

# Truro Trails

*Octooooober 2002*



Trick or Treat!

# TRURO HOMES ASSOCIATION

## BOARD OF DIRECTORS

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President	Dave Watts	<a href="mailto:president@truohomes.info">president@truohomes.info</a>
Vice President	Thom Goertel	<a href="mailto:vicepresident@truohomes.info">vicepresident@truohomes.info</a>
Secretary	Bob Garrett	<a href="mailto:secretary@truohomes.info">secretary@truohomes.info</a>
Director	Ken Lucas	<a href="mailto:director.ken@truohomes.info">director.ken@truohomes.info</a>
Director	Patty Vinall	<a href="mailto:director.patty@truohomes.info">director.patty@truohomes.info</a>

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## EMAIL

## BOARD LIAISON

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Neighborhood Watch	Heather Davies Diane DeTroye Michelle Lucas	<a href="mailto:NW@truohomes.info">NW@truohomes.info</a>	Ken Lucas
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Publicity	Cathy Bostak	<a href="mailto:publicity@truohomes.info">publicity@truohomes.info</a>	Bob Garrett
Social	Marleen Richlak	<a href="mailto:social@truohomes.info">social@truohomes.info</a>	Thom Goertel
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<b>Traffic Task Force</b>	<b>OPEN</b>	<a href="mailto:traffic@truohomes.info">traffic@truohomes.info</a>	<b>Bob Garrett</b>
TCC	Tom Allen	<a href="mailto:tcc@truohomes.info">tcc@truohomes.info</a>	Bob Garrett
Web Site	Ferris Kaplan	<a href="mailto:website@truohomes.info">website@truohomes.info</a>	Bob Garrett

## OTHER ACTIVITIES/GROUPS

Clubhouse Reserv./Rental	Carol Goertel	<a href="mailto:clubhouse@truohomes.info">clubhouse@truohomes.info</a>	
Cub Scout Pack 1864	Bruce Summers Nancy Boehling	<a href="mailto:cubscouts@truohomes.info">cubscouts@truohomes.info</a>	
Dive Team	Bill & Fawn Horr	<a href="mailto:dive@truohomes.info">dive@truohomes.info</a>	Patty Vinall
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**DEADLINE FOR TRURO TRAILS: 25<sup>th</sup> of each month**

**SEND INPUT TO: [trurotrails@truohomes.info](mailto:trurotrails@truohomes.info) NEW ADDRESS!!!**

## *Inside this Issue...*

- 1
- 2 **THA List of Names**
- 3 **Annual Truro Halloween Party**
- 4 **THA Board Minutes, 9/12/02**
- 5 **Nominating Committee Formed,  
Reserve Funds Article**
- 6 **Reserve Funds cont'd**
- 7 **Reserve Funds cont'd**
- 8 **Reserve Funds cont'd**
- 9 **Reserve Funds cont'd**
- 10 **Truro – How Does it All Happen?**
- 11 **Winter Swimming Returns**
- 12 **Dollar\$ and \$en\$e / Welcome New  
Neighbors / ACC News-ADA Update**
- 13 **Tennis Clinics**
- 14 **Recycling / Cub Scouts / Classified**
- 15 **Fall Festival, 10/12 in Fairfax City**



Sorry for the delay in getting the Truro Trails to you this month. The Editor just had a baby boy!

**Jared Andrew Lucas**  
Born 9/18/02  
7lbs 11oz, 21"

**Happy parents:**  
**Michelle & Kenny Lucas**

## **OCTOBER MEETINGS**

**All are welcome!!**

**TCC**, Tuesday, October 1<sup>st</sup> at 7:00pm  
**ACC**, Tuesday, October 8<sup>th</sup> at 8:00pm

**THA BOARD**, Thursday, October 10<sup>th</sup> 6:30pm

**HALLOWEEN PARTY PLANNING MTG**,  
October 14<sup>th</sup> at 7:00pm

**TRURO HALLOWEEN PARTY**  
Saturday, October 26<sup>th</sup> at 2:45pm

\* Meetings are held at the clubhouse unless otherwise stated.

## **Annual Truro Halloween Party**

***Saturday, Octooober 26<sup>th</sup> 2:45pm***

*By Sue Chandler and the Social Committee*

**RAIN DATE: SUNDAY, OCTOOOBER 27th**

Plans are already well underway for our 4<sup>th</sup> Annual Halloween Party, which will be held on October 26<sup>th</sup> this year at the Truro Community Center. The festivities begin with a parade that starts at the Wakefield Forest Elementary school parking lot and winds its way to the clubhouse. As always there will be a moon bounce, games, prizes, crafts and food. All that for \$6 per family plus the donation of some non-perishable food items, which we will give to the FISH (For Immediate Sympathetic Help) center at Cavalry Hill Baptist Church. Suggested canned items are: meat, beans, vegetables, and fruit; plus cereal, rice, and dry pasta.

