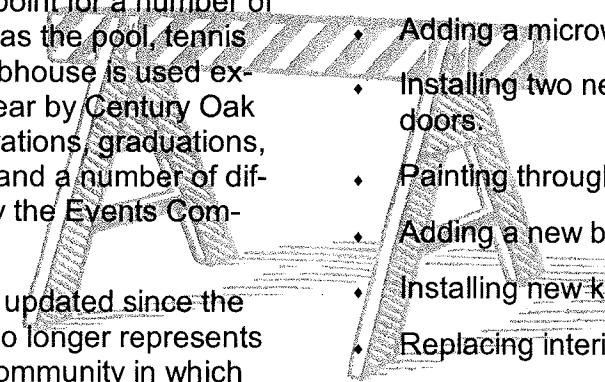
Clubhouse Renovation a Top Priority in 2008

The Century Oak Clubhouse on Misty Creek Lane will undergo an extension interior renovation in 2008. The Clubhouse, constructed in 1992, serves as the focal point for a number of community events as well as the pool, tennis courts, and pond. The clubhouse is used extensively throughout the year by Century Oak families for birthday celebrations, graduations, baby showers, weddings, and a number of different parties organized by the Events Committee.

The building has not been updated since the original construction and no longer represents the image of the pristine community in which we live. Both the style and functionality of the clubhouse are outdated. While the overall size of the clubhouse will not change, the new design will provide a more open kitchen area with new appliances that will be appropriate for home cooks as well as caterers. The improvements will include:

- Refinishing the hardwood floors.
- Updating the bathrooms with new tile.
- Installing new kitchen ceramic tile.
- Installing a coat closet.
- Installing a storage closet.
- Replacing area rugs.
- Updating furniture.

- 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 exterior doors.
- Painting throughout the building interior.
- Adding a new bar with barstools.
- Installing new kitchen lighting.
- Replacing interior doors.
- Installing new kitchen cabinets and counter-tops.



We also recently repaired two of the original air conditioning units and will do a phased-in replacement of the existing original units and air handlers.

The Association solicited bids from a number of local contractors with commercial experience.

Work will commence in early 2008 and should last approximately three months. During that time the clubhouse will be unavailable for rentals.

If you have any questions about the renovation project,

contact Armstrong Management at 703-385-1133.

-Submitted by Laura Sandifer, Century Oak Board of Directors



Snow Removal Update



Winter

It's that time of year again! Winter weather can bring beautiful snowfalls to Century Oak, making our wooded setting a winter wonderland. However, snow and ice on the roads can cause inconvenience and frustration. Snowfalls require every resident to pitch in and do his/her part. Every year, we go through a little bit of confusion and turmoil when it comes to snow removal, which is why we recap our community's snow removal procedures here in the newsletter.

- ♦ **VDOT is responsible for snow removal only on the public streets in the Century Oak Community Association:** Misty Creek Lane, Curtice Farm, Broad Run right side, Tolman, Old Plains Road, and Freehill Lane. If you park along the curb of a public street, your vehicle may be deeply "plowed in" when the equipment comes through. The Association has no control whatsoever over VDOT and does not control whether or when the public streets will be cleared. Please do not complain to Board members or management that "the snowplows just drove on by" because those plows may be headed elsewhere. If your car gets "plowed in," VDOT will not assist you in getting it out, so you will need to be prepared to dig it out yourself.
- ♦ **The Association is responsible for snow removal only on the private streets and pipe stems within the community:** Broad Run Drive, Centurion Lane, Curtice Farm Drive, Dusty Wheel Lane, Oak Mill Lane, Rushton Road, Shadow Oak Lane, Millpond Court, Lee-side Court, Wheatland Road, and Wheatgrain Lane. These streets are cleared by different equipment than the VDOT streets. Our snow removal contractor has other communities to plow but will try to get to Century Oak Community Association as soon as equipment is available. Occasionally, the contractor will wait until the storm has stopped to avoid duplication of effort. Please be patient. With respect to private streets, first priority is to clear one travel lane on all streets and then go back and clear open parking areas, such as the clubhouse parking lot.
- ♦ **Driveways, steps and sidewalks remain the individual owner's responsibility.** To avoid

damage to vehicles, individuals should never park on the street. Vehicles should be parked in driveways. Please note that individuals' driveways will not be plowed by the contractor. Please do not call 911 to complain that your street has not been plowed. Please do not call Board members or management to complain that the plows "mounded up" the snow into a snowbank in front of your driveway or blocked the front of the walkway. Please get used to these snowbanks since snowplows operate by pushing snow to the side of the street.

