



Crosspointe Chronicle

May 1988

Vol. 1, Issue 1

Crosspointe: We've only just begun! New residents, new facilities, new phases

Crosspointe was just an idea not long ago. Today it is home to many of us and the individuals we can credit that fact to are Skip Gault and Skip Coston.

Gault and Coston are presidents of their individual companies, Great American Land, Inc. and Stonemark Corp., respectively, which are the general partners of Silverbrook Properties General Partnership. It was established specifically for developing Crosspointe.

These two gentlemen have teamed up before — most recently with nearby South Run Oaks, Burke Centre Town Center, Franklin Farms Village Centre, Courts of Tyson, and Merry Hill, an exclusive community in McLean. Gault and Coston have also been involved in many other developments in the county and have worked closely since the first phase of Burke Centre and the popular Franklin Farm development in western Fairfax County.

Contrary to what some believe, Silverbrook Properties General Partnership is not part of the Hazel/Peterson Companies. Both Gault and Coston have worked with the principals of Hazel/Peterson in the past, going as far back as 1975 and the first days of Burke Centre. Gault's and Coston's companies continue to work with Hazel/Peterson on commercial office and retail projects in Centreville and Fair Lakes.

Outlining how Crosspointe became reality, Gault said that after acquiring the land, the next order of business was selecting builders for the various home sites. This was no problem, according to Gault, because of successful working relationships established

at the earlier developments. In fact, he said, "the builders in Northern Virginia were clamoring to get in."

Crosspointe "phases"

Gault pointed out that they were seeking "a careful mix of quality builders offering a targeted range of prices." Gault added that "Phase II will offer an even broader range of housing opportunities." The fact that there is a Phase II and even a Phase III and perhaps a Phase IV came as a surprise to many of the early homebuyers.

Phase I features 330 lots on almost 268 acres. Phase II, which will be built southeast of Phase I generally between Ox Road and Silverbrook Road, will consist of 507 lots on 375 acres and include a second swim and racquet facility.

Phase III will be developed on the north side of Silverbrook, with 113

acres with 226 single family detached lots. The Association documents outline the potential limits of Crosspointe, which may one day encompass 1300 homes.

Silverbrook Widening

Gault stated at the annual meeting that there are plans to widen Silverbrook to five lanes with a much needed traffic light installed at the intersection of Silverbrook and Hooes Roads. Also in the works for that intersection is the Crosspointe Village Center to include retail stores, a service station, a day care center and a second church.

For those who enjoy the roller coaster ride on Silverbrook, the fun may soon be coming to an end when the ups and downs are eliminated after the widening.

When questioned about the church

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Crosspointe entrance off Route 123

Photo by Bill Rosinski

Chronicle News and Advertising Information

DEADLINE for ads and articles for the June-July issue is June 10, 1988.

ARTICLES may be mailed to the Crosspointe offices: P.O. Box 7430, Fairfax Station, Virginia 22039.

ADS for ongoing businesses are \$6/35 words, (\$9 non-residents). Personal ads (items for sale, garage sales, wanted, etc.) are \$3/15 words (\$5 non-residents). Help wanted, home rental or sale by owner are \$7/35 words (\$10 non-residents).

FREE ADS: Lost-and-found and carpool ads are free but limited to 15 words.

DISPLAY ADS: To place a display ad, call 690-5918.

ADVERTISERS: Please send all copy with payment to P.O. Box 7430, Fairfax Station, Virginia 22039.

The Editor reserves the right to edit all advertising submitted to the Chronicle.



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Pool hours, swim classes set at club; No. Va. firm in charge of particulars

One of the most important functions all Crosspointe homeowners will be affected by this summer is the management of the swimming pool. That task has been awarded to Falls Church firm Northern Virginia Pool and Spa, Inc. This company has been in the business since 1981 and currently serves 22 community pools in the area, according to President Jack Crowder.

Matthew Behl, secretary-treasurer of the firm, told the Chronicle that among these 22 pools are those at South Run, the Swim and Tennis Club of Fairfax Station and the Old Keene Mill Swim and Racquet Club.

Basically, the Crosspointe Swim and Racquet Club has hired Northern Virginia Pool and Spa to ensure smooth operation of the pool. That includes inspection of the pool and bathhouses before the official opening and day-to-day operations such as the hiring of lifeguards and conducting swim lessons.