Please come to the elementary school (don't forget your costumes!) at 2:45pm to get your hand stamped, drop off the food donations, and get ready for the parade. The parade will leave at 3:00 and the party will go on until 5:00. If you are not planning on joining the parade, why not come and watch? The kids always love to have spectators.

The next planning session will be October 14<sup>th</sup> at 7:00pm at the clubhouse, and we would love to get more people involved. So please consider coming to the meeting. We have a great group of volunteers, two of which have moved into the community within the last few months! Even if you can't commit to being part of the planning committee, perhaps you could do one of the following:

- Donate a half hour or hour of your time to help out during the event substituting for party organizers so that they can be free to spend some time with their children. (The people who work the food table, for example, often never get outside the building to see what is going on).
- Donate something for our raffle.

- Make some cupcakes or a batch of vegetarian chili (recipe supplied) to be made ahead of time and frozen.
- Help with setup/cleanup the day of the event.

If you'd like to offer your help with any of these things, please call Marlene Richlak at 703-xxx-xxxx or Sue Chandler at 703-xxx-xxxx. Let's make it a community effort!

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### **PARTY HELPERS WANTED – ALL AGES**

6th Graders, Middle Schoolers and High Schoolers...we need your help for our Halloween Party on October 26<sup>th</sup>! If you would like to help or need community service hours, please contact Sue Chandler at 703-xxx-xxxx or Leslie Kresek at 703-xxx-xxxx. Thanks!



## **Truro Homes Association Board of Directors Meeting September 12, 2002**

*By Bob Garrett, THA Secretary*

CALL TO ORDER: 6:30pm. All Board members were present. Ms. Yanick - Pool Chairperson and Ms. Ferris Record keeper were also present

1. No community members present for Open Forum.
2. Board approved minutes of last two meetings as published in the Trails.
3. Reviewed committee liaisons - no changes.
4. Financial - Treasurer's report: Roper revised format of report for better clarity and definition of cash flow. Overall assets continue at \$434,000. Budget issues: Reviewed assessment

structure. THA DUES for 2003 may not exceed \$180.96, but there is no mandated limit for TCC assessment. In the past five years the TCC dues have ranged from as low as \$275 to a high of \$325. Budget assumptions will be 2.5% inflation based on R&M data and 1.66% interest based on 6-month T-Bill yield. Board approved reinvesting T-Bills for the next six months. Committees need to submit budget requests by the end of September to Chuck Roper ([croper@cox.net](mailto:croper@cox.net)). At the October Board meeting the budget will be prepared for the November General Membership meeting.

5. Committee reports: Parkland - Goertel discussed possible projects for 2003. Ossian Hall playground is well underway; one more piece remains to be installed.

### **OLD BUSINESS**

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1. **Insurance update** - have not received refund from old policy, nor bill for new.
2. **Status of pool operations** - only two e-mail complaints to Watts and Yanick. The concerns were insufficient grounds cleanup and the gate needs to be watched continuously. Yanick got requests to make pool area nonsmoking and to extend pool season beyond Labor Day. These issues will be considered for next year's operations. She acknowledged that much of our success this year was due to a strong pool manager. Discussed gate guard issue: current contract requires gate to be staffed while pool is open. These issues will also be considered for next year's operations to achieve a higher level of gate security. Consensus is that Board was satisfied with this year's performance by Crystal and will continue their services for the 2003 season. The pool management contract for 2004, however, will again be competitively bid to market test the value of a management contract. Discussed need for concrete work on pool deck. Will be handled with Reserve Fund if work must be done. Concerned about how to do specifications and whether there is an actual need (a recent professional survey said it was

not needed). Wood deck will be waterproofed this Fall.

3. **Reserved Fund Study** - State law requires a study of reserve fund requirements every five years. Our July 2000 study by US Inspect meets the state law requirements, and our July meeting on the status of reserved funding meets the requirement for annual reviews. Watts will prepare an article for the *Truro Trails* on the issue.
4. **Book of Resolutions** - should we propose and publish in the Trails a Board policy on dues collection? The Board decided not to add to the Book of Resolutions, but rather, to handle issues of THA dues payment on a case by case basis.
5. **Volunteer Party** - Goertel will discuss with Marlene Richlak. Still considering recognition for "Truro Volunteer of the Year."

#### **NEW BUSINESS**

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1. Board will review and comment on Publication in the October Trails of articles on reserve funding.
2. Watts will seek legal advice on enforcing ACC guidelines.
3. Board meetings will now begin at 6:30pm.

