



# CAMERON STATION

**WELCOME PACKET**



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## WELCOME TO THE COMMUNITY

On behalf of the Cameron Station Community Association (CSCA), its Board of Directors and its management company, Community Association Management Professionals (CAMP), we would like to welcome you to the Cameron Station community.

We have put together this **Welcome Packet** to provide you with valuable information about Cameron Station. After registering with us today, you will receive:

- A Facilities Pass community photo identification card which provides access to the fitness center, the pool and the resident shuttle bus to the Metro
- A Guest Pass to the Cameron Club (with 16 visits)
- Parking decals for your vehicles
- A Visitor Parking Pass, valid from 2022 through 2025
- Cameron Station website and community email blasts registration instructions
- Free subscription to the community newsletter, *The Compass*

If you have any questions that are not addressed in this packet, please don't hesitate to contact the Cameron Station Community Association office at 703-567-4881.

We are delighted to have you as a neighbor!

Sincerely,

*Steve Philbin*

General Manager  
Cameron Station Community Association, Inc.

P.S. If you own a vehicle, the City of Alexandria requires you to register it within 30 days of becoming a resident. For more information, please visit the city's website at [www.alexandriava.gov](http://www.alexandriava.gov).



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## COMMUNITY STRUCTURE

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If you have never lived in a homeowner’s association (HOA) community, certain aspects of community operation and maintenance can be confusing at first. A particular source of confusion is distinguishing between the roles and responsibilities of the various entities involved in the development and operation of an HOA. A brief explanation of these roles, as they apply to Cameron Station, is provided below.

### **ASSOCIATION**

The Cameron Station Community Association, Inc., referred to here as the HOA, is a non-stock, not-for-profit corporation whose membership comprises all owners of lots within the community that have been recorded in the land records for the City of Alexandria. The HOA has two primary functions: The first is to own and maintain any common land or improvements, which have been conveyed to the HOA by the developer or the participating builders. In the case of Cameron Station, the commonly owned property consists of landscaped open space, all private streets, alleys, parking areas and recreation amenities, which include the Cameron Club, swimming pool, pocket parks and the gazebo on Cameron Circle.

The second main function of the HOA is to administer and enforce design guidelines, which govern and restrict the rights of lot owners to modify the external appearance of a lot or home without obtaining approval from the HOA. The purpose is to ensure that any improvements will not adversely affect the visual appearance of the community. At Cameron Station, the Architectural Review Committee (ARC) administers design covenants and is responsible for approving any exterior modifications to a home or lot.

### **DECLARANT (DEVELOPER)**

The Declarant of an HOA is the entity that typically develops the basic infrastructure for the community (roads, utilities, sewers, streets, sidewalks, landscaped common areas, recreation facilities, etc.) and sells lots to homebuilders. The developer was responsible for organizing and managing the HOA until control was transferred to the homeowners in November 2002. The developer for Cameron Station is Cameron Associates, L.L.C and Greenvest, L.C., property developers.

### **BUILDERS**

The builders typically buy lots from a developer, finish the lots and build homes for sale to the general public. Any questions or concerns related to construction problems with a home or the lot on which it is located should be addressed directly to the individual builder’s customer service division. The HOA has no legal jurisdiction in such matters.

### **BOARD OF DIRECTORS**

The Board of Directors is responsible for operating the HOA in a prudent and businesslike manner for the benefit of all homeowners. Initially, the board consisted of three persons appointed by the developer. In 2001, two additional persons were elected by the membership to serve on the board. In 2002, two additional persons, who were also homeowners in Cameron Station, were elected by the membership to also serve on the board. Currently, there are seven directors – all homeowners. They meet monthly, and all meetings are open to homeowners. The current list of board members, their emails, the minutes of previous board meetings and the schedule and agenda for future board meetings are all available on the community website, [www.cameronstation.org](http://www.cameronstation.org).



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## MANAGEMENT AGENT

Typically, a large HOA such as Cameron Station retains a professional managing agent. An agent is responsible for routine day-to-day management operations of the HOA (i.e., collecting assessments, paying bills, supervising contractors, etc.) and executing the policies established by the Board of Directors.

Detailed information concerning the structure and operation of the HOA is contained in three legal documents that govern operations of the HOA: [Declaration of Covenants, Conditions & Restrictions](#); [Bylaws](#); and [Articles of Incorporation](#). The builders are responsible for providing a copy of the legal documents to each owner. If you did not receive copies, contact your builder. If you purchased your home from another homeowner, by law, a DISCLOSURE PACKET should have been provided to you. This information is also available on the community website, [www.cameronstation.org](http://www.cameronstation.org). We encourage you to read the documents and retain them for future reference.

