

Lake Forest Community Association

lakeforestcommunity.org

Special Edition

February 2013

Home Safety Checklist

Thanks to the work of Sam Packer, we've included this checklist on a separate page.

Huntsman Lake Dam Rehabilitation Project

As you might be aware, the dam rehabilitation project is being completed in partnership with the Natural Resources Conservation Service (NRCS), the federal agency that originally designed and built the facility. The county is hopeful to receive federal cost-share funds for the dam rehabilitation project once the NRCS receives a formal budget for Fiscal Year 2013. The dredging project has been initiated by Fairfax County and will not receive any federal funding.

At this time, the county is moving ahead with both projects assuming they will be bid in early summer. While the county is moving forward based on information we have, a final schedule and whether federal funds will not be available until the end of March. (Source: Dipmani Kumar, Project Manager, Fairfax County DPWES)

Entrance Signs

We are repairing the LFCA entrance signs. Look for the refurbished signs to be in place this spring.

Architecture Review Committee

If you are planning to add an addition or change the exterior of your house, see the web site for restrictions, form and contact person (Al Brooks). **Remember, the Lake Forest Community Association Architectural Standards states that detached sheds are not allowed and fences must be no more than 4 ½ feet tall.**

Trees

We've had a lot of trees come down on homeowner property and common property. Be aware of leaning trees on your property and report any on common property. If the tree(s) are on common property, the HOA will assess it and cut it down if deemed a hazard. If the tree is on common property, and you cut it down before we've had a chance to do it, it's at your expense. Contact Chip Cochran of any common area tree problems.

Paths

In the spring, we will be checking the paths for repairing and/or asphaltting. If you are near a path and notice a particularly hazardous place, let us know. Also, it would be very helpful, if homeowners who have a path next to or near their home to sweep leaves or cut back any ivy or grasses that are infringing on the path.

AAA Trash and Recycling

The HOA has had an agreement with AAA for a rate of \$69 a quarter. You must call AAA and request that rate.

Common Property Maintenance

Our contractor, Premium Lawn and Landscape, will continue to maintain our common property including the areas around the signs at the entrances of our neighborhood.

Dog Owners

Please pick up after your pooch! And, remember they must be on a leash.

Snow Removal

Just a reminder, even though we have had no significant snow, that it is a homeowner's responsibility to shovel the walk in front of, or around the corner for corner lots. If there is a school bus stop by your house, be a good neighbor and shovel a path for the children and/or keep the piled snow low so drivers can see the children. Have a teenager in the house? Give them that job. Also, if the plows are coming through, please move all cars to your driveway so the plow can get close to the curb.

To report road hazards and pot holes, contact VDOT service Center 24/7 at 1-800-367-7623.

Annual Meeting

We will have our annual meeting in June. Date, time and location to be announced on the message signs at the two entrances...Modisto Lane and Maritime Lane...and by post card or e-mail.

Good Numbers to Know

Report potholes (or any road maintenance issues) to VDOT at 800-367-7623; damaged or missing street name signs to the County Sign Shop at 703-877-2800; clogged/flooded storm drains at 703-877-2300; burned out streetlights to Dominion Power at 703-866-4357.

E-Mail Addresses

If you haven't given the HOA your e-mail address or need to update it, please send the change to Pete Misuinas at pmisuinas@hotmail.com. These addresses will be kept private and not given out to anyone or any organization.

Check out our web site for e-mail addresses and phone numbers of the board members.

Home Safety Checklist

Electrical Cords and Outlets

___ *Check for frayed wires.* Repair or replace any loose or frayed wires on all electrical devices.

___ *Follow the path of cords.* No cords should run under rugs or across doorways.

___ *Baby-proof.* If you have any small children in your house, place plastic safety covers over unused outlets.

___ *Rethink extension cords.* Consider adding electrical outlets where you currently rely on extension cords.

___ *Check for a faulty electrical system.* Feel all outlets and plugs to see if any are warm; if so, have an electrician check them.

___ *Don't overload the system.* Make sure that you've followed manufacturers' directions about maximum wattage of lamp bulbs and outlet requirements for plugs.

___ *And don't overload any one outlet.* Be certain that you have no more than one high-wattage appliance plugged into a single outlet.

Home Heating

___ *Examine the outside vents.* They should be properly sealed and clear of obstruction to prevent carbon monoxide buildup in the house. Recheck during and after a snowstorm.