ADJOURNMENT: 7:45pm



### **Nominating Committee Assembled for November THA Board Openings**

*By Patty Vinall, THA Board*

This November two positions on the Truro Board will be up for election. A nominating committee has been established consisting of Thom Goertel, Patty Vinall, Noel Leavitt, John Brennan, and Fawn Horr.

The committee will meet in September and establish a ballot which will be published in the October Truro Trails. A biography for each candidate will be published for review before the November General Membership Meeting. Anyone interested in being on the ballot, please contact one of the nominating committee members.



### **Replacement Reserve Fund, Long Term Reserve Funding**

*By Dave Watts, THA President*

*The Board thought the following two articles would be helpful prior to the General THA meeting in November, where the community considers and adopts the THA and TCC budgets for the upcoming year.*

*The first is an article written by Don Johnson, a past THA President for seven years. Don was instrumental in getting the reserve fund established and accepted by the community. This article is an excellent summary on the history of the reserve fund and its importance to the financial health of the community. The second is by Dave Watts describing the recent changes in state law on reserve funding and the Board's compliance efforts.*

Five articles appeared in the *Truro Trails* in 1996 regarding replacement reserve funds and long term reserve funding and THA. These articles explored what reserve funding is, how a reserve study is conducted, funding strategies and methods, past and present THA approaches to dealing with reserve funding, and results of the THA reserve study underway at that time. It has been six years since these articles appeared, and the Board thought that it is time to provide a reminder of what reserve funding is all about, a history of what THA has done, and to bring you up to date on where we currently stand.

One of the most important efforts of a homeowner's association that has physical assets is to provide for future repair or replacement of them. Associations have the options of periodic assessments over the

life of the assets, special assessments at the time of replacement, borrowing funds, a combination of the above, or the most common method of setting aside funds in a special category. Such set aside funds are usually called reserve or replacement funds.

Educated home buyers inquire about the financial management of the associations where they are considering a purchase, and Virginia requires a Disclosure Package with financial information. The possibility of a special assessment can negatively impact on the market price of a house. Also, lenders may consider the association's financial health when approving mortgage applications.

Payment of assessments and user fees that include funds for the replacement fund does not cost the homeowner additional money. Roof replacement, repairs, etc. must be done whether or not the expense is planned. Here are some of the reasons for maintaining a replacement fund:

1. The fund provides for planned replacement of major items.
2. It distributes the contributions of all members during their residence in the community. Long term residents pay more and benefit more; short term residents pay less for a lesser total benefit.
3. It minimizes the need for special assessments. An unfunded major replacement could result in a significant, unexpected assessment without planned replacement funding.
4. A replacement fund enhances resale values.
5. Accounting standards require proper maintenance of a replacement fund.

How does an association go about establishing and maintaining a replacement fund?

The first step is a reserve study to determine which components should be in the reserve fund. The reserve study may be done by hiring a firm that specializes in facility evaluations for future replacement. It may also be done by individuals who are knowledgeable in facilities maintenance and repair and have proper credentials, i.e., a registered Professional Engineer. A complete inventory of all items requiring repair or replacement needs to be made. A threshold should be established so that components falling below a certain cost for repair or replacement are included

in the annual budget and those above are included in the reserve fund. Those items excluded from the reserve fund must be recognized in the annual budgets so that all repairs and replacements are funded.

The next step is to determine useful life expectancy. Estimating life expectancy is not an exact science; however, there are guides and published standards available to assist. Association experience on individual items may also be useful. The current cost of replacement then needs to be estimated. The professional software package used by THA contains a data base on both cost and useful life for many of the items in our inventory.

The final step in reserve planning is to establish a funding plan. Regardless of the plan selected, **the most important issue is a commitment to the process of setting aside reserves and educating homeowners about the necessity for it.** There are two basic strategies for reserve funding:

1. Single year projection - setting aside funds for a current year and recalculating each year. Interest and inflation are not usually considered.
2. Multiple year projection (cash flow projection) - determining amounts to be set aside in each of the next several years. Interest and inflation may be included.

There are two methods for preparing either single year or multiple year projections:

1. Component method. Each component has its own payment plan. A cost to replace is estimated and the useful life. If a component costs \$1,000 and has a life of 10 years, the plan would collect \$100 each year so that at the end of 10 years there is full funding for replacement. The annual cost for each item in the plan is determined and the sum of them determines the annual budget for the reserve plan.
2. Pooling method. Determine replacement costs and remaining lives for each item, the project both the annual contributions and anticipated expenditures into the future to determine the cumulative fund balance for each year.

The fund balances can be reviewed over a period of time and adjustments made to the annual contributions. This method helps ensure that adequate funds for replacement will be available when needed.