***Homebuyers are responsible for providing to the HOA a copy of their ALTA/Settlement Statement, received upon closing.***

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## LIVING AT CAMERON STATION

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### *Community*

#### **COMMUNITY MANAGEMENT**

As a homeowner, you are a member of the Cameron Station Community Association, Inc. (CSCA), also referred to as the Homeowners Association (HOA). If you are a condominium owner, you are also a member of your condo association. The HOA is responsible for its own governance, as well as maintenance, repair and operation of the common areas and facilities. The HOA is managed by Community Association Management Professionals (CAMP), a property management firm that specializes in providing planning and management services for HOA communities, including condominiums.

CAMP On-site General Manager: Steven Philbin, Cameron Club, Second Floor

Hours of Operation: Monday-Friday, 9am-5pm

#### Contact Information:

Phone 703-567-4881;

E-mail [managers@cameronstation.org](mailto:managers@cameronstation.org) or [admin@cameronstation.org](mailto:admin@cameronstation.org).

If you need assistance after hours, please leave a message on our voicemail, and your call will be returned the following business day. **In case of a common area maintenance emergency, call the after-hours emergency line at 855-477-2267.**

#### **CONDOMINIUM ASSOCIATIONS**

- Cameron Station Condominium “The Residences”  
Managed by [FirstService Residential](#), 703-385-1133  
On-Site management office: 703-751-5002
- Carlton Place Condominium  
Managed by [Abaris Realty](#), 301-468-8919
- Condos at Cameron Station Boulevard  
Managed by [Community Management Corporation](#) (CMC), 703-631-7200
- Main Street Condominium  
Managed by [Community Association Management Professionals](#) (CAMP Management), 703-821-2267
- Oakland Hall and Woodland Hall  
Managed by [Community Management Corporation](#) (CMC), 703-631-7200



### **BOARD OF DIRECTORS MEETINGS**

The HOA Board of Directors regularly scheduled meetings are normally held on the last Tuesday of the month. All residents are invited to attend the meetings. The agenda includes a Residents Open Forum at the beginning of each meeting for residents to make comments and/or ask any questions. Please visit [www.cameronstation.org](http://www.cameronstation.org) to verify the board-meeting schedule. Special meetings can be convened at any time with proper notice.

### **HOMEOWNERS ASSOCIATION (HOA) COMMITTEES**

Six committees have been organized to provide assistance to the Board of Directors in the governance and operation of the community. The HOA committees offer homeowners the opportunity to actively participate in the life of Cameron Station and are vital to the well-being of the community. Please consider joining the committee that most interests you by contacting the HOA office at 703-567-4881 or [managers@cameronstation.org](mailto:managers@cameronstation.org). Information about each committee can be found on page 22, and the Committee Member Application Form on page 22.



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## *Community Communication*

### **NEWSLETTER**

The HOA, through the Newsletter Subcommittee, publishes The Compass, a bimonthly publication mailed or sent electronically to all homeowners. Editorial and advertising contributions to the newsletter are welcome.

### **WEBSITE**

The HOA has a website to help communicate various HOA items: [www.cameronstation.org](http://www.cameronstation.org). There are two sections on the site: (1) the public section provides a general overview of the community and very basic information. It contains the latest community news, information about board and committee meetings, forms and surveys, shuttle bus schedules and more. (2) The “Residents Only” requires a login ID and password and contains preferred vendors and other community-only information. All residents are encouraged to enter their contact information into the website.

### **EMAIL BLASTS**

The HOA sends out weekly updates and Cameron Station news via email blasts. To receive the latest community news, you must go to the Cameron Station website at <https://cameronstation.org/news/community-communications> and select the option to receive email blasts on the registration page. Please refer to the Cameron Station Website Registration Instructions form in this packet for step-by-step instructions.