- ♦ **Most importantly, please do not double-park illegally or park along yellow curbs, especially after a snowfall.** Emergency vehicles require a wide turning radius, and our private streets are narrow. Residents who double-park, even for "just a minute," may be preventing an ambulance or fire engine from getting through to an emergency call. Please keep the fire lanes clear at all times, especially during the holiday season.

If it snows, please pitch in and help your neighbors dig out. Please do not push your snow back into the travel lane. Please clear your sidewalk promptly so that it does not get icy as a result of freezing and melting and your neighbors do not have to walk in the street. Shoveling snow is easiest when the snow has first fallen. If you can clear your driveway, the sun will heat the dark pavement and promote melting.

If it snows, please also mark areas such as the end of driveways and beginning of turf to show the drivers of the snow removal equipment where driveway and turn boundaries are located. Please help the drivers locate landmarks, such as stone walls and landscape features, especially on the narrow pipe stems.

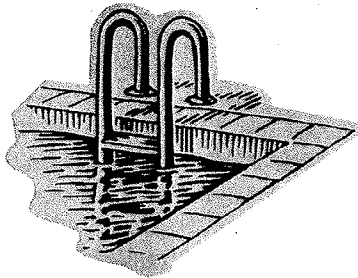
If it snows this year, please try to cooperate with your neighbors to minimize frustration for all. When you are all finished, relax and enjoy a cup of hot chocolate in front of the fireplace!

Pool News

Even in the heart of winter, the Century Oak Pool Committee and the Board are working hard to make sure our pool is ready for the upcoming summer season.

First, a quick recap of last season...

Last season, we hired a new pool company, Continental, and implemented a new pool pass system. We received very positive feedback on the cleanliness of the pool this past summer, as well as the overall performance of the lifeguards. There was proper adult supervision and no reports of any safety issues.



We started off with three lifeguards, two to watch the pool area and one to monitor pool passes and perform pool maintenance. As the summer progressed, two lifeguards were deemed adequate.

The new addition of the poolside basketball hoop offered additional diversion for children during the quieter, less crowded hours. Kids also enjoyed the various pool toys, water squirters, etc. that frequented the pool.

The new pool furniture purchased last year still seems to be holding up well so we do not anticipate any large furniture expenditures in the coming year.

Fall News

In the process of draining and readying the pool for the off-season, the pool company brought several needed pool repairs to the Board's attention. Specifically, the pool surface, as well as the surface tiles around the water line are showing their age and are in poor condition. Indeed, this past summer, many children complained of their feet being scratched up by the bottom of the pool. Most of the tiles are original, and many are chipped and mismatched.

Therefore, Continental was given approval to resurface the pool and install upgraded

attractive turquoise-colored tiles, which was completed in October.

Also, the spa will receive some needed maintenance to improve its performance.

A number of residents provided feedback regarding the lack of shade by the lake side of the pool. In response, we are looking into purchasing several floor-standing umbrellas to supplement the furniture we already have.

If anyone has any comments or suggestions about pool season 2008, please contact Debbie Schwartz, at email: dbrandol@bellatlantic.net.

-Submitted by Debbie Schwartz, Pool Committee

ATTENTION: 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, COMMON AREAS, AS WELL AS STREETS & SIDEWALKS**
- **KEEP YOUR DOGS ON LEASHES WHEN WALKING**

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

2008 Budget Update

In November, Armstrong Management mailed Century Oak homeowners the approved Fiscal Year 2008 budget for Century Oak Community Association, Inc. As stated in Armstrong's letter to homeowners, after careful consideration, the Board approved the budget with a 5% increase in assessments for the year. The increase is necessary to meet increased operating costs and continue to fund reserves adequately to cover upcoming capital projects.

Capital projects play an increasingly important role as our community matures and ages. Projects completed over the past year include asphalt work, replacement of the main entrance lights at Rugby Road and Misty Creek Lane, major pool renovations and repairs, and replacement of the tennis court gate. Projects slated for 2008 include renovation of the interior of the clubhouse/kitchen, replacement of clubhouse doors, replacement of additional ground lighting, and resurfacing of the tennis courts (under consideration).

For 2008, the assessment will be \$315 per quarter per house. To maintain the Association's ongoing fiscal operations, it is important that each individual homeowner pay his/her assessment on time. All assessments are due to Armstrong on the first day of each quarter (January 1, April 1, July 1, October 1); a late charge of \$30 will be assessed to the account

of any owner whose payment is received after the tenth (10th) day of the quarter. Coupon books have been mailed under separate cover and should be received in mid-December. **Please remember your first quarter assessment payment is due January 1, 2008.**

If you have any questions or comments about the FY 2008 budget, please contact Armstrong Management at 703-385-1133 or customerservice@armstrong.net.

