



12001 Sunrise Valley Drive
 Reston, Virginia 20191
 (703) 435-6530
 FAX (703) 673-2040
www.reston.org

FOR INTERNAL USE ONLY

DATE RECEIVED _____

Review:	STAFF	CONSULTATION	PANEL
AFFECTED PARTY	VIOLATION		POAA
ITEM:	_____	_____	_____
DATE:	_____	_____	_____
Agenda #:	_____	_____	_____

DESIGN REVIEW APPLICATION FORM

For Exterior Changes on Common Property and Cluster/Condo Standards

NAME OF COMMUNITY ASSOCIATION Summeridge c/O TWC

COMMUNITY STREET ADDRESS Summeridge Ct ZIP 20194

ASSOCIATION CONTACT PERSON'S EMAIL ADDRESS khondone@twcmanagement.com

TELEPHONE NUMBER (HOME) 703 766 4201 (WORK) _____

MAILING ADDRESS 397 Herndon Pkwy Suite 100
Herndon VA ZIP 20170

SECTION _____ BLOCK _____ LOT _____

REQUEST FOR APPROVAL (Please provide a brief description of the project. Attach details, drawings, plans, or catalog-cuts. Refer to the **Design Guidelines** for additional information and contact your Covenants Advisor wity any questions.)

The DRB may void any application that misrepresents a material fact.

Remove trees per arborist report + proposal

1504 remove chestnut oak replace w/ 2 1/2 caliper willow oak 12ft tall

1506 remove Red oak replace willow oak "

1514 remove Black Gum replace willow oak "

Lake Newport remove Red Oak replace willow oak "

RPA (Chesapeake Bay Resource Protection Area) – In addition to DRB requirements, your property may be in a designated RPA where tree removal and building restrictions apply. Before beginning any tree removal or construction, contact Fairfax County's Environmental and Site Review Division at 703-324-1720 or <http://www.co.fairfax.va.us/dpwes/environmental/cbay/default.htm>.

I agree to take no action to implement this project until receipt of the final decision.

Reston Association may communicate with me electronically regarding this application including emailing the decision. (circle) YES NO

OFFICER SIGNATURE (Required) _____

Signature must be Association President or Vice President or agent as power of attorney.

Association (circle one) President Vice President Printed Name Maring Gill

It is the responsibility of the applicant to provide copies of updated plans to any registered affected parties prior to DRB review.

THE RESTON DEED GRANTS THE RESTON ASSOCIATION INGRESS AND EGRESS OVER THE EXTERIOR GROUNDS OF YOUR PROPERTY/LOT, IF NEEDED, CONCERNING THIS APPLICATION.

(See next page for Officer Notification signatures.)

**** BOARD OFFICER NOTIFICATION ****

Two (2) community board officer signatures are required in addition to the signature of the President or Vice President on the previous page. Additional signatures may be required based on the proposed changes. Please speak to your assigned advisor (703-435-6530) for additional information.

BOARD OFFICER ACKNOWLEDGEMENT

(Required for all applications.)

1. Marina Gill [Signature] 11725-C Summerchase
 Name (printed) Signature Address
mgilloo@aol.com Circle
 Phone Number or Email Address Position on the community board? President

2. Scott Keen [Signature] 11733-E Summerchase
 Name (printed) Signature Address
Scott@scottkeen.com Circle
 Phone Number or Email Address Position on the community board? Secretary

If your project on common property is adjacent to individually owned property, notification of those individual owners may be required. Please check with your Covenants Advisor for your specific project and use the area below, if needed, for signatures. (Make additional copies as needed.)

NOTIFICATION SIGNATURE ADDENDUM

Adjacent owner: Please sign below to acknowledge your notification concerning this application. An Affected Party is any owner of Property subject to the Reston Deed who registers with the DRB and who is materially impacted by the use or design of another Property owner. **To register as an Affected Party, you must submit a written statement of concerns to the DRB secretary within five (5) days of signing this application.** Any Affected Party may be heard by a DRB Panel; will receive notice of decisions and any subsequent actions taken by the DRB; will be sent notice of the Applicant's appeal, if made; and may file his/her own appeal, all with respect to this application.

1. _____
 Name (printed) Signature Address
 I have concerns I wish to register (circle one):
 NO YES, I will submit a written statement

 Email address and/or phone number Date

2. _____
 Name (printed) Signature Address
 I have concerns I wish to register (circle one):
 NO YES, I will submit a written statement

 Email address and/or phone number Date

3. _____
 Name (printed) Signature Address
 I have concerns I wish to register (circle one):
 NO YES, I will submit a written statement

 Email address and/or phone number Date

4. _____
 Name (printed) Signature Address
 I have concerns I wish to register (circle one):
 NO YES, I will submit a written statement

 Email address and/or phone number Date

If you wish to register as an Affected Party on this application, you must contact your Covenants Advisor and submit a written statement of your concerns within five (5) days. Please call 703-435-6530 to contact the advisor for your property.