## *Property*

### **ASSESSMENTS**

The HOA, through CAMP, uses a coupon system for assessment collection. An assessment coupon book is mailed annually to all owners of townhouses and single-dwelling detached homes. Owners also have the option of signing up for automatic payment with CAMP, paying by credit card or e – check through the online Resident Portal at [www.gocampmgmt.com](http://www.gocampmgmt.com) (under ‘Logins’, click on ‘Resident Portal’ and sign up for an account). You will need your account number information on your Welcome Letter – please contact Customer Service below if you do not have a copy of your Welcome Letter. **Assessments are due and payable the first day of January, April, July and October. Payments received 10 days after the due date will be charged a late fee of \$25.00. Please note payments will not be accepted at the on-site office.**

If you would like to mail in your payment, please mail to the payment address:

**Cameron Station  
C/O CAMP  
PO Box 105007  
Atlanta, GA 30348**

If you have questions about your assessment account, please call CAMP Customer Service at 855-477-CAMP (2267).

Owners of condominium units are billed for the HOA assessment through their respective management company. A portion of your condominium assessment is paid directly to the HOA by the condo-managing agent on your behalf.





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## **DESIGN & MAINTENANCE STANDARDS (DMS)**

As members of a planned community, Cameron Station homeowners and their tenants and guests enjoy a variety of benefits and shared facilities. In return, they are asked to cooperate with their neighbors to create and maintain an enjoyable living environment that promotes the health, safety and welfare of all; maintains the community's open space, common facilities and property; and protects and enhances the value of the properties within the Cameron Station community.

The *DMS* is designed to guide and assist homeowners, residents, members of the Architectural Review Committee (ARC) and Cameron Station management staff in maintaining and enhancing Cameron Station's carefully designed environment. It addresses additions, changes and improvements for which homeowners must submit applications to the ARC, as well as maintenance issues related to homes and common areas.

A copy of the *DMS* is given to each homeowner at settlement and can also be found on the Cameron Station website, [www.cameronstation.org](http://www.cameronstation.org).

## **EXTERIOR MODIFICATION**

As a Cameron Station resident, you are obligated by the *DMS* to seek approval from the ARC *prior* to making any exterior modification to your home or lot. This includes, but is not limited to: fences, decks, patios, landscaping, play equipment, exterior painting, shutter replacement, door replacement, additional outside doors, and window replacement.

An "Exterior Modification Application" is enclosed in this Welcome Packet:

- A separate application should be completed for each modification.
- Submit the application(s) to the HOA office at least 10 days prior to the next ARC meeting. Homeowners are encouraged to attend the meeting at which their application(s) will be reviewed – check [www.cameronstation.org](http://www.cameronstation.org) for date and time.
- The review process may take up to 45 days.
- Approval or disapproval letters are sent to the applicant following the ARC meeting.

If you have questions related to the application process, please contact the Covenants Administrator at [covenants@cameronstation.org](mailto:covenants@cameronstation.org) or 703-567-4881.

Please be aware that an exterior improvement project not shown on the approved plans from the City of Alexandria requires specific permission of the City of Alexandria and the HOA. Approval of a project by the city does not exempt a homeowner from seeking approval from the ARC. Likewise, approval of a project from the ARC does not exempt a homeowner from City of Alexandria permit requirements.



## TRASH & RECYCLING COLLECTION

The Community Association contracts with Bates Trucking for the collection of household trash and recycling materials. This service is part of your assessment fee. Trash collection is every Monday and Thursday, and recycling collection is every Thursday. Bins are provided by Bates Trucking; the green lid for recycling, and the black lid for trash. Trash must be placed in receptacles with lids and left at the curbat the garage side of your home. (Containers with attached lids are encouraged; otherwise lids tend to blow away along with the trash they covered.) To contact Bates about their bins, you may email [Cameronstation@batestrucking.com](mailto:Cameronstation@batestrucking.com) . Recyclable materials are: aluminum, plastics, office paper, paperboard and newspapers (not glass). All of these materials may be co-mingled in the same recycle container. A complete list of recyclable items is available on the CSCA website, as well as instructions to recycle glass separately. Bates will also provide special pick-ups for large bulky items, furniture and moving boxes. There is no additional fee for these pick-ups, except for appliances and televisions. Special pick-ups must be scheduled directly with Bates by calling them at 703-212-9395 .

***Trash and recyclables must be placed out for collection in the evening on the day before collection. All receptacles must be removed from public view after each collection. Homeowners should make sure all trash receptacles are secured with a lid before placing them curbside.***

## PET POLICY

Domesticated pets are allowed at Cameron Station only in accordance with the provisions of the governing documents and the Pet Policy Resolution ([Policy Resolution 17-02 Pet Policy](#)). Both Cameron Station and the City of Alexandria have a leash law that requires all household pets to be leashed at all times when outside, except when inside a fenced area of a private lot. If you observe an unleashed dog at any time, please call the Alexandria Animal Control Warden at 703-838-4853.