___ *Pick the right wood.* If you use a fireplace or a wood stove, stock up on dry seasoned wood, which burns without producing a lot of creosote. A buildup of creosote (soot) in the chimney or flue can be dangerous, causing chimney fires.

___ *Hire a chimney sweep.* Have flues and chimneys inspected and cleaned by a professional annually.

___ *Inspect wood-burning stoves twice monthly.* Make sure the door latch closes properly. The room should have a working smoke detector. And never let a child use the stove unattended.

___ *Inspect water heaters annually.* The temperature should be set at no higher than 120 degrees to prevent burns. Never leave children alone near a water heater, and keep combustible and flammable materials well away from it.

Smoke and Carbon Monoxide Detectors

___ *Install smoke alarms and carbon monoxide detectors generously.* These should be on each floor of the house, covering all sleeping areas.

___ *Test alarms monthly.* Replace any that don't work. In any case, alarms should be replaced every 10 years.

___ *Replace batteries annually.* Or sooner, if the alarm chirps.

___ *Clean all detectors.* Vacuum, each grill.

___ *Post the fire department's carbon-monoxide-reporting emergency number.* If it differs from 911, keep the number by every phone.

___ *Demonstrate the sound of each detector.* Family members need to know the difference.

Fire extinguishers.

___ *Place extinguishers strategically.* Keep one in the kitchen and one on every floor. And learn how to use them.

___ *Replace extinguishers when necessary.* Follow the schedule suggested by the manufacturer, and always replace an extinguisher that appears damaged.

___ *Consider installing a sprinkler system.*

Escape Plan

___ *Create an escape plan with two exit routes in case of fire.* Practice it twice a year (once at night) with the whole family. For details, see the National Fire Protection Association's website, nfpa.org.

__ *Choose a meeting place.* Set a plan for meeting up in case of a local or national disaster. See nfpa.org

__ *If you live in a two-story house, buy a rescue ladder.* It should attach to an upper-level window casing to provide an alternate escape route.

In Homes With Small Children

__ *Lock the cabinets.* Install safety latches and locks.

__ *Install window guards on every window.* Make sure one window in each room can be used as a fire exit.

__ *Install safety gates.* Bar the top and bottom of stairs.

__ *Lock up hazardous materials.* Place any poisonous or hazardous products in locked cabinets. Post the poison-control hotline's number (800-222-1222) by every phone. Make sure all your medicines and vitamins have childproof caps. Store them out of children's reach.

__ *Stow away sharp knives.* Scissors and cosmetic tools, too, as well as matches and plastic bags, should be kept out of children's reach.

__ *Lock up any guns.* Be sure they are unloaded and separate from ammunition.

__ *Install padding on furniture with sharp edges.* And put door knob covers on entry doors so kids can't get out unattended.

__ *If you have a pool, fence it in.* A pool should be enclosed with a four-sided fence and a childproof gate.

__ *Teach children their address and how to dial 911.* As early as possible, children need to know these fundamentals.

Buglarproofing

__ *Install a sturdy deadbolt lock on every door to the outside.* This should include the door into the house from the garage.

__ *In any room with window bars, make sure at least one has a quick-release mechanism.* Replace or retrofit as needed.

__ *Install motion-sensing floodlights in the backyard.*

__ *Keep your house looking lived-in when you're away.* Arrange for the lawn to be mowed, stop mail delivery, install timers for selected lights, leave a car in the driveway, and leave drapes or shades open at least a bit.

__ *Advertise prominently any home security system you have installed.* You might think about putting up signs even if you don't have a system.

__ *Examine your landscaping.* Trim shrubs and trees near windows and doors that provide hiding places for burglars, and prune limbs that serve as ladders to upper windows.

__ *Purchase a metal bar or solid wood dowel to insert in the tracking of sliding glass doors.* This will prevent anyone from opening them.

__ *Put your street number, not your name on your mailbox.*

Miscellaneous

__ *Make sure your house number is visible from the street.* It should be easily spotted, in case an emergency vehicle needs to look for it.

__ *Store flammable liquids away from any flame source.* It's preferable to store them outside the house.

__ *Keep flammable objects away from the kitchen stove.*

__ *Plug a rechargeable flashlight into a socket by your bed.* You'll be able to light the way through smoke in a fire or signal to firefighters.

__ *Install nonslip decals or a nonskid tub mat in your tub.*

__ *Put lights and light switches at the top and bottom of the stairs.* Prevent falls in the dark.

__ *Paint the bottom basement step.*