Pool Hours

The hours of operation are as follows:

While public school is still in full session

Weekdays: 2 to 9 p.m.

Saturdays: 10 a.m. to 9 p.m.

Sundays: 10 a.m. to 9 p.m.

Holidays: 10 a.m. to 9 p.m.

Once the public school year ends

Weekdays: 11 a.m. to 9 p.m.

Saturdays: 10 a.m. to 9 p.m.

Sundays: 10 a.m. to 9 p.m.

Holidays: 10 a.m. to 9 p.m.

Behl said that swimming lessons will be offered to the membership beginning in late June and include the following classifications: toddler, beginner, advanced beginner and intermediate. There will be a minimum of six students per class, with three two-week sessions scheduled this summer. The lessons will be held in the morning hours before regular pool operating hours begin.

Shelly Amarel will manage our club, with Sharon Taksar assuming assistant manager responsibilities. Amarel is beginning her fourth season with Northern Virginia Pool and Spa and Taksar her third. In fact, all the pool employees at Crosspointe will be hired by Northern Virginia Pool and Spa. Behl emphasized that no Crosspointe residents will be employed at the pool, explaining that "kids working at the same pool as the community in which they live can cause all kinds of problems." Behl added that

any Crosspointe resident interested in this type of work can apply with his company and, if qualified, will be placed at another pool.

Still to be hired are a head guard and four lifeguards. These positions, along with the manager and assistant manager, are full-time positions. Company policy requires the pool manager, assistant manager and the head guard to maintain the local health department Pool Operators Permit and a valid Advanced Lifesaving certificate issued by the Red Cross. All lifeguards must maintain a valid Advanced Lifesaving certificate.

No Swim Team

There will not be a swim team at Crosspointe this year because there was not enough time to apply for admission to the Northern Virginia Swim League.

Behl noted that he will be doing a lot of the leg work getting Crosspointe ready to field a team in 1989. Despite the lack of a swim team, it promises to be a very successful first year for Crosspointe Swim and Racquet Club!

Swim and play the summer away

Swimming and tennis — what a great way to spend your time during the dog days of summer. The season kicks off on Memorial weekend and thanks to the efforts of the Pool, Tennis and Recreation Center Committee, a successful summer season is a sure thing.

Once the pool season opens, swimming lessons will be available to all age groups, toddler through adult,

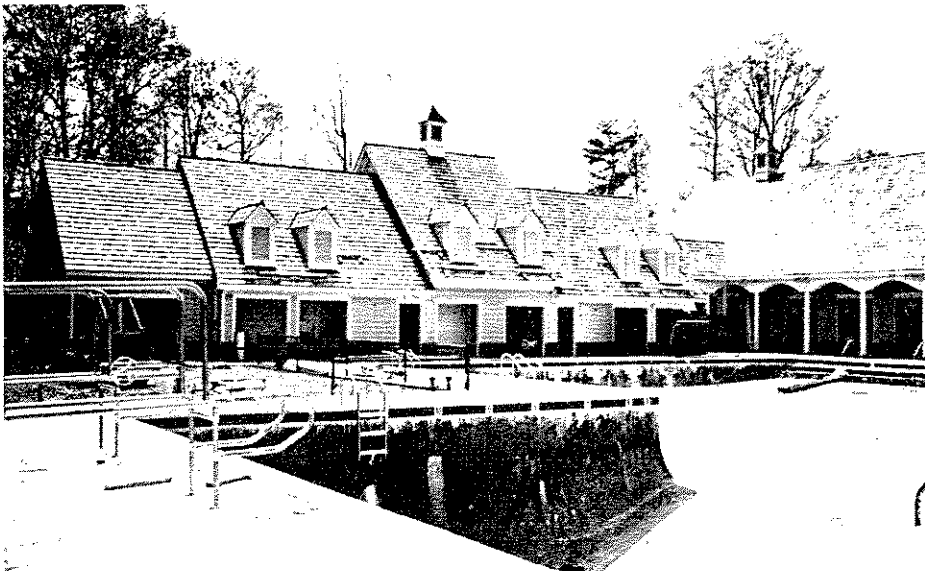
depending upon the interest level generated in the membership community. Further details will be available prior to the opening of the pool.