Except for residents who need seeing-eye dogs or special assistance-trained animals, residents are prohibited from bringing any pets into or to the Cameron Club. The same Pet Policy Resolution 17-02, allows pet access to the Cameron Station Circle Park and all spine/pocket parks owned and maintained by the Cameron Station Community Association, and any other Common Area location designated by the Board of Directors, as of [March 2018](#).

Pet owners are required to clean up solid waste from their pets and to dispose of it properly in waste containers belonging to the pet owner or the Cameron Station pet waste stations. It shall be a violation to dispose of pet waste in an Association trash container and private waste containers not belonging to the pet owner. **Please abide by the law! Dog and cat owners are always required to remove pet waste on any lot or the common areas (a thoughtless pet owner can ruin a child's playtime or an evening walk).** The Community Pet Waste Station Map is posted below for your convenience:

[Cameron Station Pet Waste Station Map](#) (pdf )



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## **SNOW REMOVAL**

Property owners are responsible for clearing snow and ice from the driveway serving their home, the lead walkway (including steps) to their home and any sidewalks fronting and bordering their home within 24 hours of the storm's cessation. The condo associations will clear the sidewalks fronting and bordering the condos. Condo owners will still be responsible for clearing their lead walkways (including steps) and their driveways. The Cameron Club walkways, steps and wheelchair ramp will be handled by the HOA. All private streets and private parking areas will be plowed by the HOA. The following streets will be plowed by the City of Alexandria: Cameron Station Boulevard, Ferdinand Day Drive, Brenman Park Drive and Somerville Street.

## **EASEMENTS**

There are various easements throughout the community and some through individual lots. Please be aware of these easements and understand that an easement may prevent you from modifying or improving your lot. Prior to any digging or construction work, you must call Miss Utility at 800-257-7777 to mark utility lines. If you damage a utility line and have not called Miss Utility, you will be liable for all costs associated with repairing or replacing the utility lines.

The plat of your property should show all easements encumbering your property (if any). If you are unsure if an easement exists on your property, contact the City of Alexandria at 703-838-4688. Article III of the *Declaration of Covenants, Conditions & Restrictions* also addresses easements.

## **LANDSCAPE MAINTENANCE**

The beauty of any community is directly linked to the quality of care owners and the HOA exercise in the maintenance of the lots and common areas. Please refer to the *Design & Maintenance Standards (DMS)* for specific details on all regulations.

Currently, the HOA maintains the common areas and open space of the community. This maintenance may include: regular mowing and fertilization of turf areas; control of weeds and insects; mulching and pruning and weeding of planted beds on the common areas. Additionally, the HOA will cut the grass on a lot that is not enclosed by a fence. However, you are required to maintain all other landscaping located on your lot. Tree removal of any kind requires the approval of the ARC. Likewise, you must seek approval for the planting of any tree that may grow in height greater than 6 feet, within 10 feet of a lot boundary line.

One further note: If you observe an unhealthy tree, bush, etc., in the common areas, please contact the HOA office at 703-567-4881 or e-mail [managers@cameronstation.org](mailto:managers@cameronstation.org).



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## *Transportation*

### **PARKING INFORMATION**

***As a homeowner, the only parking spaces you are guaranteed are the spaces on your lot: garage, driveway or an assigned street or common garage space if you own a condo. All other spaces on private streets in Cameron Station are Visitor Parking, for visitors only.***

Current Parking rules, regulations, and policies can be found on the Cameron Station website, [here](#).

The City of Alexandria has stipulated several regulations concerning parking at Cameron Station. City-maintained streets (Cameron Station Boulevard, Ferdinand Day Drive, Somerville Street and Brenman Park Drive) provide open parking for homeowners, residents and visitors.

The City of Alexandria has made it clear that it intends for the HOA to diligently enforce the city's-imposed parking regulations, especially the regulation that no vehicle shall be parked so as to encroach upon a sidewalk or fire lane.

If visitors intend to park on a HOA-maintained street, they will be required to display a visitor pass on their dashboard. Residents are responsible for picking up their annual visitor passes at the HOA office during regular business hours, if the pass has not already been mailed to them. If you are visiting someone in a different phase than the one in which your own home is located, you may park in that phase's visitor parking. Your parking decal will identify you as residing in a different phase and thus not subject to towing.