THA began using the pooling method in 1992, making projections using a spreadsheet which listed all components, cost, and useful life. Professional software has been used since 1995 which permits creation of a data base of components, cost, and useful life. It has options for calculating reserves that can take into account inflation, interest earnings by the fund, and contingencies.

Here is some history on how THA approached reserve funding in the past:

In May 1983 an ad hoc committee was appointed to look into reserve funds and long range planning for them. The committee report was completed in December 1983 and set forth rationale for reserve funds and guidelines for their use. The study concluded that there was a requirement for reserve funds of \$191,000 in 1984, and that there was a deficit of \$115,000. As a result of this study, the membership voted to accept the Board's budget recommendations for increasing the THA and TCC contributions to the reserve funds for 1984.

The January 1990 *Truro Trails* contained an article which set forth the steps necessary to restore the Repair and Maintenance Fund in the THA books. This was followed in August 1990 with an updated Repair and Maintenance jobs schedule based on the 1983 study. This update, like the 1983 study, did not include any provision for items in the parklands. No projections were made regarding the adequacy of the reserve funds in this update as was done in 1983.

It became clear in 1990 that major work had to be done on Tennis Courts 1 and 2 to preserve them. This resulted in the installation of a drainage system under the courts and a new asphalt cap. All courts, including the basketball court, were resurfaced and other work was done. This work was completed in May 1991. The cost of this work made a significant reduction in the reserve fund, and it was obvious that the reserves were inadequate. The magnitude of the inadequacy was the issue. In September 1991,

the Board created the position of Maintenance and Repair Advisor. The Repair and Maintenance Schedule was updated using the 1983 study and the 1990 update with 1991 replacement costs. It was placed on a spreadsheet and projections through 1996 were made. The reserve fund projections made in November 1991 showed an approximate shortage of \$72,000. Funds for parkland work were included in this update; however, the amount established for paving the trails we knew was inadequate. During budget development for 1992 the Board decided to recommend a recovery period of seven years to eliminate the shortage. This was approved by the general membership as part of the 1992 budget.

In keeping with the Community Association Institute recommendation for periodic updates of reserve funding requirements, the Board, in 1995 purchased software for making projections of funding requirements. The software purchased gave the user the ability to calculate data using any or all of the calculation methods being used in the reserve analysis industry. It allows the association to become fully-funded while keeping the required monthly contributions as low as possible.

In order to achieve the benefits of the new software, a new detailed inventory of all items to be included for reserve fund accumulation was done in 1996. Previous inventories in 1983 and 1990 were updated. Item quantities were verified, such as length of the trails, square footage of the concrete deck at the pool, lengths of the various fences, etc. An evaluation of the remaining life for each item was made. One of the largest dollar items is repaving the trails. Accumulation of reserves for this was ignored until 1991, and even then the amount included in the 1992 plan was far from adequate. Development of a realistic repaving plan was made for reserve funding for the future. These actions served as the basis for making projections on reserve funding needed for preparation of the 1997 budget.

The cost in 1996 dollars for repair or replacement of all our assets was estimated to be \$481,313. A detailed analysis of each asset has been made to determine whether it is funded by THA assessments or TCC user fees. Criteria used for dividing costs between THA and TCC assigns the pool, tennis

courts, two parking lots, and the lower level of the club house to TCC. The park trails, bridges, one parking lot, and most of the upper level of the club house are THA. Research did not reveal a written basis for this split; however, it is logical and supported by past Board and community actions. A spreadsheet document was prepared that identifies each asset, and its funding entity. The results of this dividing assets between THA and TCC for reserves indicated 35 per cent coming from THA and 65 per cent coming from TCC. Past contributions to the reserve fund were made on a basis of approximately 30 percent from THA and 70 per cent from TCC. The primary contributor to this change is the inclusion of future repaving and repairs to the trails, which as noted above, largely was ignored. The Board approved this division at their August 8, 1996 meeting.

Another important issue became apparent during the analyses and projections being done related to interest earned by the reserve fund. It is widely accepted in the world of funding reserves that interest earned by a reserve fund is credited to it. Prior to 1997 all interest income was treated as THA income in preparing the budgets and determining the THA annual assessment. Prior to 1992, the beginning of our “get well” program, the amount of interest earned by the reserve fund was insignificant. It became increasingly significant as our reserve funds grew. This is an inequity to TCC members since approximately 70 per cent of the reserve funds were from contributions from TCC user fees. Many years ago when almost all THA homeowners were TCC members, use of interest earned by the reserve fund would have been an issue mainly of principle. It became an issue of both principle and real dollar amounts. Approximately one-third of THA homeowners never bought or have sold their TCC memberships. It was clear that some adjustments should be made to provide equity for both THA and TCC members. Previous Board policy statements emphasized that all THA homeowners benefit from our well maintained swimming, club house, and tennis facilities, whether or not they are TCC members. Conversely, deteriorating, unkept facilities have a negative impact on all home values. The Board voted at their August 8, 1996 meeting to credit interest earned by the reserve fund to it starting in 1997 and requested

the Treasurer to prepare the 1997 budgets accordingly.