PETER'S LANDSCAPE, INC.

44183 WADE DRIVE
CHANTILLY, VA 20152
703-327-2845
703-327-3249 FAX

LANDSCAPING PROPOSAL

TO: SUMMER RIDGE CONDO ASSOCIATION
C/O TWC ASSOCIATION MANAGEMENT
397 HERNDON PKWY #100

TELEPHONE: 703-437-5800

FAX TEL. 703-471-6578

HERNDON, VA 20170

SEASONAL CONTRACT AT PROPERTY LOCATION:

ATTN: KIM HENDON

SUMMER RIDGE CONDOS 2012

DESCRIPTION OF WORK: Tree Removal

- At 1504 take down and remove 1 30" Chestnut Oak
Install 1 Willow Oak after grinding stump (Stump grinding is included at no charge)
- At 1506 take down and remove 1 -19" Red Oak
Install 1 Willow oak after grinding stump (Stump grinding is included at no charge)
- At 1514 take down and remove 1 -18" Black Gum
Install 1 Willow oak after grinding stump (Stump grinding is included at no charge)
- At Lake Newport and Summer Chase Circle take down and remove 1 -18" Red Oak
Install 1 Willow oak after grinding stump (Stump grinding is included at no charge)

THE TOTAL CHARGE FOR THIS SERVICE IS \$ 5870.00

PAYMENT IS DUE UPON WORK COMPLETION.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done upon a written change order. The costs will become an extra charge over and above the price. No guarantees expressed or implied regarding effectiveness of work. Performance may be delayed by circumstances beyond contractor's control such as weather, strikes or acts of God.

Any cancellation or suspension of services requires 30 days written notice and in no event shall the amounts due and owing to Peter's Landscape, Inc. be less than 50% of the total charge for this service.

Contractor not responsible for direct or incidental damage to any items such as (but not limited to) hoses, sprinkler or underground wiring systems or loss of any nature to property except in cases of willful misconduct or gross negligence. Any damage or suspected damage must be reported to the contractor within 48 hours for any consideration whatsoever. If contractor assumes responsibility an opportunity must be provided for contractor to correct damage. Proposal pricing does not include alterations of scope of work due to buried or concealed obstacles.

Submitted by: Peter 9/27/17 Note: This proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. In the event payment shall not be made as specified, I agree to pay all reasonable costs and expenses of collection, including but not limited to attorney's fees whether or not suit is actually filed. A monthly service charge in the amount of 1.5% (\$5.00 minimum) will be applied to amounts 30 days overdue or greater. **(In cases of joint property ownership both parties must sign.)**

Signature _____ Date _____ Signature _____ Date _____



TREE REPORT

**PREPARED FOR:
Summer Ridge HOA
Reston, VA 20194**

DATE: September 30, 2017

**PREPARED BY:
Dick Ratcliff
Earthman Design Group, LLC**

BACKGROUND: I was retained by Summer Ridge HOA in Reston Virginia to assess the condition of four trees on common grounds. The four trees are number 1 Chestnut Oak (*Quercus montana*) and numbers 2, 3 and 4 Red Oak (*Quercus rubra*). On September 20, 2017 the trees were examined, assigned numbers, measured for DBH (Diameter Breast Height measured 4.5 feet above ground level), spread, height, visually inspected for decay and cavities along with soundings by a rubber mallet, crown density, scaffolding, condition, and health. Photos were taken and map was created showing locations of trees. (see attached)

DISCUSSION: Tree #1 is located at the west side of 1504 Summer Chase Court next to the parking lot and has a DBH of 30", height of 55' and average spread of 40'. The trunk is sound with no visible decay and good scaffolding. The tree is in decline as evident by sprouting along the main branch scaffold with a 60% canopy loss. Removal is recommended.

Tree #2 is in the center island of Summer Chase Court across from unit 1506 and has a DBH of 19", height of 38' and average spread of 26'. The tree has Bacterial Leaf Scorch and has lost approximately 40% of its canopy. The trunk is sound with no visible decay and good scaffolding. The tree is in decline and removal is recommended.

Tree #3 is located in front of 1514 Summer Chase Circle next to the parking lot and has a DBH of 18", height of 45' and average spread of 30'. The tree has Bacterial Leaf Scorch and has lost approximately 30% of its canopy with top dieback. Sounding indicated decay on one side of the trunk at ground level where there is a visible sunken area. The scaffolding is good. The tree is in decline and removal is recommended.