## **SHUTTLE BUS SERVICE**

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The Shuttle buses are owned and operated by LimoInterconnect.

You can find the most current Shuttle Schedule [here](#).

To check on scheduling and closures or delays (traffic on Van Dorn, Government closed or closing early, etc.), please check their live billboard, here: <https://www.limointerconnect.com/billboardVANDORN> or text (571) 237-5551.



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## *Cameron Club*

### **ON-SITE MANAGEMENT OFFICES**

Located at Cameron Circle, the Cameron Club is the headquarters for the on-site HOA office. The HOA office is staffed by the Community Manager, Assistant Community Manager, Covenants Administrator and Administrative Assistant along with a Maintenance Technician. Office hours are Monday thru Friday, 9am-5pm. The site office is closed on Saturday's.

### **FITNESS CENTER**

The Cameron Club also has a complete Fitness Center. The Fitness Center offers an indoor basketball half-court, various exercise classes, a complete array of exercise equipment, a lap swimming pool, a wading pool for small children, locker rooms and showers. The Fitness Center is open Mondays – Fridays: 4:45am -11pm and Saturdays – Sundays: 8am - 8pm; by reservation only on the [Cameron Club webpage](#). The Fitness Center is managed and staffed by ProFIT, LLC.

### **POOL**

The swimming pool officially open Memorial Day Weekend and close after Labor Day. The pools are open daily from 10:30am to 8:30pm. Early morning lap swimming and extended weekends in September are determined prior to each pool season; however, the HOA is not required to provide these services. The swimming pool are managed by a professional pool management company.

Residents and children (infants) are required to obtain their free photo identification card for membership at the Cameron Club. This ID gives residents access to the fitness center, swimming pool and shuttle bus. All guests of residents must be accompanied by a Facilities Pass Holder to the facilities.



## MEETING ROOM RENTALS

The Cameron Club currently rents a large multipurpose room to homeowners for private functions; however, all HOA board and committee meetings take precedence over other meetings in reserving function rooms. These rooms may be reserved without fees by homeowners, residents or staff to support HOA-sponsored or recognized events, including fitness classes. Also, other related associations may reserve function rooms at no charge. (For additional information, see [Room Rental Contract](#) or *Cameron Club Operating Rules & Procedures* on [www.cameronstation.org](http://www.cameronstation.org)).

### **Room Rental Fees (check or money orders)**

#### Victoria Hebert Great Room – 1st Floor, Maximum Occupancy – 71 People

Security Deposit:	\$300 (Refundable)
Rental Fee:	\$150 (Nonrefundable, without Audio/Visual equipment – 4-hour block or portion of) OR \$170 (Nonrefundable, with Audio/Visual equipment- 4-hour block or portion of)
Cleaning Fee:	\$150 (Nonrefundable, consistent with the Association's cleaning contract)

#### Paul Henderson Room – 2nd Floor, Maximum Occupancy – 41 People

Security Deposit:	\$300 (Refundable)
Rental Fee:	\$50 (Nonrefundable - 4-hour block or portion of)
Cleaning Fee:	\$150 (Nonrefundable, consistent with the Association's cleaning contract)

#### Conference Room – 2nd Floor, Maximum Occupancy, 15 People

Security Deposit:	\$300 (Refundable)
Rental Fee:	\$25 (Nonrefundable - 4-hour block or portion of)
Cleaning Fee:	No Cleaning Fee

*\*The HOA reserves the right to retain a security service to provide security at any event to be held in the Cameron Club. If the HOA chooses to retain a security service to perform security services at a rental event, the renter shall be responsible for paying all costs associated with retaining the security service, which costs must be paid prior to the event.*



## **CAMERON STATION FACILITIES, GUEST AND NANNY PASSES**

### ***Who needs a Facilities Pass?***

Please know that all Cameron Station residents (children and infants included) must present a Facilities Pass in order to use the pool, fitness facility or shuttle bus. Each year, all Facilities Pass holders are required to obtain an annual decal which must be displayed on the back of the Facilities Pass.

To obtain a pass, please visit the Association Office during regular business hours. The office is open 9:00 am to 5:00 pm Monday through Friday.

Facilities Passes will be issued to CSCA Members, individuals residing in their home (including all children) and to tenants designated by non-resident owners. Only upon presentation of a valid Cameron Club Facilities Pass with decal shall persons be entitled to enter and use the facilities.