*The following article explains the recent changes in Virginia law requiring homeowner associations to establish and maintain a reserve fund, the current Board's efforts to comply with these new requirements, and the status of the TCC/THA reserve fund as of today.*

The 2002 General Assembly amended the Code of Virginia [Va Code '55-514.1- Reserves for capital components] to require homeowner associations to:

A. . . . .

1. Conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace and restore the capital components;
2. Review the results of that study at least annually to determine if reserves are sufficient; and
3. Make any adjustments the board of directors deems necessary to maintain reserves, as appropriate.

B. To the extent that the reserve study conducted in accordance with this section indicates a need to budget for reserves, the association budget shall include, without limitation [emphasis added]:

1. The current estimated replacement cost, estimated remaining life and estimated useful life of the capital components;
2. As of the beginning of the fiscal year for which the budget is prepared, the current amount of accumulated cash reserves set aside, to repair, replace or restore capital components and the amount of the expected contribution to the reserve fund for that year; and
3. A general statement describing the procedures used for the estimation and accumulation of cash reserves pursuant to this section and the extent to which the association is funding its reserve obligations consistent with the study currently in effect.

The work of the Board in the 1990's to establish a healthy reserve account tracks the requirements and standards outlined by the recent Virginia



legislation. In effect, the Boards of the 1990's were ahead of the times in dealing with the preservation and replacement of the capital assets of Truro. As a result, THA's economic health is good, and compliance with the recent changes in the law will not be traumatic.

More recently, in July of 2000, the Board received a new, independent report on reserve funding, which it had commissioned earlier in the year, from US INSPECT, a private consulting firm located in Annapolis, Maryland. This report contains a comprehensive review of all THA and TCC facilities (including their state of repair), the estimated useful life of these facilities, and the cost of future replacement. The report also recommends reserve fund contributions for the next 25 years. This report, in the opinion of the Board, meets all of the requirements of the new law, as it is comprehensive in determining the "necessity and amount of reserves required to repair, replace and restore the capital components" of the THA and TCC.

Using the "Cash Flow Method" (i.e., the "Pooling method" we have used for over a decade) the 2000 Report recommended a minimum annual cash contribution to the reserve fund of \$41,500, which would provide an adequate fund until at least 2025. The Board will be giving careful attention to this recommendation in developing the 2003 year budget.

Under the "Component Method" an annual contribution of \$94,000 is recommended by the 2000 Report. This amount is considered excessive. The Component Method, as a mathematical model, contemplates major replacement and repair costs within 10 years. The Board did not accept those assumptions, concluding that appropriate levels of maintenance and repair would delay significantly replacement of major facilities and that our historic reliance on the Cash Flow, or Pooling method, was more appropriate.

For those truly interested in the details of all these efforts, let me reconcile a broad array of numbers. (I've rounded the number for ease of understanding.) In 1996, the real beginning of our efforts to come to grips with the future repair and replacement costs of ALL the THA/TCC facilities,

the Board estimated that the "cost" of replacement was around \$480,000. Using our computer model, past Boards have yearly updated the inventory of facilities and estimated cost of replacement. This year alone we updated twice the inventory of facilities and cost of replacement in order to have a current estimate. As of now, the replacement cost is estimated by our model at \$630,000. And, our software program suggests an annual contribution to the reserve fund of \$45,000 per year, as compared to the \$41,500 of the US INSPECT report.

US INSPECT suggests that "value" (i.e., replacement cost) of the THA assets is \$847,000. Included in their estimate, however, was replacement of the swimming pool at \$140,000. The Board has never considered replacement of the pool as appropriate, since it will last for many years if properly maintained. If you subtract out the pool cost, the US INSPECT replacement cost is \$707,000, compared to our software program estimate of \$630,000. In our view, these numbers are within appropriate margins of error and confirm that the prior estimates of replacement costs from our software program were clearly in the "ball park," as well as the recommended levels of reserve funding.

Not bad in my view! And, a new study will be commissioned in 2005 to assure that the THA/TCC reserve funding requirements are appropriate, and that our software program still provides accurate estimates.

In year 2001, \$46,000 was added to the reserve fund, plus interest (total of \$61,000). And in 2002, \$50,770 was added to the reserve fund, plus interest and 1999 operating surplus (total of \$76,500). Because of the expenditures incurred in those years (i.e., a new pool fence), the reserve fund was projected to fall to \$340,000. However, events turned out better. As a result of interest on money market funds, items being repaired rather than replaced, plus prior year surplus, certain projects being deferred, and completing some projects below expected costs, the reserve account is now around \$400,000.