In preparation for the upcoming summer season, the concerned and dedicated volunteers on the P, T, and R committee have established facility budget requirements, outside pool membership criteria, pool security procedures, pool and tennis court operating rules, and reviewed the existing pool management contract in effect when the committee was formed.

On the tennis scene, the committee is currently developing guidelines to ensure equitable court usage, and negotiations are underway with a local club pro to provide tennis lessons for players of all abilities, depending upon community interest.

Due to the small number of Crosspointe residents, outside pool/tenant memberships are being offered on a limited basis. If you have a friend who you would like to sponsor as a member of the pool this summer, call Dave Cohen at 960-7502 or Shirley Breden at 250-7394.

And if you are interested in joining this "fun-oriented" committee, call Dave Cohen at 690-7502.



Pool nears completion for opening on Memorial weekend.

Photo by Bill Rosinski

Crosspointe approves 1988-1989 operating budget

Despite tight time constraints, Budget and Finance Committee (BFC) chairman Ken Kumor says every committee was very cooperative in assisting to develop the FY 1989 budget. He adds, however, that strict expense control is being emphasized this year because of the small number of families now living here.

In developing Crosspointe's first budget, which was distributed at the March 24 annual meeting, the BFC started with the one prepared by the Crosspointe community manager. It was based on experience in similar communities. The BFC then distributed copies of this proposal to other Crosspointe committees and asked for comments on the items relevant to each of their activities.

The responses not only questioned several of the budget estimates, but also included requests for additional funds — especially added capital improvements. After reviewing the comments and funding requests in the context of the original estimates, the BFC decided that, if anything, the budget would err by being too conservative.

While the committee has estimates on similar communities, there is no assurance that these numbers will be accurate for Crosspointe, Kumor points out, since plans for the detailed management, operation, and maintenance of the community have not been finalized. Moreover, it is unclear how successful any attempts to generate revenue from outside sources will be. The final budget prepared and submitted by the BFC was accepted by the Board of Trustees prior to the annual meeting of the homeowners association on March 24.

The result is that the current FY 1989 budget requires no increase in the \$90/quarter homeowner general assessment. However, there is a \$45,000 to \$50,000 shortfall between annual homeowner and builder assessments (income) and anticipated Crosspointe expenses. This shortfall arises because only 225 families are projected to reside in Crosspointe during FY 1989, and \$49.50 of each quarterly resident assessment is earmarked for trash collection and general community management.

Unless Crosspointe residents are willing to accept massive increases in homeowner assessments, the gap can

be closed only by taking temporary measures to generate funds from outside sources. Consequently, the FY 1989 budget contemplates the sale of 400 associate pool memberships at \$275 per family for the 1988 swimming season.

If these 400 memberships are sold and if the present expense estimates prove accurate, there will be about \$60,000 available for additional initiatives this year and as a capital reserve for future years. Committees that can identify needs for additional funds should submit a request plus supporting information and cost estimates to the BFC for consideration in the event these funds become available.

By the close of FY 1990, it is estimated that 650 families will live here. To that end, the community should aim to have homeowner assessments

roughly cover the operating expenses to ensure long-term viability. Residents can best achieve this goal by actively contributing their time to community activities and needs, minimizing outside services, according to Kumor.

In future columns, the BFC will report the community's progress in meeting revenue and expense targets approved by the BFC.

Kumor states that, in general, the BFC's tasks include reviewing the community's income and expenditures, monitoring the association's financial status, preparing the annual budget, and recommending fiscal policies and procedures to the Board of Trustees.

For information, call Ken at 690-0339.

School registration now underway

Crosspointe residents will join with others in the area to open Fairfax County's new Silverbrook School this fall.

To register children for the school's first kindergarten class, parents should call Lorton Elementary at 690-1321 unless they have already been notified and have attended the kindergarten pre-registration. Proof of birthdate is required.

Registration for grades 1-6, all to be taught at Silverbrook, continues through the end of June at Lorton Elementary, 8101 Lorton Road. All registrants must provide proof of birthdate and an immunization record.

Students not previously attending Fairfax County Schools must obtain a Fairfax County physical examination form to be completed by the family's physician. After June, registration will take place at the Silverbrook school.

Hayfield Secondary School, located at 7630 Telegraph Road, serves our seventh through twelfth graders. Registration may be completed any weekday (including the summer months) from 8 a.m. to 3 p.m. on a "walk-in" basis. Proof of address, birthdate, an up-to-date immunization record, and the student's last report card are all required. Call 922-5020 for more information.