A Cameron Club Facilities Pass will be re-issued whenever ownership or residence changes occur (sale or new designated tenants) or in the case of children under five (5) years of age, each year.

### ***How do Guest Passes work?***

Each residence in the CSCA will receive sixteen (16) free guest passes each year. These passes will be single-use passes. Guest Passes will be marked with the year for use and may not be carried forward if unused. A one-day Guest Pass is available from the CSCA Staff at a charge of \$5.00. A 7-day Guest Pass is available for \$25.00. This pass will be valid for seven-days, and use is not required to be on consecutive days. A 30-day guest pass is also available for extended-stay guests at \$75.00 (use is not required to be on consecutive days). All passes are non-refundable.

Cameron Station Facilities Pass holders may bring only four (4) guests per household to use the pool at any one time. Facilities Pass holders may bring only two (2) guests to use the Fitness Center at any one time.

A Facilities Pass holder, subject to age requirements for Fitness Center, pool and gymnasium, must accompany Guest.

### ***What is a Nanny Pass and how does it work?***

Each residence may obtain one (1) "Nanny Pass" each calendar year. Residents wishing to obtain a Nanny Pass will be required to provide written authorization each calendar year with the names of any nanny or childcare provider who will escort Cameron Station Facilities Pass holders under the age of 16. Nanny Pass holders may not use the facilities without accompanying a Facilities Pass holder from the address listed on the pass. Nanny Pass holders are not permitted to bring guests to the facility.



## Cameron Station Civic Association



**YOU NEED US!!!**

Your Civic Association works hard for Your Community:

- Virginia Paving Asphalt Plant - Forced asphalt plant to install \$4 million in upgrades to ameliorate water and air pollution near Samuel Tucker Elementary School & had them cease operations by 1/1/2027
- Eisenhower Ave. to Duke St. Connector – Helped stop a street from going through Ben Brenman Park
- Build Up of Stages 6 and 7 – Prevented two huge apartment buildings (12 story building and another with 450 units and parking garage) from being built in Cameron Station instead of townhomes
- Ben Brenman Park Tot Lot – Got the City to build a much-needed tot lot in the park
- Co-location of Housing at Schools – Helped stop co-location of adult housing at Minnie Howard
- Landmark Mall Redevelopment – Helped efforts that began in 2004 to get Landmark Mall redeveloped  
...AND SO MUCH MORE

**WE NEED YOU!!!**

Without the volunteer efforts of **YOU**, we simply cannot be effective in making sure our community remains a highly desirable place to live:

- Multi Modal Bridge – Make sure the bridge or another viable alternative is funded and built.
- Transportation Plans – Make that the City’s transportation plans address all modes of transportation and adequately address traffic congestion.
- West End Redevelopment – Pickett Place, Vulcan Materials, Victory Center are all in the process of being developed and we want to make sure that these and other projects enhance our quality of life.

Please use the form below to become a member.

**TOGETHER WE’LL MAKE A DIFFERENCE!!!**

<b>Member Information</b>		
Name:		
Email Address:	Phone:	
Current address:		
City:	State:	ZIP Code:

Please submit a check to the Cameron Station Civic Association for \$10.00 annual membership dues per person and mail to:  
Cameron Station Civic Association, 200 Cameron Station Blvd., Alexandria, VA 22304,

Or contact [camerestationcivic@gmail.com](mailto:camerestationcivic@gmail.com) .

**NOTE: The Cameron Station Civic Association is a separate organization from the Cameron Station Homeowners Association whose Bylaws prevent it from being involved in matters outside community boundaries that directly impact our community.**





## CAMERON STATION RETAILERS

### *Bright Start Learning Center*

4920 Brenman Park Drive  
Alexandria, VA 22304  
(703) 370-8414 Building 4920  
(703) 461-0457 Building 4915  
(703) 566-9149 Building 4910  
(703) 997-0487 Fax  
[www.brightstartlearningcenter.net](http://www.brightstartlearningcenter.net)

Full-day care for children 6-weeks old through 4 year old.

