

SUMMER 2022 • LOFT RIDGE

# Limelight

## SUMMER IS UPON US ...

It's officially summertime! We wish you an enjoyable summer in Loft Ridge.

*"It's summer and time for wandering."* - KELLIE ELMORE

## MARK YOUR CALENDAR

The Board would like to invite Loft Ridge residents to attend monthly Board meetings, generally held the second Tuesday of each month. Until further notice meetings continue to be held via Zoom.

Check Loft Ridge website for updates [www.loftridge.com](http://www.loftridge.com)

### HOA Board Meetings

- July 12
- August 9
- September 13

## BOARD UPDATE



### MULTI-SPORT COURT

With majority homeowner support for expanding sport options at the tennis courts, the Board has contracted with Bishop's Tennis to resurface the courts this summer/early fall depending on scheduling.

Tennis, pickleball, basketball, foursquare and shuffleboard will be located in the space. The Board is also aware there were some concerns about potential noise, etc and will be reviewing the rules for etiquette at the multi-sport courts. The Board will share more details once some fine tuning is complete and will update the neighborhood as when construction will begin.

### GROUNDS CONTRACT

The Board is working closely with Davey to make sure the new landscaping contract is being fulfilled and homeowner concerns are addressed. We appreciate homeowner patience as we build our relationship with a new vendor.

### HOA DUES ... AND DON'TS

- In April, a DUES increase from \$260 to \$285 per quarter, was approved to accommodate rising costs and additional funding for tree maintenance. There has not been a dues increase in the last 2 years.
- DON'T forget you can pay online by registering at [sequoia.cincwebaxis.com](http://sequoia.cincwebaxis.com)



## GET INVOLVED: JOIN A COMMITTEE AND MAKE A DIFFERENCE

Loft Ridge members have an opportunity to serve on community committees.

- Architectural Control Committee (ACC) –  
Contact: [accchair@loftridge.com](mailto:accchair@loftridge.com)
- Communications Committee –  
[comchair@loftridge.com](mailto:comchair@loftridge.com)
- Conservation Committee –  
Contact: [conservechair@loftridge.com](mailto:conservechair@loftridge.com)

To learn more about each committee, visit [loftridge.com](http://loftridge.com) or contact the designated member.

## ANNUAL ARCHITECTURAL CONTROL COMMITTEE (ACC) INSPECTIONS

Annual inspections have already begun (April 1). The ACC inspects on a rotating schedule. This year the Ridge View side, with the exception of Caprice and Gingham will be inspected.

Is your home in tip-top shape?  
Are you ready?

The ACC is always in need of additional members. If you are interested in joining, please contact [accchair@loftridge.com](mailto:accchair@loftridge.com)

## THE “LIMELIGHT” GOES DIGITAL

The Loft Ridge “Limelight”, our quarterly community newsletter, has transitioned to electronic-only. As of this issue, newsletters will be no longer be printed but will continue to be distributed via email and posted to [loftridge.com](http://loftridge.com)

**Haven’t subscribed to the group email yet?** Contact [management@loftridge.com](mailto:management@loftridge.com) to be added.

We welcome your ideas and suggestions as we work to build upon this change! Our new Communications Chair will be sending a newsletter survey to the group email shortly so please keep an eye out and take a few minutes to share your feedback. If you would like to join the Communications committee or have ideas for content, please email: [ComChair.loftridge@gmail.com](mailto:ComChair.loftridge@gmail.com).

## CONTRIBUTORS CORNER

### WORMING UP: LESSONS IN BACKYARD WORM COMPOSTING

*by Stacey MacFarlane*

Since the HOA guidelines allow for in-ground backyard composting bins, I decided the pandemic was a good time to start the new hobby of worm composting using a kit from [unclejimswormfarm.com](http://unclejimswormfarm.com), which was easy to install in my backyard. I soon realized that keeping worms happy is not as easy as it sounds.

You would be surprised at what cannot be put in a backyard composter. (Obviously no dog poop.) It turns out worms are picky eaters: things like citrus, meat, baked goods, pasta, onions, and garlic are all off limits. Banana peels are great but they need to be frozen otherwise your worm farm becomes a fruit fly farm. I found myself food-processing spoiled cabbage, broccoli stems and melon rinds; or microwaving moldy potatoes. I was constantly making baby-food...out of spoiled food! Yuck!