Open spaces, pond preservation pushed

Preservation and enhancement of the community's common area and facilities are the primary goals of the Open Space Committee, chaired by Bob Hardiman of 8628 Eagle Glen Terrace.

After one of two meetings, committee members successfully recommended a change in the siting of the soccer field. Upon studying the situation and receiving a petition from residents, the Board of Trustees determined that the soccer field would not be located in Section One.

Other items discussed include the budget, the setback for the six-foot-

high wooden sound attenuate fence along Route 123, the recreational uses of the pond, and the type and amount of maintenance to be provided for the common areas at Crosspointe. Hardiman explains that the committee will continue to advise and assist the Board of Trustees to achieve goals that are in the best interest of all community members.

Hardiman reports that meetings are planned for the third Wednesday of each month at his home. For information, the chairman can be reached at 690-7178.

Crosspointe students to open new "Silverbrook"

New schools - that's always a topic of concern when you move. For Crosspointe residents with elementary school age children, the "new" really means just that with the opening of a new school in our community this fall.

Silverbrook Elementary, which remains a site name at press time, will replace Lorton Elementary, closing after 52 years of serving Fairfax County students.

This new school will encompass Lorton, South Run Oaks, Timber Ridge and Hampton Roads, as well as Crosspointe.

Marlene Kumor, Education Committee chairman, reports that Yvonne McCall has been named principal of the new school after eight years at Dogwood Elementary in Reston.

Says committee member Lynne Steer, "Mrs. McCall firmly believes in enriching the environment from within the classroom. She is confident that each child should be pushed to the best of his or her ability."

An in-depth interview with Mrs. McCall is planned for our next newsletter. In the meantime, we would like to fill you in on other school details.

When completed in July, our new school will have the capacity to house 800 students, with 387 students expected this fall. The school is

also projected to be a "SACC" center for before and after school care for a limited number of working parents.

Specific hours of instruction for next year will not be available until late August, Kumor reports, when enrollment is more clearly established and trial bus runs between schools have been completed.

While academics are of primary importance, play is an integral part of our students' days as well. An adequate playground is going to cost approximately \$20,000, according to a submitted proposal. Since the county does not fund school playground equipment because of liability insurance questions, we must raise the funds ourselves. If you are interested in assisting in that effort, contact Mike King at 690-6182.

While we are all looking forward to our new elementary school, of concern to many is the secondary school situation. For us that is Hayfield, located 15 miles away, across I-95 and

past the Lorton Reformatory. For those who take the late buses, a trip of 45 minutes or more can be expected during rush hour.

Several other schools are much closer, including Lake Braddock and West Springfield, but these are already over capacity and located in Area IV. Hayfield, in Area I, is under capacity.

We can work to have our area rezoned or fight for construction of a new secondary school, for which we need everyone's support. Currently, we are one of four areas under consideration for building. More information on the secondary school situation will appear in future issues.

There is no question that educational excellence is of great concern to Crosspointe residents. Because this is a primary concern, the *Chronicle* will continue to report all progress of the Education Committee. For information, call Marlene Kumor at 690-0339.

FUN on tap for June 4 fair

Moon walk, dunk tank, plus pony rides - these all add up to fun! And you can find all this fun on Saturday, June 4, when Lorton Elementary's PTA hosts its annual Fun Fair and Craft Show at the school.

This is a great opportunity to have fun, meet your neighbors, get to know future classmates and say hello to new principal Yvonne McCall.

Crafty individuals who would like to display and sell their handiwork are invited to rent a space for \$10.

In addition to offering a super time, the Fun Fair will raise funds for the Lorton PTA, which will be transferring its funds to the Silverbrook school this fall.

Need money? Offer services

Information on babysitters, pool sitters, yard workers, student car pools, play groups, general spring cleaning, house cleaning, dog walking, pet sitting, and any other assorted summer jobs will be available in our next newsletter.

In the meantime, we will try to publish an information card requesting details. It will be distributed either through the builders' sales offices or your neighborhood greeters.

If you are interested in offering your services for any of the above, please contact Lynne Steer at 690-3321 at any reasonable hour, but not between 1-3 p.m. (naptime).