Tree #4 is located at the west entrance of Summer Chase Circle and Lake Newport Road on the west side between the curb and sidewalk and has a DBH of 18", height of 45' and average spread of 30'. The tree has Bacterial Leaf Scorch and has lost approximately 60% of its canopy. The trunk is sound with no visible decay and good scaffolding. The tree is in decline and removal is recommended.

The removed trees should be replaced with new trees as soon as possible. Recommended replacements include;

Swamp White Oak (*Quercus bicolor*)
Willow Oak (*Quercus phellos*)
RedPointe Red Maple (*Acer rubrum* 'Frank Jr')
Black Gum (*Nyssa sylvatica*)

SUMMARY: The trees will continue to decline and it is recommended that they be removed and replaced with one of the recommended trees.

CERTIFICATION: I certify that all the statements of fact in this report and appraisal are true, complete and correct to the best of my knowledge and belief, and that they are made in good faith.

Respectfully submitted,

Dick Ratcliff

ISA Certified Arborist (#IL 0004A)

ISA Qualified Tree Risk Assessor

Maryland Tree Expert License (#1896)

American Society of Consulting Arborist



Tree #1



Tree #2



Tree #3

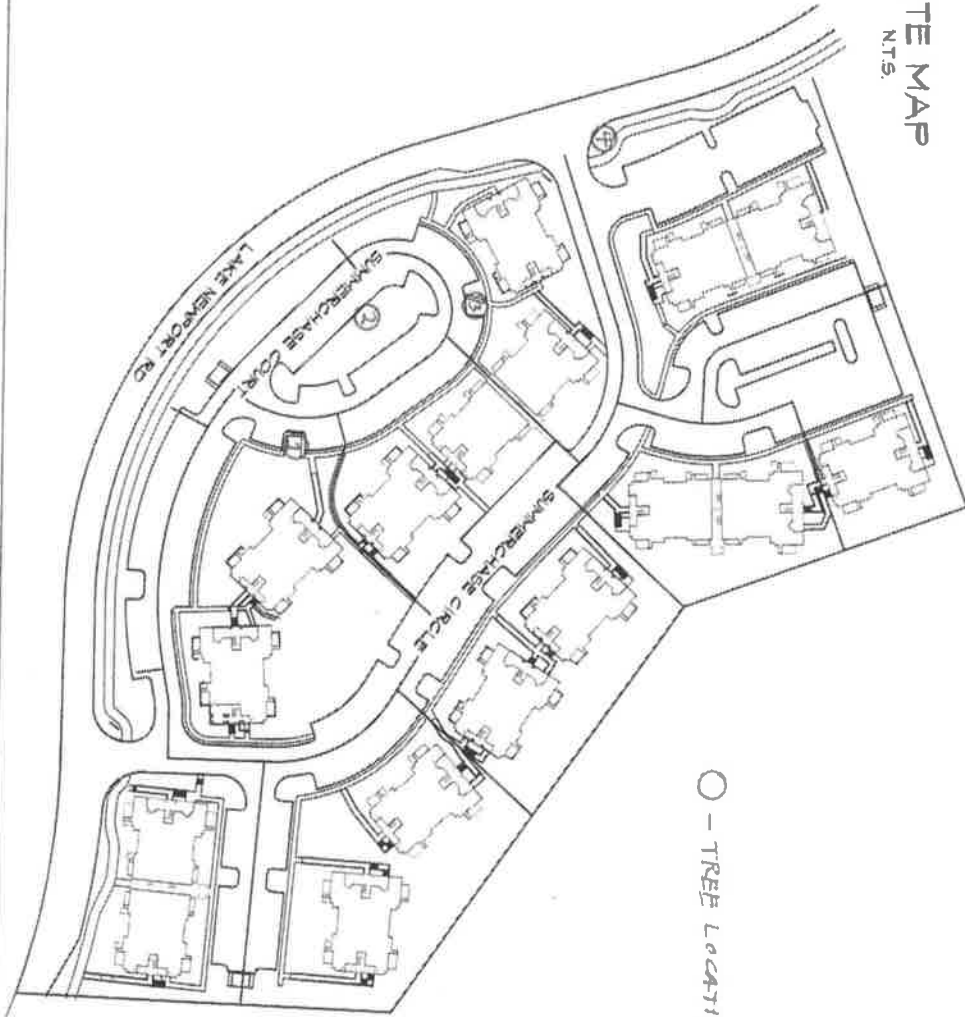


Tree #3 trunk



Tree #4

SITE MAP
NTS.



○ - TREE LOCATION