

# Stoneleigh News

March 2005

## Landscaping & Spring Plantings

*Challenges Brought on by Weather and Verizon*

By Winnie Pizzano, Chair, Landscaping Committee

### **Grass**

With the winter damage, Verizon, and the water breaks, we will have a grass challenge this year. We are working with Verizon on grass replacement strategies for the damage created by burying new fiber optics lines. Our landscaping company, Springfield has been out to inspect and give us advice.



As a general rule, Stoneleigh seeds grass in the fall

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## May Spring Clean-Up and Yard Sale



*Clean out Your Attics, Spruce up Stoneleigh, and Meet Your Neighbors*

Your Association will host a garage sale and spring cleanup during the month of May. Our goal will be to hold our annual garage sale on Saturday, May 7<sup>th</sup> from 8:30 AM to 12 noon. The following Saturday, May 14<sup>th</sup> we will hold a "spring clean-up day" to spruce up Stoneleigh and allow residents to discard larger items not typically acceptable in regular trash pick-ups. McLean Trash will provide a large dumpster on our property that weekend to accept large trash and rubbish items. (Rain dates: Yard Sale 5-14-05; Clean-up Day 5-21-05)

Our clean up day will begin at 8:30 AM with coffee and donuts at the end of Dunterry Court. We will spend the morning cleaning lamp posts, picking up trash and debris, power washing and cleaning side walks, removal of paint and stains. We will contract with a firm to power wash front stoops and side walks. We encourage residents to take part in this event – it's both fun and keeps Stoneleigh looking first rate. For details contact Lori Murphy (703) 883-1157.

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and treats our lawns for weeds in the spring. The weeding treatment makes seeding difficult. Additionally, this year we plan to power seed 1/3 of the property in the fall. Given the difficult situation this year, we will use a combination of seed and sod at appropriate times and locations. We will be asking you to water areas if necessary. Don't worry; we plan to have the damaged areas be covered by summer.

**Pruning**

Stoneleigh prunes front yards and community bushes three times a year. The first pruning of the season – in the spring after the azalea's bloom – is the "hard" pruning. Our contractor only prunes plants that obviously need pruning. They do not prune small or new plants. The second and third pruning is less drastic. The Association will put your home on a "do not prune" list if you wish. However, if you have not met the pruning guidelines by the third late fall pruning, we will advise the contractor to prune your plants. The basic guidelines we follow are that plants **should not intrude on your neighbor's property, should not impede the sidewalk, and should be below the window of your house.**

Over the years some plants have become very large. Even if these are well pruned they add age to your house and we advise that you replace them. Please get in touch with me if you wish to remove large foundation plants. We may be able to get a better price for the work. The current "no prune" list is below. Please e-mail me at [pizzano@erols.com](mailto:pizzano@erols.com) or call me at 703 288-4728 if you wish to make a change.

- 1540 Bruton
- 1556 Bruton
- 1558 Bruton
- 1570 Bruton
- 1601-1607 Dunterry (except holly at 1601)
- 7011 Alicent – do not trim Ivy
- 7043 Alicent Place
- 1520 Westmoreland

**Garden Debris**

Clippings and garden trash should be bagged and

placed behind your gate on Tuesdays or Fridays. Our trash company will not pick up piles of branches that are not bagged. If you have heavy garden debris (tree limbs, etc.), call McLean trash McLean Trash Service Mc Lean, VA 22101 (703) 442-7387 and work with them to have it picked up. If you hire landscaping help, be sure it is part of the contract to haul away and debris. If you are having trouble locating someone to take away the debris, call Jonathan 703-569-5797 EXT. 129 or via email [j.sucher@cmgmt.com](mailto:j.sucher@cmgmt.com) at Cardinal Management and he will contact a person who does work for us for a small fee. Remember, everyone's backyard is part of your neighbor's view. Keep them neat.

**New Park Benches Coming this Spring**



Several new park benches will be added to our property this spring. We hope these new benches will continue to enhance our landscape and improve the outdoor spaces we all share.

**Lighting Up Stoneleigh**



Stoneleigh is blessed with beautifully landscaping, and lovely town homes, unfortunately we are not blessed with great lighting. To enhance the lighting in our community and improve safety we are encouraging all home owners to use light sensor adapters in their front porch lights. These light sensors screw into any incandescent light socket and automatically turns lights on at dusk and off at dawn. Multiple brands and versions are available at local hardware stores. McLean Hardware carries them priced from \$8 to \$10.

**McLean Cove Update**

Construction is scheduled to begin at McLean Cove this summer or early fall.

# Spring Real Estate Market and Stoneleigh

*Best Sellers Market in Years*



By Marshall Hyman, Member Board of Directors

The Spring 2005 market for real estate is about to arrive, sellers continue to be in the driver's seat and prices keep rising steadily, especially for homes in the Stoneleigh price range. Multiple contracts, escalation clauses, and historically low interest rates can cause stiff competition over houses and may frustrate buyers. But expectations need to remain practical on both sides and sellers should remain realistic about the value of their homes.

