

# Tollgate Fare

May, 2005

[www.tollgateway.org](http://www.tollgateway.org)

## **Progressive Dinner**

Tollgate's Third Annual Progressive Dinner is this Sunday, May 15, starting at 5:00 pm. This year's participants will travel between three homes. Festivities begin with drinks and appetizers at Tony and Jacque D'Erme at 103 Tollgate. Dinner will be served just next door at #105, the home of Don & Sherry Beyer. And, the evening will end with coffee and dessert at #108 the home of Eric Kirschner and Rachel Talamonti. If you have not done so, please RSVP to Ella Lyons at 703-536-7441 by Friday.

## **Good Neighbor Reminders**

With summer around the corner, the landscape committee asks that everyone be conscious of the need to water the trees, bushes, and new sod around their homes. We do not have a company that waters for the community. With the heat of summer and the possibility of lack of rainfall, it is critical that watering be done on a regular basis. If there is a reason why you are unable to water, please let the committee know so they can get a volunteer to do the watering. Please turn on your outside water valve and have a hose available for these kind helpers. The trees and bushes add greatly to the value of all our property and deserve proper care. Thank you in advance for your attention to this matter.

## **Architectural Alterations**

The Architectural Committee reminds homeowners that any modifications to the exterior of your home require approval by the Architectural Committee **prior** to the work being done. This policy was adopted to maintain the beauty of Tollgate and to ensure the continuity of the appearance of our homes. Replacement garage doors, front doors, shutters, etc. are all subject to prior approval, as is changing the color of exterior paint or replacing roofs. A form is available to fill out and submit to the committee for approval of such changes. The Board thanks you for your cooperation in this matter.

## **Repairs at Tollgate**

The gazebo at the entrance of Tollgate is in need of repair and a new roof. A contract has been signed for the work to commence sometime in the next six months. Please use caution in that area once the work begins.

## **Gutter Cleaning**

The board, at its May 8 meeting, reviewed the issue of scheduled gutter cleaning and the expenses

involved. Since the previous contractor's work did not meet the desired quality expectations, new estimates were sought and found to be substantially more expensive for the cleaning. After reviewing the financial status of the association, it was determined that the board does not have sufficient funds to cover the increased expenses of a new contractor, and therefore, will not be able to continue providing this service. The board will, however, try to obtain a group discount for homeowners to have this work done, and arrange a time for this work to be done. The board will also forward to all homeowners information concerning a proposal for a replacement gutter system that includes covers that prevent the gutters from filling with debris. The contractor has agreed to give Tollgate homeowners a discount based on how many households opt to have the work done. Please be on the lookout for this important information.

## **Thank You**

Spring has blossomed once again revealing the beauty of Tollgate. While nature has a great deal to do with this attractiveness, it is also the result of hard work by several Tollgate residents. Not all the outside maintenance that keeps Tollgate looking so manicured is provided by our landscape contractors. It is easy to take for granted that the land of Tollgate will be nicely cared for. The reality is that our current association budget does not have enough reserve to cover the costs of outdoor care beyond the routine. Tollgate is fortunate to have many people willing to help maintain our property. Two individuals in particular, Garry Sauner and Bob Donaldson, have worked especially hard this spring on Tollgate. At the first hint of spring, Garry and his wife Gayle spent hours one Saturday cleaning out all the beds in the common areas facing Broad Street. Another Saturday Garry put down sod around all the new lamp posts and areas where posts had previously stood, and has followed up that effort with watering of the sod. Garry and Bob spent hours in the latest attempt to address the erosion problems behind houses at 108-110. These are just a few of the tasks that these individuals have undertaken for our development. It is easy to discuss what should be done, but far more difficult to go out and get work done. We thank Garry, Gayle, Bob and all the other people who give extra measure to make our neighborhood so special.

**For more information go to Tollgate website at: [www.tollgateway.org](http://www.tollgateway.org)**

### Proposed Land Use Change for Cherry Street

The Falls Church City Council has asked for a final work session before the final public hearing and vote on the proposed changes to the 1997 Comprehensive Plan. **Amendment 8** of this resolution is of interest to Tollgate because it involves the four properties, 101-107 on South Cherry Street that abut Tollgate property. Homeowners closest to these properties were notified by the City that the planning board had recommended that the land use designation be changed from low density single family home (R-4) to moderate density townhouse (R-TH) or cluster or duplex (R-C). This change should not be confused with the plan proposed by a private developer and presented to Tollgate last year that involved five single family houses similar to those on the west side of Cherry. That plan was abandoned, and is not part of the current plans. The proposed increase in density now being considered would pave the way for much denser building on these properties.

Hopefully all of you have read the e-mail sent out by the board last week concerning this issue. The Board encourages any Tollgate resident who has not done so, to submit comment to the City Council on this matter. Letters can be e-mailed to the Council through the City Clerk. Reference should be made to Amendment 8 asking that the Council vote **against** the proposed change to moderate density and to maintain a **low density** designation for the Cherry Street properties. The more homeowners who voice opposition, the better the chance to stop this density change.

### Parking

Parking is once again a concern for Tollgate homeowners. With the summer months and the return of young adults from college, and an increase in vacation visitors, the Board asks that everyone **review and adhere** to the parking guidelines adopted in May 2001 and included below. These guidelines were adopted to protect everyone in a fair manner. All Tollgate homeowners are expected to use the spaces provided on their **own property** (garages, driveways, and parking pads) before parking in the common areas. Unfortunately, there are only 14 common spaces for 29 houses. It is not fair to the community for a few homeowners to monopolize these common spaces. Cars not used on a regular basis, covered or uncovered, should not be "stored" in Tollgate's limited parking areas. Cars that can not be "stored" in garages, should be parked at alternate locations outside of Tollgate. Please review the guidelines in their entirety and make any necessary changes to your current parking habits in order to comply.

The parking policy, adopted on May 5, 2001, follows:

1. Community parking should be utilized only for visitors and the small number of Tollgate residents that have more than two vehicles. If a household has more than two vehicles, the residents in that household should utilize community parking as little as possible. Vehicles with the lowest level of utilization should be parked in the residents' garage, driveway, or parking pad, while the vehicles that are used most frequently should be parked in the community parking. This will allow others to use community parking while the vehicle is being driven elsewhere.
2. Residents should maximize utilization of their own garage, driveway and parking pad before using community parking. If the household has two cars and a driveway or parking pad, the residents of that household should use the driveway or parking pad for both cars.
3. Community parking is not to be used for community storage; that is, for parking vehicles that are not being used regularly. Residents are expected to park these vehicles in their own garage, driveway or parking pad or to store them off site.
4. Given the fact that Tollgate Way is such a narrow street, residents and their guests should fully utilize parking pads and driveways before parking on the street.

### Tollgate Officers for 2005

- President: .....Garry Sauner
- Vice-President: .....Ed Bronikowski
- Secretary: .....Marie Murray
- Board Member: .....Bill Arthur
- Board Member: .....Chuck Connor
- Treasurer: .....Bob Donaldson
- Landscape Chair: .....Kathy Doherty
- Architecture Chair:..... Sauner
- Social Chair:.....Ella Lyons