### *Cameron Café*

Rhoda and Dayan Worku  
4911 Brenman Park Drive  
Alexandria, VA 22304  
(703) 212-8211  
Monday through Friday 6am - 7pm,  
Wednesdays until 8pm for Wine Wednesday  
Saturday and Sunday 8am - 5pm

### *Cameron Station Dry Cleaners*

Bohae Huh  
4903 Brenman Park Drive  
Alexandria, VA 22304  
(703) 823-0606  
Dry Cleaners  
Monday - Friday 8am - 6pm  
Saturday 9am - 5pm

### *Family Dentistry*

Kiumars Karbasi, D.D.S.  
181 Comay Terrace  
Alexandria, VA 22304  
(703) 461-3000  
Family dentistry  
<https://cameronstationdentalcare.com/>

### *IndoChen*

4906 Brenman Park Drive  
Alexandria, VA 22304  
(703) 419-3160  
<https://www.indochen.com/>  
Tue - Sun : Noon - 9 PM  
Mon : Closed

### *Pawsh Dog Wash*

4907 Brenman Park Drive  
Alexandria, Virginia 22304  
(703) 566-9044  
<https://pawshdw.com/>  
Mondays, Wednesdays, Thursdays &  
Fridays : 8am-6pm  
Saturday: 9am-6pm  
Sunday: 9am-5pm



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## SCHOOLS

### **Samuel W. Tucker Elementary School**

With its opening in September 2000, Tucker Elementary was the City of Alexandria's first new school in 30 years. The 80,000-square-foot school, situated in the back of Cameron Station, cost \$8.5 million to build and has a capacity of approximately 600 students in kindergarten through grade 5. The two-story school, designed by the McLean, Virginia, architectural firm, Grimm and Parker, has 28 homerooms, a science lab, an art room, two music rooms, a media center equipped with a computer lab and television studio, a gymnasium, a cafeteria and a stage that is situated between the two for use by either side. Unique in the school building are dedicated teacher planning areas and extended learning areas for special student projects. In addition, a covered play area allows children to enjoy recess even in inclement weather. Adjacent to the school is the 12-acre Armistead Boothe Park that contains ballfields, a playground, tennis courts, a picnic area and an environmental learning area. Samuel W. Tucker Elementary School is fully accredited.

### **Bright Start Learning Center**

Bright Start, established in 2005 and located on Brenman Park Drive, is a private pre-school and childcare center for children ages 6 months to five years. Bright Start's philosophy is to recognize and connect with each child's learning style in order to inspire the child's love for learning and exploring the world around them. There are a variety of attendance options available. For more information, and a tour of the facility, call 703-370-8414.



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## **CHARLES BEATLEY PUBLIC LIBRARY**

The Charles Beatley Public Library, directly across Duke Street from Cameron Station, offers the largest selection of adult and children's materials in the Alexandria public library system. In addition, the library provides 24 Internet stations, six word-processing stations for free public use and wireless Internet access.

The 60,200-square-foot building was designed by Pierce Goodwin Alexander & Linville in association with Michael Graves, Architect. The library opened on January 31, 2000, and was named for Charles E. Beatley, Jr., Mayor of Alexandria from 1967 to 1976 and 1979 to 1985.

### Children's Programs and Outreach Services

The library offers story times for ages one through six. "Summer Quest" is the annual reading program for ages 6-12. Call the children's room for information about these programs: 703-519-5900 ext. 4. Outreach Services provides homebound visits and on-site collections to adults and children who are unable to visit the library. Call 703-519-5900, ext. 5.

The Ready, Set, Grow Program provides story times and activities to registered family childcare homes, childcare centers and homeless shelters in the city. Call 703-519-5910.

Talking Books for Blind and Physically Handicapped is located on the second floor. Call 703-519-5911.

### Meeting Rooms and Reading Garden

Library meeting and conference rooms are available to individuals and organizations for meetings of an educational, cultural or civic nature. The community meeting room seats 150 people, while the conference room seats 10 people. The meeting and conference rooms require advance reservation. Call 703-519-5900, ext 216.

The Frank and Betty Wright Reading Garden is made possible by a donation to the city by the Frank and Betty Wright Foundation. The garden provides a smoke-free environment for reading pleasure and public programs.

### Friends of the Beatley Central Library

The Friends help strengthen ties between the library and the community. They provide funds to enhance library services through book sales and fundraising projects. If you would like to consider becoming a Friend, please call 703-519-5900. The Beatley Library's website is [www.alexandrialib.va.us/branches/beatley](http://www.alexandrialib.va.us/branches/beatley).