Education Committee welcomes Yvonne McCall to recent meeting to discuss school opening and her educational philosophies.

Photo by Lynne Steer

Cable TV — — WHEN???

Is cable TV arriving in Crosspointe any time soon? According to our developer, Silverbrook Properties, negotiations are underway with Media General, the cable TV people of Fairfax County.

Although a start date for laying the cable lines has not been determined, a good guess is in the last months of 1988. Until then, says Silverbrook Properties' Skip Gault, any new utility work could jeopardize final county approval of Crosspointe curbs, pavement and final street surfacing. That is expected late this year.

Disappointed that no date has been set for laying the cable, Gault says he had anticipated Media General would be ready to begin work in Crosspointe when the initial utility lines were being installed. Since that wasn't the case, it is now necessary to wait until the county approves the utility work that has taken place.

Greg Josephs of Media General reports that his company is eager to begin and has the manpower ready to do the job with dispatch. He says there will be no cost to the homeowner for the cable installation and the eventual "hook-up" for each home will also be free, provided it takes place at the time of initial readiness. Later hook-ups do involve a cost to the homeowner, he pointed out.

"When" remains the unanswered question. Updated information will be available in future issues of *The Chronicle*.

Make a directory!

Although a community directory is still ten months away, a local directory is a great idea, according to the folks on Lake Crest Terrace. The information they have completed has become an indispensable refrigerator item, as you can see from the sample.

Maps were supplied by Fairfield Model Homes and enlarged on a copier with names, addresses and telephone numbers inserted. And while you're collecting this information, what a great time to learn names of baby sitters and other home workers. If you need more information, please contact Lynne Steer at 690-3321 (but not between naptime hours of 1-3 p.m.).

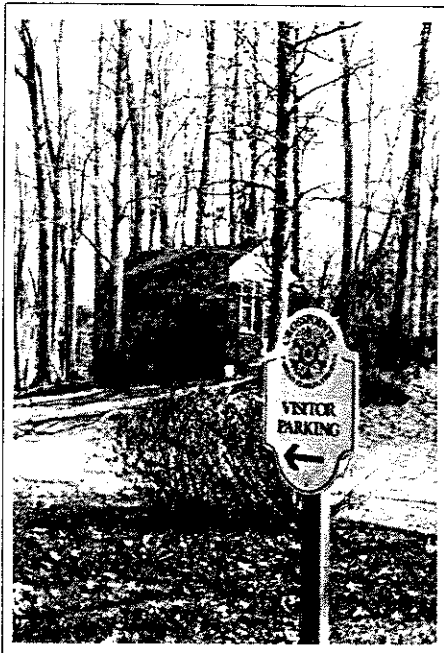


Photo by Lynne Steer

"WHOA, PARDNER ...HITCH MY HORSE WHERE???"

No... Your eyes are not playing tricks on you, nor are the vandals taking over our Phase II. If you correctly identified this sign on Silverbrook Road as the same sign by the old sales trailers, you are correct. We were informed it is for the builders

Speed is of essence with road committee

Results - that's what our Transportation Committee gets! Taking action to get the potholes fixed on Silverbrook Road between Hooes and the entrance to Crosspointe met with success within a day.

Committee chair Don Bleikamp confesses that it was apparently a coincidence. However, the committee did learn that the county's "pothole hotline" is 359-1271.