Worms also tend to frequently “run away” from home. When the temperatures hit over 90 degrees my worms wriggled away to cooler depths and I had to purchase more. I learned from more experienced worm parents that I need to put ice packs inside the compost if I want to keep my babies happy during hot Virginia summers. But this October, after about 9 months of toil, I finally “harvested” my first batch of worm castings, which contain rich microbiological colonies that help fight soil-borne plant diseases and repel insects. I put it at the base of my roses. The roses were dazzling by late October and were healthier this Spring. For this “Worm Mom”, the pay-off was sweet!

For more information or to volunteer, contact [conservechair@loftridge.com](mailto:conservechair@loftridge.com).



## THE MARKET IS HOT!

Sold	Sold Price	Sold Date
5706 Ridge View Interior	\$580,706	3/09/22
5684 Medallion Ct Interior	\$530,000	3/14/22
5742 EKC Interior	\$590,000	3/24/22
4317 Gingham Interior	\$630,000	4/26/22
5724 EKC End	\$605,000	5/12/22
4332 Gingham Interior	\$620,000	5/27/22

Under Contract	List Price	List Date
5710 Ridge View Interior	\$620,000	4/29/22
5670 Ridge View Interior	\$585,000	5/13/22

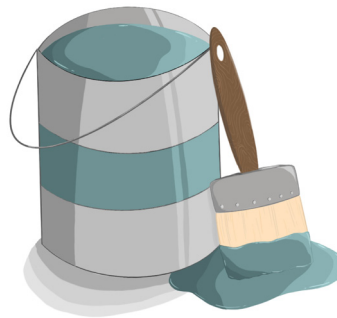
Rented	Closed Rate	Date Rented
5613 Ridge View Interior	\$3,200	4/8/22
5763 Ridge View Interior	\$3,000	3/14/22

Source: Bright MLS

## HOME IMPROVEMENT: STAINING?

Wind, rain, sunshine and snow can all wreak havoc on our wooden fences, and decks. Staining not only makes our community look better, but it also reduces wear from the elements.

- **Timing Is Everything** - The best time to stain is when the surface has been dry for several days and the wood is dry. You need at least 48 hours with no rain in the forecast after the application of the stain. Temperatures should be between 50 and 90 degrees Fahrenheit. In Alexandria, those conditions are usually met between late spring and early fall. Either apply the stain the early morning hours or late in the day. Staining in direct sunlight can cause the stain to dry too fast.
- **HOA Approved Colors** - Approved stain colors for your deck and fence can be found at [www.loftridge.com](http://www.loftridge.com) under "Community" then select "Handbook."
- With homes turning 40 years old and much pressure washing during that time, your siding may also be due for a refresh. Guidance on painting or replacing siding can be found in the Loft Ridge Handbook under the section on "Siding."



## NEW ARRIVALS TO THE AREA

- New Wegmans in Alexandria is Officially Open at Carlyle Crossing
- Kingstowne Chick-fil-A opened in May
- Construction Begins at Landmark Mall for New Inova Alexandria Hospital
- New Kaiser-Permanente Building Nears Completion (across from Springfield Town Center)

## TRASH DAY IS MOVING TO TUESDAY!

Trash Day is moving from Wednesday to Tuesday starting July 5. As a reminder, trash should be out by 5pm Monday and cans brought back in as soon as possible.

## BAG YARD WASTE - USE PAPER (OR CONTAINERS), NOT PLASTIC

Yard waste is picked up March through December in conjunction with trash day. As a reminder, yard waste must be collected separately from trash using paper yard waste bags or reusable containers. Items placed in plastic bags will not be collected. You also have the option of disposing of yard waste on your own by taking items to the I-66 Transfer Station of the I-95 Landfill.

## A LITTLE SUMMER READING ...

Our Little Free Library has added a 2nd location within walking distance of Loft Ridge.

- Cannon Ln (opposite of Lakota Rd) - NEW
- Ridge View (near the tennis court path)



Take a book or leave a book, children and

teens on lower shelf and adults on the top. If it's full, please don't leave donations on the ground.

## ABCs - LOFT RIDGE GROUP EMAIL

- Add your name to the Loft Ridge listserve by emailing [management@loftridge.com](mailto:management@loftridge.com)
- Be sure to review the usage policy prior to posting, available at [loftridge.com](http://loftridge.com)
- Connect with other homeowners and get the latest HOA information using [group@loftridge.com](mailto:group@loftridge.com)

## LOFT RIDGE CLASSIFIEDS EMAIL LISTSERVE

Want to advertise something you have for sale or for free?