What is important to note is this: The community needs to be assured that adequate funds will exist to

repair, replace and maintain the THA/TCC facilities at their present condition, and further that the Board will NOT resort to a special assessment to meet predictable expenses.

When you read the proposed budget in the November Trails, we hope that this background will facilitate an understanding of the financial condition of THA and the TCC; whether our efforts to “get well” are succeeding; and whether we are proceeding on a prudent financial path. And, most importantly, we hope these articles enhance the community’s continued support for an adequate level of reserve funding.



## **TRURO - HOW DOES THIS ALL HAPPEN?**

*By Chuck Roper*

On one of those just past August mornings when the temperature was about 85 and the sky was spectacularly clear and blue at 6:00am I was making my normal walk around the Community Center with our dog Otis. As the sun was raising above the tree line towards the East it struck me just how good the facilities looked. The new fence, shade umbrellas, recent pool white coat, new landscaping, redone ramp, and recent building paint job all made the place look really sharp; especially considering it is roughly 35 years old.

From my impromptu assessment of how good the place looked I drifted into just how great a summer this has been for activities associated with Truro. The adult social had good food, good DJ, and libations with the requisite beverage permit; it looked to me like a good time was had by all attended...I certainly did. The swim team won both the division and relay carnival championships and the dive team won its division championship. As a parent of a child competing in his last year on the swim team and coaching the dive team, this summer couldn't have ended any better. Our two children's participation in Truro sports has now

ended after 12 exciting years and numerous memorable events.

Since the morning was getting even better as the sun rose and I was feeling so good about the summer just passing, I drifted back to the time we moved here in August of 1990. When we looked at buying our house the Truro facilities and the opportunities they afforded our children seemed almost too good to be true.

Here it is 2002 and the facilities look as good as they did in 1990 and in many ways even better. Some of the changes that we have seen in those 12 years are: fans in the clubhouse, shade umbrellas at the pool, the “Truro” sign, a rebuilt tennis pavilion, a remodeled clubhouse deck and downstairs, a completely upgraded kitchen facility, rebuilt bridges and rebuilt playground areas in the Parklands, security system for the facility, an intense traffic study resulting in cut-through discouraging measures, replacement fencing, sidewalks, building entry way, a cover for the pool to reduce annual operating expenses, and a super web site that provides information to everyone about the community. And those are all in addition to the normal on-going pool management and facilities maintenance activities.

None of the above was accomplished by a government entity. None of the above was accomplished by a company performing a paid role of managing our community. How does this all happen? What I have seen consistently over the past 12 years is that folks in the community who have the time, talents, and desire to improve the place in which they live have made it happen. It's true that the “work” is generally done by contractors but the initiation of the action, the oversight of the work, and the assurance that we are getting our money's worth has been done by volunteers. My guess is that we couldn't have got much more done if we were a professionally managed community and volunteers would still be required to work with the managing company.

The point of all this is that if you have time, talents, and an interest in seeing Truro look as good in the next 12 years as we have seen in the last 12, please join a volunteer committee or contact the Board

directly. Volunteer participation on the Board or its committees is what makes Truro happen.



# COMMITTEE NEWS

## WINTER SWIM RETURNS

*By Patty Vinall, THA Swim Liaison*

The Truro Swordfish swim team is looking for swimmers! We want your children to join the swim team. We are a summer swim team that participates in the Northern Virginia Swim League (NVSL). It is a lot of fun and a great way to meet people in the neighborhood. There are different levels in which swimmers can participate and compete. The swim team also offers many fun social activities during the summer.

The Truro Winter Swim Program is beginning in October and we invite all children, ages 5 - 18, to join. This program concentrates on improving stroke techniques, and building endurance and speed over the winter months. Please note that while we want to encourage swimmers of all ages and abilities, this is not for beginners. A swimmer must be able to swim a length of the pool. If there are any questions, the coach can assess the swimmer's abilities and provide recommendations.

The winter swim program will begin on Sunday, October 20, 2002, and will be held every Sunday through May 21, 2003. A schedule of holidays of closings will be handed out at the first practice. The time is 7:30 - 8:30pm at the JCC, located on Little River Turnpike and Guinea Road. The cost will be \$140 per swimmer.

Please encourage your children to join our team. It is great exercise and a confidence-boosting experience. Plus, they come home clean and ready for bed!

For additional information, please call Marlene at 703-xxx-xxxx, or Patty at 703-xxx-xxxx.