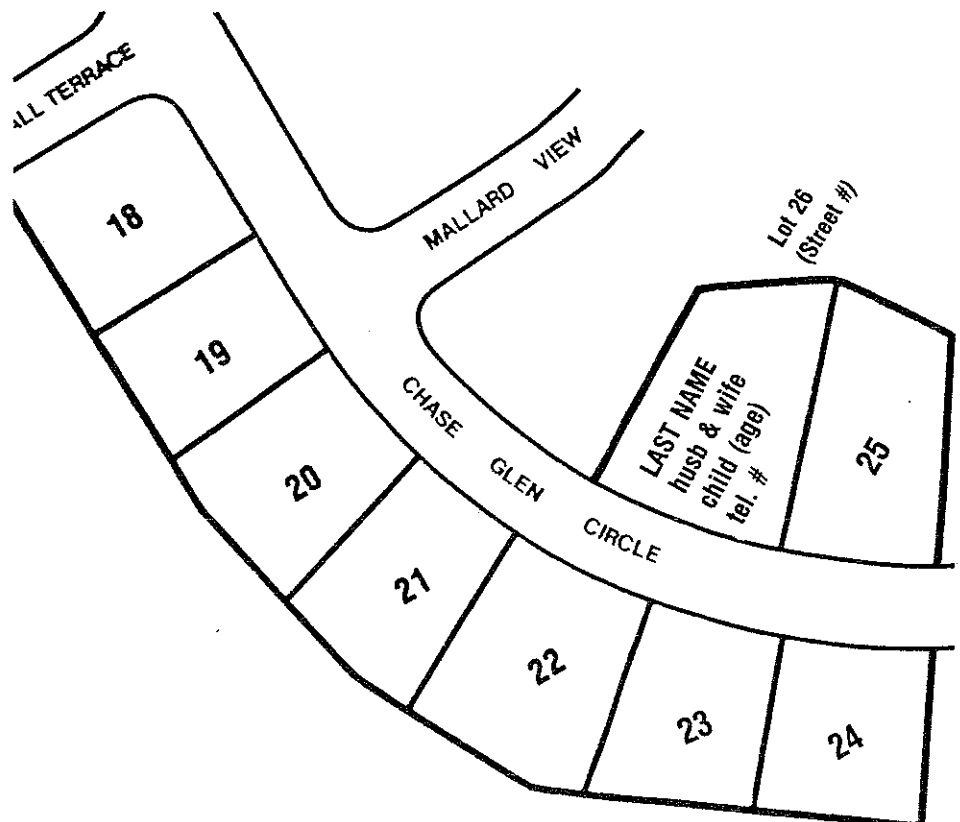
Bleikamp also reports that the committee is interested in organizing car pools to such high traffic destinations as the Pentagon, Crystal City and D.C. If you are interested in participating, please write your hours, destination, drive/ride preference, name and phone number and send to Bleikamp at 8443 Lake Mist Way.

Speed on our streets is another concern of this committee. Bleikamp says that the committee has discussed with developer Skip Gault the need for erecting 25 mph speed limit signs.

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and other business associates who use the small white house (not shown in picture) for the Crosspointe developers' weekly meetings.

Create your own local directory



Making changes? Follow the rules!

Building a deck? Adding a fence? Putting in a storm door? Make sure you check first with the Architectural Review Board (ARB). Any modifications to Crosspointe homes must first receive approval to ensure that they enhance the value and appeal of our homes.

According to ARB co-chairs Alana Adams and Greg Dana, among those items requiring approval are decks, fences, additions, sheds, landscaping and decorative objects.

The specific guidelines and requirements should be in every Crosspointe resident's hands by now, describing the application and appeals procedure for all proposed alterations and outlining the information that should be included in each application.

Adams and Dana say that their committee members look forward to approving changes that adhere to the established guidelines and meet the homeowners' desires.

A quorum of the ARB's five voting members and three alternates reviews each application received, with no individual member having the ability to approve or disapprove an application, according to the co-chairs.

All residents are asked to submit applications for any changes as well in advance of project start dates as possible to ensure a timely response. If you do not have a copy of the guidelines, please contact Shirley Breden at 250-7394.

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Results

Those are now going up and the contractors currently working in Crosspointe will be asked to instruct their drivers to conform to the limits. The full support of residents is also requested.

In addressing its responsibilities, the committee is contacting transportation groups in neighboring communities to coordinate activities of mutual interest and take advantage of contacts that have already been initiated.

The committee, which welcomes all new members, notes that its primary responsibilities are to monitor changes in local roadways, research resident concerns, and notify the authorities when necessary.

For more information, call Don at 690-5773.



Photo by Bill Rosinski

Alan C. (Skip) Gault, Jr.

Continued from p. 1

Crosspointe's future

to be located at Crosspointe Village Center, Gault said there are actually two sites. One has been sold to the United Methodist Church. Actual completion of that facility, next to the Swim and Racquet Club, may be two or three years away. The second

Preview party opens pool, rec center

That large, attractive building beside the community swimming pool is more than a place to change your clothes for that refreshing swim — part of the building houses a new recreation center and community meeting rooms.

One of the first opportunities we will have to view this community asset is Friday, May 27, at 8 p.m. when the Pool, Tennis and Recreation and Social Committees host a wine and cheese party for Crosspointe homeowners.