Please subscribe to the Loft Ridge "Classifieds" email list serve and advertise it there.

Add your name to the Loft Ridge CLASSIFIED listserve by emailing [management@loftridge.com](mailto:management@loftridge.com)

## TAX BREAK!

In May, Fairfax County adopted a new budget for fiscal year 2023, including a 3-cent reduction to real estate taxes. In addition, in response to increased values of new and used cars, an assessment ratio of 85 percent will be applied to vehicle values to calculate tax, meaning cars will be assessed at only 85% of their market value instead of the normal 100%.

## AROUND TOWN

### CELEBRATE INDEPENDENCE DAY!

#### Fireworks at the National Mall (Washington, DC)

Lincoln Memorial Reflecting Pool – 9:07 p.m. – 9:42 p.m.

#### National Independence Day Parade (Washington, DC)

The parade route is one mile in length, starting at the corner of Constitution Ave NW and 7th St NW, and ending at Constitution Ave NW and 17th St NW; 11:45 a.m. – 2:00 p.m. ★

#### A Capitol Fourth – PBS Live Stream (Washington, DC)

PBS' annual salute to America streams live at 8 p.m. – 9:30 p.m. on PBS and streaming platforms, including: <https://www.pbs.org/a-capitol-fourth/>

#### Other Viewing Areas Include:

**Washington DC:** U.S. Capitol, Lincoln Memorial, National Mall, Franklin Delano Roosevelt Memorial, Thomas Jefferson Memorial, the White House Ellipse, West Potomac Park, East Potomac Park, and Anacostia Park

**Virginia:** George Washington Memorial Parkway, including US Marine Corps War Memorial, Netherlands Carillon grounds, Lyndon Baines Johnson Memorial Grove, Gravelly Point Park, and along the Mount Vernon Trail from the 14th Street Bridge to Theodore Roosevelt Island. Parking is allowed in designated parking areas only.

### TAKE A HIKE!

Loft Ridge is surrounded by 200+ acres of county parkland and includes paved walking trails and open green spaces, ideal for dogs and pedestrians alike.

Loftridge Park Trail is a Fairfax County park located in between the Ridge View side and the Cannon Lane side of our Loft Ridge townhome community.

- **Trail surface:** Paved, with dirt turnoffs
- **Distance:** The paved trail is .6 miles from end to end. Walk a loop that takes you via city streets around Franconia Rd and back to your start point, and you'll walk 1.62 miles.
- **Restrooms:** No
- **Getting There:** Enter this trail at Ridge View Drive or Lofthill Court

### LOFT RIDGE AMENITIES

**Tennis Courts:** Loft Ridge residents have exclusive access to two tennis courts located on Ridge View Drive. As the sign says, tennis shoes only. No bikes, skateboards, lawn chairs, pets or unauthorized sports. Contact [management@loftridge.com](mailto:management@loftridge.com) / 703-803-9641 for lock combination.

**Playgrounds:** Loft Ridge has two play areas for neighborhood children to enjoy. (End of Evergreen Knoll Ct or Ridge View Dr, between #5632 and #5644).





## AROUND TOWN

### 2022 SEASON - FARMERS MARKETS

#### Kingstowne Farmers Market

May 6 – October 28, Fridays, 3:00pm – 7:00pm  
Located in the Giant Supermarket parking lot at 5935 Kingstowne Town Center. (Please note that for health and safety reasons, pets are not able to be accommodated.)

#### McCutcheon/Mount Vernon Farmers Market

May to December, Wednesdays, 8am – 12pm  
Sherwood Regional Library, 2501 Sherwood Hall Lane, SNAP benefits accepted.

#### Old Town Alexandria Farmers Market

The Market is open every Saturday, rain or shine, 7:00 a.m. to 12:00 p.m.  
Located at 301 King Street, Alexandria, VA 22314. For more information, a market map or product listing visit <https://www.alexandriava.gov/OldTownFarmersMarket>.

