

WINTER 2021

Loft Ridge Limelight

Loft Ridge Home Owners Association – Alexandria, VA – www.loftridge.com



*“May your holiday season be
filled with hot cocoa,
warm cookies, and laughter!”*

--- Unknown



Christmas Tree Pickup

UNDECORATED Christmas trees will be picked up with trash **ONLY December 29 and January 5**. Please do **NOT** dispose of the trees in the woods.



Yard Debris

December 22 last day for collection. Will restart March 2.

Snow Plowing and Sand

Snow plowing will occur at 3” sand will be spread as needed.

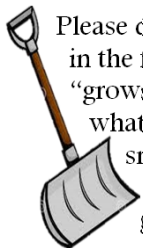
Keep it Cleared

Don’t block the mailbox area with your garbage/recycle cans.

When It Snows...

Keep the snow cleared in front of your **storm door** to make sure you are able to open it.

Snow Shovel



Please do not store your snow shovel in the front porch. Sometimes it “grows legs and walks off.” Then what do you do the next time it snows? And it’s so out of place in the Spring when it doesn’t get put away.

Board Update

You may have noticed straw and netting on some bare areas on Ridge View Drive and Evergreen Knoll Court. These are test areas for turf renovation. The Board is currently reviewing bids for a new landscaper for 2022. The Board is exploring a potential partnership with engineering students at George Mason University to help address erosion issues throughout the community.

2021 Bluebird Box Wrap-Up

This season was our 9th year monitoring this trail for the Virginia Bluebird Society. House Sparrows, an invasive bird from Europe which aggressively displaces many of our native species in nesting locations and competes in foraging for food, laid 40% more eggs this year than in 2020 (79 total). Thankfully, our volunteers know how to ID these eggs and they are removed before they can hatch. In good news, these boxes successfully raised more bluebirds than any previous year: 17 total this year (beating our previous high of 15 in 2019). For a fourth year in a row, we had tree swallows successfully nest, with 2 babies raised. Another in the success category: No House Wrens nested this year in the boxes. In 2018, we moved the boxes away from the woodland edges to minimize interest from this native bird and maximize the likelihood of bluebird survival. It has worked! If you are interested in learning more about Loft Ridge’s bluebird trail or in helping monitor the boxes, please contact Renee Grebe at grebebird@yahoo.com.

Got Foggy Windows?

During this year's annual inspection of the Loft Ridge community, ACC members noticed several houses which had condensation between the glass panes. This is a sign that the window's seal is broken. This can be caused by using a power washer to clean the windows or a heat gun to strip the paint from the window frame, or it may result from high winds or settling of the house. Aside from the aesthetic issues, windows with this problem are not as efficient since the inert gases originally between the panes are less heat-conductive than air. But you may not need to replace the entire window to get back that new window look and performance. There are few different ways that a broken window seal can be addressed without spending hundreds of dollars.

Warranty: If your windows are still under warranty, the manufacturer may replace all or part of the window at no cost or prorated cost.

Replace IGU within the frame: The IGU (insulated glass unit) consists of the glass and the seals, and it may be possible to replace this while leaving the frame intact. This work is usually done by professionals.

Defogging: Some companies will drill a tiny hole in the glass, remove the moisture between the panes, apply a defogging solution, and seal the hole. A new seal is used at the bottom of the window, but the inert gases are not replaced. This may solve the fogging and condensation problem temporarily but will not restore the window's thermal efficiency.

For more information, see <https://www.bobvila.com/articles/broken-window-seal/> and <https://www.thespruce.com/what-to-do-when-window-seal-repair-fails-1822895>.

Submitted by ACC

Responsible Decluttering

If you are decluttering for the holidays, check the resources below to see if those items can find a second life before arranging for a special pickup.

Facebook's Buy Nothing Rose Hill allows you to post unwanted items as "gifts" for others to pick up from your doorstep. They also have a feature where you can "wish" for items that you need – A great option for those one-use times that you don't want to buy. A similar group is the Alexandria Freecycle group (<https://www.freecycle.org/town/AlexandriaVA>).

Many of the following organizations provide tax-deduction eligible donations (but please check the organization's website) as well as free pickup.