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Please send the following information for each swimmer to: Truro Swim Team, 8622 Ordinary Way, Annandale, VA 22003

NAME/AGE OF SWIMMER(S):

ADDRESS:

PHONE #:

AMT. ENCLOSED: \$

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## A MESSAGE FROM THE SWIM COACH

It's hard to believe it but I am already thinking about next summer! For those of you who don't know, I will be returning next summer to coach the Swordfish again and hopefully Julianne will be too. There are many things that we need to consider for next summer and one of them is time in the water this winter for the kids. There are many great programs out there that offer 1-7 days a week of training, conditioning, and learning. A couple that I recommend that you may want to consider are the Potomac Marlins, Lou Sharp, Curl Burke, or the Makos, all of which are close to you and are great programs with many great coaches. Obviously, I know that not everyone will be competing in a winter swim program and I also realize that they are a pretty penny and very time consuming. For that reason the Truro Swordfish will once again offer a once a week swim program that will be coached by the wonderful and talented Mr. Russo. These sessions will begin in October and I urge everyone to become involved. It is a great opportunity to learn the technique and form that you may not have mastered this summer, so that we can get a head

start on next summer, so that we can DEFEND OUR CHAMPIONSHIP!!!!!!

If you have any questions please contact Patty Vinall or Marlene Richlak. Thanks and have a great winter. And above all, make sure you are HAVING FUN!

*Coach Mat Campet*



**Dollar\$ and \$en\$e**

*By Elaine Ferris, Record Keeper*

I have a few TCC memberships for sale since the pool season ended. Please tell your friends in neighboring communities (such as Mantua, where there is a waiting list), that there are a few openings in Truro. They can pay the \$650.00 bond on an installment basis if they wish.



**Welcome New Neighbors!**

*By Cathy Bostak, Publicity Chairman*

**NEW THA & TCC MEMBERS**

**Gary Lee & Jennifer James**  
4209 Ann Fitz Hugh Drive, Annandale, VA 22003

Gary - Sales Manager, AAA Networks  
Jennifer - Teacher

Child: Sarah Catherine: 2002

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**THANK YOU, EDNA!!!**

Our faithful block captain, Edna Joyner of 4223 Elizabeth Lane, will be moving away on Oct. 16th. She has been delivering the Truro Trails since she first moved into the neighborhood, when it was brand new in the late 1960s. . Thanks a million to Edna for all her years of service to the community. We wish her good luck in her move out to Gainesville.

Sue Weldon of 4217 Elizabeth Lane will be taking over Edna’s duties. A big welcome to Sue as our new area captain...we look forward to working with you going forward.



**PSSSST...**

**Remember...Password to members only section of web site is “community.”  
Get on [www.trurohomes.org](http://www.trurohomes.org) today and see what’s hot!!**



**ACC News**

*By Pat Halpin, ACC Chairman*

The Architectural Control Committee met at the clubhouse Tuesday, August 13, 2002 at 8:00pm. Present were Mary Johnson, Judy Rumsey, Don Lummis, Joe Beuasoleil and Pat Halpin.

The ACC reviewed three requests for change, which included:

- The replacement of a sliding glass door with a new similar door and the addition of a wooden rail/fence around the deck at the rear of a house on Bonnie Drive were approved.
- The enlargement of a deck at the rear of a house of unknown address was held

pending confirmation from the absentee owner that neighbors had been notified. The Committee also requested that the location of the property be included in the revised submittal.

- Six changes were approved for a Gardenview model house on Ann Fitz Hugh Drive. They included relocation of the front door and replacement of that door with a glass door bordered in wood. One window in a side wall of the courtyard will be removed and the lower panel of the kitchen window will be replaced with a flat siding panel. Two skylights installed parallel with the roof will be installed over the kitchen wing. Finally a dying tree, which overhangs the area to be remodeled, will be removed.

The Committee reviewed for a final time the list of items to be discussed at the "Open Session" concerning potential ADA and other upgrades to the Truro Community Center.

The next meeting will be held on Tuesday, October 8, 2002 at 8:00pm at the Clubhouse.

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**ADA Open Session, 9/17:**

The TCC and ACC hosted an "Open Session" to receive community input on the upgrades necessary to bring the Truro Community Center into compliance with the intent of the Americans with Disabilities Act. These renovations were outlined in the ADA Facility Survey Report commissioned by the Board of Directors and submitted by Universal Designers & Consultants, Inc on April 17, 2002. Both Committees had compiled a list which included not only the ADA mandated changes but also regular maintenance items and possible additions to the current facility. This Strategic Planning Items list was published with the September *Truro Trails*.

Although the crowd was small, it was articulate. After discussion, several of the items in the "Optional" section of the list were deleted. Those items, which were dropped, centered on the Great Room in the clubhouse. We will not consider

enlarging it nor will we add any type of raised platform within it. There will be no small meeting room added. The other items on the list will be prioritized as the process proceeds.