In Northern Virginia and specifically in Fairfax County, McLean and Stoneleigh there are three primary reasons that prices are continuing to rise. First, interest rates remain low. Second, the inventory of homes on the market is exceptionally low. And third, a continued high influx of global buyers with jobs associated with the US government who want affordable housing within a reasonable commute. These combined factors are forcing prices up making this the best sellers' market in years.

As for Stoneleigh specifics; the regional "multiple listing system" shows one sale having closed since the beginning of the year and two additional homes under contract. These homes are all being sold or listed for slightly above or below \$600,000. This is a substantial increase from a year ago with prices normally taking a jump during the busier spring market. There were two rentals on the multiple listing system since the beginning of the year. Rentals seem to be hovering near the \$2,000 level. Some sales and rental agreements may have been entered into privately and are not publicly recorded.

This article was written on February 28, 2005

## YARD SALE TIPS

- WHEN : MAY 14<sup>TH</sup>, 8:30 AM TO 12 NOON
- RAIN DATE : MAY 21<sup>ST</sup>
- LOCATION : FRONT PARKING LOT OF STONELEIGH BEHIND ASSOCIATION SIGN
- BE SET UP & READY TO SELL NO LATER THAN 8 AM, SHOPPERS ARRIVE EARLY
- BRING YOUR OWN TABLES...CARD TABLE'S WORK WELL AND ARE EASY TO MOVE.
- PRICE ITEMS TO SELL
- EITHER PRICE LABEL YOUR ITEMS OR BRING A "PRICE LIST"
- WHAT YOU DON'T SELL CAN BE DISPOSED OF THE FOLLOWING WEEK END VIA A MCLEAN TRASH DUMPSTER

## Stoneleigh Board Position Open

Stoneleigh's Board consists of 7 members but currently only 6 positions are filled. If you are interested in supporting your town home association community by serving on the Board, please contact our President Mitch Sacks 703-748-5997 or [msacks@bellatlantic.net](mailto:msacks@bellatlantic.net). This is a great way to get to know your community, neighbors and make a great contribution to Stoneleigh.

## CALENDAR OF EVENTS

### STONELEIGH BOARD MEETINGS

PLACE: LUTHERAN CHURCH ACROSS THE STREET.  
TIME: LAST TUESDAY OF EACH MONTH; 7:00 PM  
HOMEOWNERS WELCOME TO THE HOMEOWNERS FORUM!

### BUNNY HOPPINING / EASTER EGG & BASKET DECORATING, GAMES AND SPRING FUN!

PLACE: UNDER TREES -OFF PARKING LOT AT MID-DUNTERRY PL.  
TIME: SATURDAY, MARCH 20<sup>TH</sup> 1:00 PM, 1ST DAY OF SPRING FOR ALL STONELEIGH CHILDREN AND THOSE YOUNG AT HEART.  
CONTACT MARLENE BANKS FOR DETAILS, (703) 821-1725.

### YARD SALE

PLACE: IN FRONT OF STONELEIGH, CORNER OF CHAIN BRIDGE & WESTMORELAND  
TIME: MAY 7<sup>TH</sup>, 8:30 AM. TO 12 NOON  
CLEAN OUT YOU ATTICS AND CLOSETS, RAIN DATE: MAY 4<sup>TH</sup>.  
CONTACT: LORI MURPHY (703) 883-1157

### STONELEIGH SPRING CLEAN-UP

PLACE: STONELEIGH GROUNDS, COFFEE AT 8:30 AM AT END OF DUNTERRY COURT  
TIME: MAY 14<sup>TH</sup> 8:30 AM TO 12 NOON  
HELP SPRUCE UP STONELEIGH AND MEET YOUR NEIGHBORS BY SPENDING A FEW HOURS CLEANING UP OUR GROUNDS.  
MCLEAN TRASH WILL ALSO PROVIDE A DUMPSTER FOR HOMEOWNERS TO DISPOSE OF LARGER ITEMS. KIDS ARE ENCOURAGED TO COME IN COSTUME AND MAKE A GREAT DAY OF IT. RAIN DATE MAY 21<sup>ST</sup>.

## Stoneleigh Board of Directors

Mitch Sacks, President	7011 Alicent Place (703) 748-5997, Email: <a href="mailto:msacks@bellatlantic.net">msacks@bellatlantic.net</a>
Lori Murphy, Vice President	1610 Dunterry Court (703) 883-1157
Marian Hopkins, Secretary	1590 Dunterry Court (703) 847-3112 Email: <a href="mailto:mehopkinsmclean@hotmail.com">mehopkinsmclean@hotmail.com</a>
Winnie Pizzanno, Landscaping	1540 Bruton Court (703) 288-4728, Email: <a href="mailto:pizzano@erols.com">pizzano@erols.com</a>
Don Sumihiro, Security	1614 Dunterry Court (703) 244-7339
Marshall Hyman	7017 Alicent Place (703) 847-1976, Email: <a href="mailto:marshallhyman@hotmail.com">marshallhyman@hotmail.com</a>