#### Del Ray Farmers Market

The Market is open every Saturday, year round, 8:00 a.m. – 12:00 p.m. The Del Ray Farmers Market loves dogs, but ask that they do not enter the market footprint.  
Located at the corner of Mt. Vernon & Oxford Ave., Alexandria, VA 22301



### LOFT RIDGE REMINDERS

#### Trash/Recycle Cans

Out after 5 on Monday  
In by dark Tuesday

#### Drive Twenty-Five

Speed Limit 25mph

#### Call 811

To mark utility lines before you dig!

### FREE NOTARY SERVICE

Kelly Campagne – 202-607-6331  
Cheatham Court

Louise Whitt – 703-960-0428  
Ridge View Drive

No charge to Loft Ridge owners  
and residents

### TOP 18 THINGS TO DO IN OLD TOWN

1. Stroll the King Street Mile, one of the “Great Streets” of America or ride the FREE King Street Trolley.
2. Enjoy a Sightseeing Cruise or Water Taxi
3. Experience History Where it Happened
4. See Art in Action at a Former Torpedo Factory
5. See the Tiny Spite House, the Skinniest Historic House in America
6. Dine at Historic Eateries
7. Shop 100+ Independent Boutiques
8. Sample Local Award-Winning Craft Beer and Cider
9. Get Lost in Alexandria’s Architectural Wonder
10. Feel Like You’re in Harry Potter’s World
11. Indulge in Creative Comfort Food
12. Treat Yourself to a Sweets Crawl
13. Visit the Oldest Farmers Market in the U.S.
14. Savor a Romantic Date Night
15. Dine on the Waterfront
16. Get Spooked on a Ghost Tour
17. Explore George Washington’s Mount Vernon
18. Bike the Mount Vernon Trail

For complete information on each of these, visit <https://visitalexandria.com/the-best-of/top-18-things-to-do-in-old-town/>

Source: [visitalexandria.com](https://visitalexandria.com)

### FOR PET OWNERS

#### The Scoop on the Poop

Pet owners are expected to pick up after their pets in their own yards, whether fenced or open. This is necessary to control odor, rodent and insect infestation of your property, adjoining properties and the common areas.

#### Leash your dogs: It’s the law!

Open fields are not dog parks. Your dogs still need to be on a leash as required by Fairfax County Leash Law.

#### It’s HOT Out!

Please don’t leave your pets outside without shade and water.

## LOFT RIDGE BOARD

board@lofridge.com

### President

Nicolette Daleske (5/23)  
571-594-4072  
nicolette.lofridge@gmail.com

### Vice President

Muthu Narayanaswamy (5/24)  
832-477-4404  
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### Secretary

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### Member at Large

Vacant (2022-2025)

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Vacant (2022-2025)

## SEQUOIA MANAGEMENT

Ryan Courtney-PROPERTY MANAGER  
Jenny Ong-ASST PROPERTY MANAGER  
703-803-9641  
management@lofridge.com

## LOFT RIDGE GROUP EMAIL

group@lofridge.com

## LOFT RIDGE CLASSIFIED EMAIL

classifieds@lofridge.com

## FUTURE COMMITTEE MEETINGS

### ARCHITECTURAL CONTROL COMMITTEE (ACC)

The ACC meets on the third Monday of each month. Please check lofridge.com for dates/times.

### CONSERVATION COMMITTEE

The Conservation Committee meets on the first Thursday of each month. Please check lofridge.com for dates/times.

### COMMUNICATIONS COMMITTEE

As needed. Please contact the Communications Committee Chair (ComChair@lofridge.com) if you're interested in contributing or serving on the committee.

## LIMELIGHT STAFF

### Communications Committee Chair

Mindy Mizell Galey  
ComChair@lofridge.com

### Designer

Erika Wheeler

### Contributor

Stacey MacFarlane

### Illustrator

Harlow Wheeler

## IMPORTANT NUMBERS

Emergency	911
Non-Emergency (Police and Fire)	703-691-2131
Animal Control	703-830-1100
Poison Control	202-625-3333
Fairfax Connector	703-339-7200
Fairfax Water	703-698-5600
Dominion Virginia Power	866-366-4357
Fairfax County Trash	703-802-3322
Clermont Elementary School	703-971-2400
Mark Twain Middle School	703-313-3700
Edison High School	703-924-8000
Post Office - Franconia (22310)	703-971-1003
Post Office - Jefferson Manor (22303)	703-317-9286
John Marshall Library	703-971-0010
Voter Registration	703-222-0776
Washington Post 2	02-334-6100
Verizon	888-363-4498
Dominion Towing	703-339-2400