Policies and procedures governing operation of the recreation center and meeting rooms are still being finalized but will be available shortly.

The Club includes a grand meeting hall, two offices, conference room, kitchen and patio. A maintenance fee will be charged for use of this facility for community and private member activities.

Anyone wishing further information or a reservation to use the recreation center, should contact the chairman of the Pool, Tennis, and Recreation Committee, David Cohen, at 690-7502.

church site at the Village Center has not yet been sold.

While every weekend we see numerous ads for developments throughout the region, Crosspointe has been conspicuous in its absence. Gault said that he had spent many hours with an ad agency, but finally decided that "it was more important for the prospective home buyer to be impressed with what is actually in the community, not in a newspaper ad."

He said information about our community has been sent directly to area realtors and ads do appear in the bi-monthly New Homes guide. A recent ad there listed Leigh Properties as Crosspointe's newest builder, but Gault reports that the company has pulled out because of too many other commitments.

Local Amenities

Those saved advertising dollars have helped finance such early amenities as the lake, racquet club and the brick walls at both entrances. "We tried to put our best foot forward," said Gault, who stated that through the sales trailers alone \$50 million in homes were sold.

Currently, Gault is also president of the Crosspointe Homeowners Association, officially entitled the Swim and Racquet Club, Inc. Although there are no residents on the board of trustees at this time, Gault explains that he is striving to ensure that our own resident-run committees operate under self rule. He reiterates a statement made at the first Annual Meeting that trustees will gradually be replaced by Crosspointe residents. Introduced at that annual meeting were trustees Sally Keller, vice president; Anne D. Peterson, secretary; and Charles Minnick and Peggy Marshall.

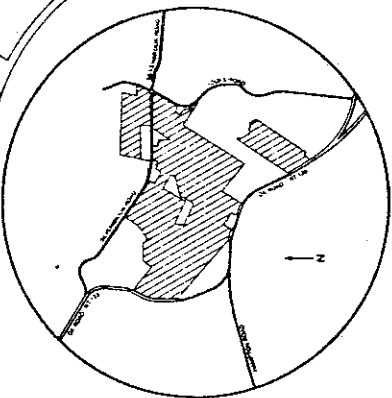
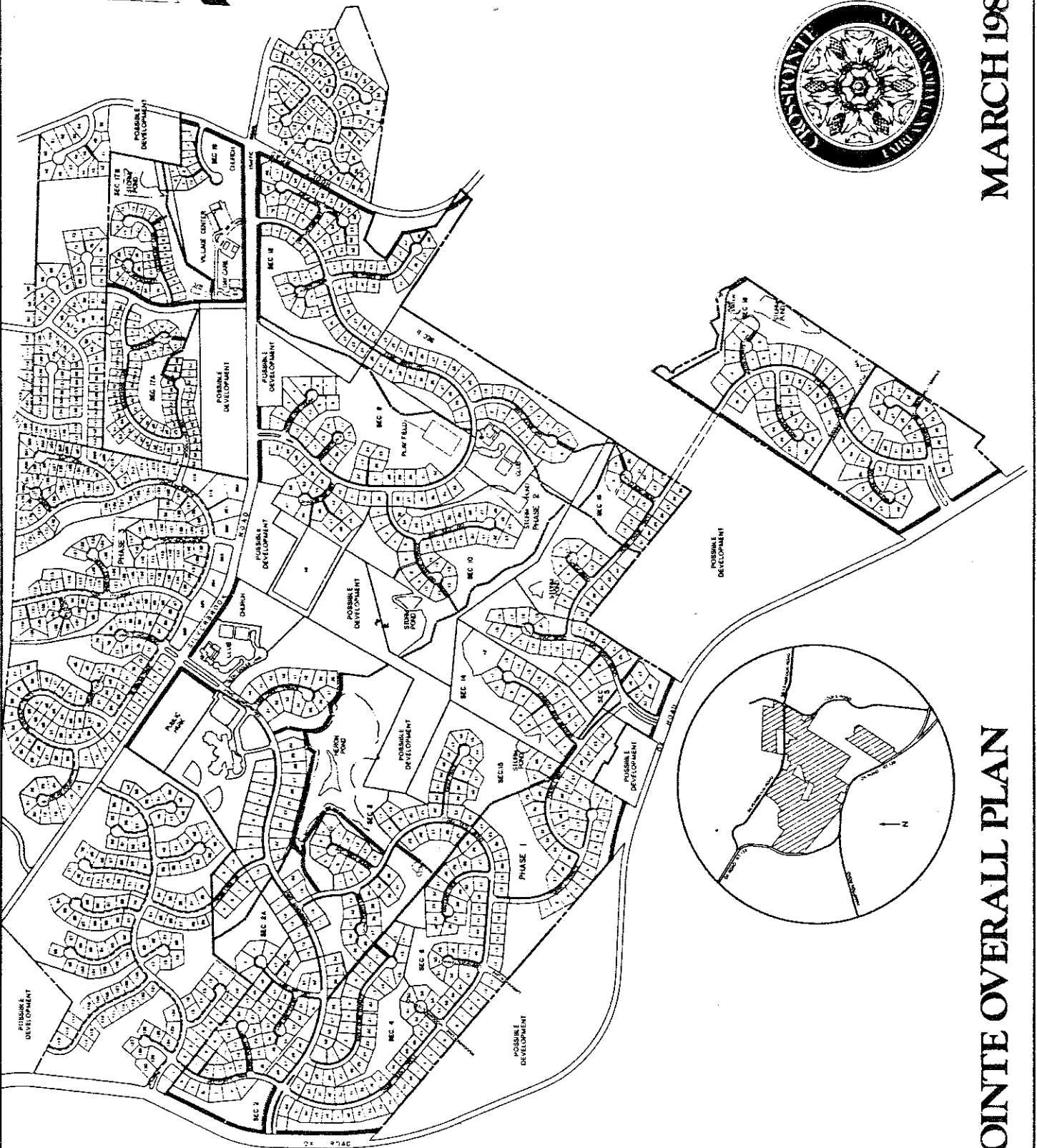
Another important member of the Crosspointe family is Shirley Breden, the community manager. Breden has been instrumental in setting up many of the committees.