Goodwill of Greater Washington – 6220 Richmond Hwy. Alexandria, VA 22303. Is a great place to donate all things but especially books since their partnership with Amazon generates Goodwill's revenue.

Habitat for Humanity ReStore – 869 S Pickett St, Alexandria, VA 22304. Gives new life to working household appliances but they also accept lamps and other home improvement items.

Greendrop – gogreendrop.com. Online free pickup that is currently taking clothing, jewelry, household items, baby items, toys, small electronics, sporting equipment, and more! Check their website for details.

Large items of furniture can be donated to Vietnam Veterans of America and Salvation Army, but you need to contact these charities and send them pictures of your items before they agree to take them off your hands.

Submitted by Conservation Committee

Area News

ReStore new hours for shopping Mon-Fri 10-6, Sat 9-5. Donations Mon-Sat 10-4.

Paradiso is now LaFiamma Italian restaurant.

Pocketbook Effects

- Effective Jan 1, supermarkets, pharmacies and convenience stores can charge 5 cents for each plastic bag.
- Dollar Tree not just \$1 – Due to inflation some items will cost more than one dollar.
- Dash Buses are no longer charging a fare so all rides are free.
- Water billing changes – On your quarterly bill, charge is now \$3.33 for each 1,000 gallons of consumption, billing fee is \$14.85, and peak usage charge is \$3.90 per 1,000 gallons.

Inclement Weather Towing

The Association may authorize the immediate removal of vehicles on LRHOA roadways and parking areas that are stalled, stuck, parked or abandoned and may authorize storage of removed vehicles. Homeowners are subject to the imposition of charges for removal and storage of these vehicles.

Winter Weather Forecast

Channel 9, which has the best record for accurate winter predictions for our area, says more rain than snow. Anticipates one big snowstorm (6" or more) and one ice storm, 10" of snow at National for season. First inch of snow should fall December 17.

Cold Weather Hints

- Spray snow shovel with cooking spray so snow won't stick.
- Dip car key in hand sanitizer to ease insertion.

BE VIGILANT FOR NEIGHBORS WHO NEED ASSISTANCE DURING BAD WEATHER

Loft Ridge Reminders

**Daylight Savings Time
March 13**



**ACC Inspections –
Begin April 2022**
for Ridge View side less
Gingham and Caprice



**Pets Inside in
Cold Weather**



**Poop can full?
Put "deposit" in
your trashcan**



Loft Ridge Real Estate

Sold

	Sold Price	Seller Subsidy	Sold Date
4316 Gypsy Ct	End \$575,000	\$ 0	11/08/21
5648 Ridge View Dr	Int \$550,000	\$ 0	11/02/21
5712 Gladden Ct	Int \$523,000	\$ 0	09/15/21
5716 Gladden Ct	Int \$500,000	\$ 0	09/02/21



Rentals

	Rental Rate	List Date
5684 Medallion Ct	Int \$2,550	10/01/21
5732 Lofthill Ct	Int \$2,600	10/25/21
5676 Ridge View Dr	Int \$2,550	11/04/21

Closed

	Closed Rate	Rented Date
5714 Ridge View Dr	End \$3,000	10/13/21
5616 Ridge View Dr	End \$2,850	10/01/21
5740 Evergreen Knoll Ct	End \$2,400	09/09/21

*Seller Subsidy is the total seller contributes towards buyer's closing costs. It reduces the net sold price thus affecting future appraisals of other Loft Ridge homes.

Source: Metropolitan Regional Informational Systems, Inc.
Courtesy of Renee Mumford (Realtor)

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Contact management to join

Sequoia Management

703-803-9641

management@loftridge.com

Ryan Courtney, Community Manager

Jenny Ong, Administrative Assistant



Board meetings will be held via
Zoom until larger assemblies are
permitted and location secured.
Check Loft Ridge website for updates

Architectural Control Committee (ACC)ACCChair.loftridge@gmail.com**Conservation Committee**ConserveChair@loftridge.com**Newsletter Committee**ComChair.loftridge@gmail.com**Drive Twenty-Five!****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

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	202-334-6100
Verizon	888-363-4498
Dominion Towing	703-339-2400