The list will now be reviewed at the October TCC Meeting and then will be forwarded to the Board of Directors. The next step would be to hire an Architectural firm to develop several Conceptual Design options based on the Strategic Planning Items list. These concepts including estimates of probable cost would be presented to the Truro Community for its consideration.



**Tennis Clinics...  
Still a Few Weeks Left!!**

**JUNIOR TENNIS**

Wednesday afternoons September 11 - October 16  
6 weeks

- 4:00-4:45 12 & older Cost: \$69
- 4:45-5:30 8 to 11 years old Cost: \$69
- 5:30-6:00 7 & under Cost: \$46
- 6:00-7:00 Intermediate to Advance players-any age Cost: \$90

**ADULT TENNIS**

September 8 through October 19  
Two to three tennis pros will be on the court for these clinics.

- Wednesday mornings 10:00-11:30
- Beginner to Advance Friday AM 9:30-11:00
- Beginner to Advance Sunday PM 12:00-1:30
- Beginner to Advance Cost: \$16.50 per clinic/person



## Recycling – Handy Pull Out Sheet

*By Leah Dela Cruz, Mike Urban, Zoriada Verkaik and Heather Davis*

Just in case the recycling article placed in the August 2002 Trails was a bit wordy, a pull-out page containing the same information has been included in this month's newsletter. It is a partial copy of the Fairfax County "Recycle Right" brochure and lists the types of recyclables collected by the county and the drop off centers where the recyclables may be taken. A list of contact phone numbers is also provided for residents that have specific recycling questions. The purpose of the pull-out page is so that it can be at your finger tips in the kitchen drawer, on the refrigerator or by the garbage pail/recycling bin as a quick reference. We have several copies of the entire "Recycle Right" brochure as well as others (Grass-cycling, Backyard Composting Guide, Mulching and Landscape Alteration, Breaking the Waste Habit, etc). If anyone is interested in one or more of these brochures, please don't hesitate to contact us.



## This-N-That



## Cub Scout Pack 1864 News

*By Nancy Boehling*

September has been a busy month for our scouts getting into their new school routine and with each den actively planning their activities for the 2002-03 year.

"Join Scouting Night" on September 18th was a

success with many new faces joining our Pack. If you missed that evening it is still not too late to join scouting. Call Jim Pratt at 703-503-1961 with questions.

October's program theme "It's a Jungle of Fun" will be celebrated around a campfire at the Pack meeting October 26th at Burke Lake Park. Each den is busy planning a presentation around this theme.

Our Pack is also actively selling popcorn. You may be seeing us this month at our local Giant and the Fairfax Skating Arena. If you would like to purchase popcorn and missed seeing us call Cheryl Groff at 703-425-7093. Thanks for your support!



## Classified

### ***WATCH FOUND:***

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- Man's watch found in the parkland near Brooklyn Bridge. Please call Linda to identify and claim at 703-978-1944.

### ***HELP WANTED:***

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- 6th Graders, Middle School and High School kids: We need **your help for our Halloween Party on October 26!** If you would like to help or need community service hours, please contact Sue Chandler at 703-126-1312 or Leslie Kresek at 703-425-9456. Thanks!

### ***AT YOUR SERVICE:***

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- ♦ **House/Pet sitters & Odd Jobs** - Going on vacation for a week? Need someone to watch your pets or your house? Well, you are reading the right ad! Our names are Kara Halpin and Taryn Horr and we will do all of the above plus other odd jobs around that you need done. We rake leaves, wash cars and can do many of those other things that you really don't want to

do. If interested, please call: Kara at 703-503-5473 or Taryn at 703-978-7568.

- ◆ **Mother's Helpers** – Ever wish you had a third arm or eyes in the back of your head? Look no further...we can be your "Mother's Helpers!" Our names are Kara Halpin and Taryn Horr and we are always willing to give that helping hand with your kids. We can play with them or supervise them for you so you can get things done around the house. We are also scheduled for the babysitting certification class at the hospital –an added bonus! If interested, please call: Kara at 703-503-5473 or Taryn at 703-978-7568.



## 26<sup>th</sup> Annual Fall Festival, Fairfax City October 12th

Over 500 Arts & Crafts Vendors  
Food and Main Stage Entertainment.

\$2 Adult Admission to Arts & Crafts Area  
Additional cost: carnival & teen activities

**FESTIVAL HOURS:** October 12th, 10am - 5pm  
**CARNIVAL HOURS:** October 11th, 5pm - 9pm  
**CARNIVAL HOURS:** October 12th, 10am - 8pm

For additional details and information:

<http://www.ci.fairfax.va.us/>