Architectural Covenants Committee Meetings

The Covenants Committee meets on the 4th Tuesday of every month at 9:30 AM at 3801 Wheatgrain Lane. If the meeting is cancelled, a note will be on the door indicating the new date.



In December, the meeting will be held on December 18 due to the conflict with the Christmas Day holiday.

- Events Committee Needs Volunteers -



The events committee met on Nov. 7th to discuss and plan our community events for 2008. Please take some time to consider joining our team – the children and adult events for 2008 may be cut back because of the lack of volunteers within the community.

Due to the renovation of the clubhouse, there will not be any events planned for the 1st quarter of 2008. Stayed tuned for the listing of events in the next newsletter. If you would like to volunteer some time to our team, please contact Janet Dornbusch at jdornbusch@cox.net.

Holiday Trash Removal

A FEW CHANGES TO OUR NORMAL PICK UP SCHEDULE ...

Century Oak's normal trash removal days are Tuesday and Friday. Since Christmas and New Year's Day both fall on Tuesday this year, some minor changes apply to trash pick up services. See below for details.

Christmas Day - Tuesday, December 25th, AAA will not be servicing trash and recycling on this Holiday. Since our regular pick up is Tuesday, trash will be serviced on our next regular ser-

vice day following the holiday and a special pick up of recyclable material is scheduled for Saturday, December 29, 2007. Please have recycling bins out by 6:00 AM.

New Year's Day - Tuesday, January 1st, AAA will not be servicing trash and recycling on this Holiday. Since our regular pick up is Tuesday, trash will be serviced on our next regular service day following the holiday and a special pick up of recyclable material is scheduled for Saturday, January 4, 2008. Please have recycling bins out by 6:00 AM.

Christmas Tree Removal -



Christmas tree removal service will be the first 2 Wednesdays in January 2008 (1/2/08 and 1/9/08.

Any trees to be removed thereafter will

be removed with the trash. Please place at the curb with all the trimmings removed. Trees in excess of 8 feet in length need to be cut in half in order to be removed by AAA crews.

If you have any questions, call AAA's Customer Service Department at 703-818-8222.

Did You Know the Fairfax County Public Library Offers Free Speakers for Meetings & Events?



Free Speakers, Fun Topics!

In our busy lives, we all play multiple roles including employee, manager, educator, volunteer, club member, homework tutor, committee leader, neighbor etc. For each of us, the list is varied but usually long! The Fairfax County Public Library offers a free, not widely known, service that some of us may find useful. (The following information comes from the Library's web site.)

Make your next meeting more memorable with a 30-minute presentation on one of the topics below. The speaker is free of charge, compliments of the Fairfax County Public Library.

- How to Raise an Enthusiastic Reader
- Designing Business Brochures That Work
- Free Genealogy and Local History Resources
- Surviving Volunteer Boards
- Homework Help

- Seven Hot Books Coming Out Soon
- Preserving Your Family's Papers, Books, Videos and CDs
- Resources for Aging Eyes and Ears
- Using Books to Help Children Through Troubled Times
- Leaving a Literary Legacy Through the Library Foundation.
- How to Publicize Your Group's Activities.

Please give as much advance notice as possible when requesting a speaker. Limit of one library speaker per meeting. Eligible meetings include events held by civic organizations, community groups, homeowners associations, 501(c)(3)s, government agencies, and private businesses.

To request a speaker, go the following web site: <http://www.fairfaxcounty.gov/library/expert.htm> and complete the form.

**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

**Looking for Something Different to do
Outdoors this Winter?
Visit Ellanor Lawrence Park in
Chantilly!**

Part of the Fairfax County Park Authority system, Ellanor Lawrence Park was established to preserve large areas of open space, protect natural and cultural features, and provide a wide variety of recreational opportunities for the public. Located just minutes away in Chantilly, the park sponsors dozens of educational, nature-themed winter activities for all ages. Sessions include Campfire Night Hike, Birds of Prey, Owls, Winter Wildlife, Dogs Day Out, and a lot more. The park's Visitor Center is located at 5040 Walney Road in Chantilly. Park grounds are open daily from dawn until dusk. For more information about park features and programs, visit <http://www.fairfaxcounty.gov/parks/ecl/> or call 703-631-0013.

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

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