

Stoneleigh News

April 2006

Stoneleigh Launches New Web Site



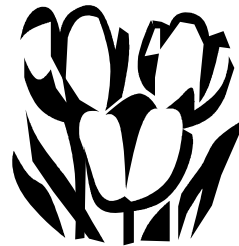
Stoneleigh.org

Our association has just launched a new, user friendly website. The new and improved "Stoneleigh.org" tracks events, home sales, newsletters and a hosts a new directory that allows home owner's immediate access to data and the opportunity to keep their personal records current.

Found at Stoneleigh.org, our website is managed by our association President Mitch Sacks. Please send Mitch an email msacks@verizon.net and let him know what you think of our new and improved website. And a big thanks to Mitch for the hard work to get this done.

Spring Fever

Not to late to start a colorful garden



Flowers

Spring-flowering bulbs such as daffodils and tulips dependably grow year after year and signal the arrival of spring in a way no other group of plants can. This is a prime time to plant shade-loving perennials such as colorful columbines and decanters, with their unusual bleeding-heart-shaped flowers. Help enhance Stoneleigh and make it as beautiful as it can be by planting annuals, perennials and this fall bulbs in your yards.



Shrubs

Wonderful spring shrubs include the well-known forsythia and azaleas, both of which can make an otherwise bland landscape come alive with a dazzling display of flowers. Azaleas grow best where they receive afternoon shade and prosper in acidic soil dosed with a layer of mulch. Just before they bloom, azaleas should be fertilized.

Spirea is a popular shrub (see the lavender ones in my front yard) that blooms in spring and requires very little care and maintenance. Most species have white

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Real Estate Update



By Marshall Hyman

This is an update of the local real estate market which we have all seen change over the past few months.

Here are some of the differences between now and last summer:

- Multiple offers for properties exist but are rare.
- There are very few escalation clauses in contracts these days. The offering price is specific.
- There are only a few non-contingent contracts because sellers think the buyer may take a long time to sell his/her home.
- Properties are staying on the market for longer periods of time - more like a normal market but not an outrageous time period.
- Buyers are making lower bids and they are being accepted by sellers who are concerned that the next offer may be a long time in coming.
- Short-term interest rates are increasing and fewer people are using short-term ARMs (Adjustable Rate Mortgages) to purchase their homes.

Long term rates are rates are going up, but not significantly and are certainly still favorable from a long-term perspective. The traditional 30 year fixed mortgage or the long-term interest only mortgages are the fashion.

What does this mean? Who knows, but I do not see a bubble bursting or bottom falling out. So far I see this period more as a return to normalcy than anything else. Jobs are plentiful, unemployment is low and people are still moving to this area. Interest rates have crept up and price increases have slowed, if not leveled out. The net result is little to no change to a monthly mortgage payment. I still expect a slight

increase in home prices during the spring season but let's see.

In the mean time keep upgrading and maintaining your homes, which have been super investments. Remember that landscaping and outside maintenance, like paint, makes all of Stoneleigh look better to potential buyers thereby increasing the value of not only your home but the entire community.

Landscape Update



By W. Pizzano

As soon as the azalea's finish blooming, Springfield Nursery will do the first of three prunings. They prune all plants on common land as well as the shrubs in front yards. **Shrubs are trimmed below window height and away from neighboring yards.** If you prefer to do your own pruning, we include your home on the "No Pruning List." That list is as follows:

1540 Bruton - do not trim anything, not laurels, not plants @utility boxes

1556 Bruton - do not prune

1570 Dunterry - prune all but cypress

1574 Dunterry - do not prune front

1601-1606 Dunterry do not prune

1601 only prune hollies by porch and window

7011 Alicent Place - do not prune ivy

7043 Alicent Place - do not prune

1520 Westmoreland - do not prune front, ok to prune side

7000 Alicent Court - prune everything, but the plants in front of the house.

Please email Winnie Pizzano (pizzano@erols.com) if you want to be added or deleted from the list.

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Bed preparation and mulching is underway and should be completed by May. Applications of pre-emergent crabgrass control are underway --last year was a bad crab grass year. Crabgrass control works by creating a barrier in the top ¼ to ½ inch of soil that will not allow some types of seed to germinate. A low nitrogen fertilizer is included to give the grass a spring boost. Work on the lawns such as digging, aerating, or hard raking will disrupt the barrier and reduce the effectiveness of the weed control. Last fall we aerated and seeded. The pre-emergency control in the spring prevents grass seed from germinating so we do not plant seed in the spring. If we plant later, it is difficult for new grass to become well established. Other alternatives will be considered for difficult areas.

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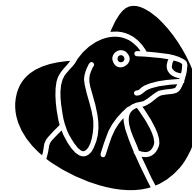
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flowers and are hardy in Zones 1 through 4, but at least four types of spirea produce pink flowers.

The old-fashioned fragrant lilac is a real beauty that has been popular and steadily improved upon for decades. Today more than two dozen species and 500 varieties are grown in the United States, and at least eight different colors are available.

DOG WALKERS



Please help us keep Stoneleigh a dog friendly community. Keep your dog on a leash when it is outside your fence and be sure to pick up after your dog. Nothing frustrates your neighbors more, than finding dog droppings in their yards or on the sidewalk. Of course, your dog must be licensed in Fairfax County and obey the leash laws.

EASTER EGG HUNT APRIL 15TH



Stoneleigh will host an Easter egg hunt for children Saturday, April 15th at 11:00AM. Meet under the trees at Dunterry and Alicent Place.

All those interested in helping plan the event please contact Marlene Banks at finnsearch2@aol.com.



Find the two matching pairs