Gault emphasized that he is "very impressed with the level of interest [shown among the committees] so far." He also stressed that as president of the Association he cannot get involved in disputes between homeowners and builders. However, when in his role as developer, he will gladly listen to any problems residents may have. It's an attitude many will appreciate.

For more information on your new community, please call the appropriate committee. The chairmen of these committees are listed on page 2.



MARCH 1988



TRAIL LEGEND
 APPROVED TRAILS
 UNAPPROVED TRAILS

SITE TABULATIONS

PHASE 1	267.90 ACRES
SITE AREA	330 LOTS
OPEN SPACE 4P%	107 ACRES
PHASE 2	374.78 ACRES
SITE AREA	567 LOTS
OPEN SPACE	153 ACRES
PHASE 3	113.1 ACRES
SITE AREA	226 LOTS
OPEN SPACE	23.7 MIN. ACRES
TOTAL AREA	642 ACRES
TOTAL LOTS	1063 LOTS

DISCLAIMER
 THIS SITE TABULATION REPRESENTS THE STATUS OF CROSSPOINTE VILLAGE AS OF MARCH 1988. EXHIBIT 'B' OF THE ASSOCIATION DOCUMENTS AS RECORDED IN THE LAND RECORDS OF THE COUNTY OF WASHTENAW, MICHIGAN, SHALL ESTABLISH THE INTENT AND THE ESTIMATED CROSSPOINTE VILLAGE DEVELOPMENT PROGRAM. THE INTENT TO MARK AND PLANT LOTS, OPEN SPACE AND PARKING STREETS AS THE DEVELOPER SHALL MAKE JUDGMENT DEEMAS APPROPRIATE.

- SITE AMENITIES**
- (1) SWIMMING AND RACQUET CLUBS
 - (2) PLAY FIELD
 - (3) PUBLIC PARK 7 ACRES
 - (4) PRIVATE OPEN SPACE 283 ACRES
 - (5) PUBLIC ELEMENTARY SCHOOL 14 ACRES
 - (6) CHURCH SITES
 - (7) DAY CARE SITE
 - (8) VILLAGE RETAIL CENTER
 - (9) SERVICE STATION
 - (10) TOT LOTS
 - (11) PLAY FIELD
 - (12) APPROVED AND UNAPPROVED TRAILS

CROSSPOINTE OVERALL PLAN