## SERVICES CONTACT INFORMATION

Information & Provider	Phone	Web
Homeowners' Assessments: <b>CAMP</b>	703-821-2267	<a href="http://www.qocampmgmt.com">www.qocampmgmt.com</a>
Cable TV; Internet: <b>Comcast Communications</b>	703-567-3000	<a href="http://www.comcast.com">www.comcast.com</a>
Cameron Club Fitness Center	703-567-8555	<a href="http://www.cameronstation.org">www.cameronstation.org</a>
Cameron Station Association	703-567-4881	<a href="http://www.cameronstation.org">www.cameronstation.org</a>
Condo Management		
Oakland Hall and Woodland Hall <b>CMC</b>	703-631-7200 703-631-9786 (fax)	<a href="http://www.cmc-management.com">www.cmc-management.com</a>
Cameron Blvd Condos <b>CMC</b>	703-631-7200	<a href="http://www.cmc-management.com">www.cmc-management.com</a>
Main Street Condos <b>CAMP</b>	703-821-2267	<a href="http://www.qocampmgmt.com">www.qocampmgmt.com</a>
Residents at Cameron Station <b>FirstService Residential</b>	703-385-1133 (corporate) 703-751-5002 (on-site)	<a href="https://www.fsresidential.com/corporate/home">https://www.fsresidential.com/corporate/home</a>
Carlton Place Condos <b>Abaris Realty, Inc.</b>	301-468-8919	<a href="http://www.abarisrealty.com">www.abarisrealty.com</a>
Other		
Electric <b>Dominion Virginia Power</b>	888-667-3000	<a href="http://www.dom.com">www.dom.com</a>
Gas <b>Washington Gas</b>	703-750-1000	<a href="http://www.washingtongas.com">www.washingtongas.com</a>
Telephone <b>Comcast Communications</b> <b>Verizon</b>	703-567-3000 703-954-6222	<a href="http://www.comcast.com">www.comcast.com</a> <a href="http://www.verizon.com">www.verizon.com</a>
Towing <b>Henry's Towing</b>	(703) 313-6857	
Trash/Recycling <b>Bates Trucking</b>	703-212-9395	<a href="https://www.batestrucking.com/">https://www.batestrucking.com/</a>
Utility <b>Miss Utility</b>	800-257-7777	<a href="http://www.missutilityofvirginia.com">www.missutilityofvirginia.com</a>
Water <b>Virginia American Water Co.</b>	703-549-7080	<a href="http://www.vawc.com">www.vawc.com</a>
Sewer <b>Alexandria Renew Enterprises</b>	703-549-3381	<a href="http://www.alexrenew.com">www.alexrenew.com</a>
Shuttle Bus <b>Limolnterconnect</b>	(571) 237-5551	<a href="https://www.limointerconnect.com/billboardVAN/DORN">https://www.limointerconnect.com/billboardVAN/DORN</a>



Information & Provider	Phone	Web
City of Alexandria and State of Virginia Contact Information	703-746-4311 (804) 786-0000	<a href="http://www.alexandria.gov">www.alexandria.gov</a> <a href="http://www.virginia.gov">www.virginia.gov</a>
Alexandria Police and Fire (non-emergency)	703-764-4444	<a href="http://www.alexandriava.gov/police">www.alexandriava.gov/police</a>
Animal Control/ Shelter/Pet Licenses	703-746-4774	<a href="http://www.alexandrianimals.org">www.alexandrianimals.org</a>
Citizens Assistance/ Public Information	703-746-4800	<a href="http://www.alexandriava.gov/citizen">www.alexandriava.gov/citizen</a>
City Council and Mayor	703-746-4550	<a href="http://www.alexandriava.gov/council">www.alexandriava.gov/council</a>
City Hall	703-746-4000	<a href="http://www.alexandriava.gov/aboutalexandria#cityhall">www.alexandriava.gov/aboutalexandria#cityhall</a>
City Automobile Stickers	703-746-3900	<a href="http://www.alexandriava.gov/cartax#general_information">www.alexandriava.gov/cartax#general_information</a>
Dash Bus Service	703-746-DASH	<a href="http://www.dashbus.com">www.dashbus.com</a>
Decals (Handicapped)	800-435-5137	<a href="http://www.dmv.virginia.gov/webdoc/citizen/disability">www.dmv.virginia.gov/webdoc/citizen/disability</a>
Drivers Licenses	703-761-4655	<a href="http://www.dmv.state.va.gov">www.dmv.state.va.gov</a>
Department of Human Services	703-746-5700	<a href="http://www.alexandria.gov/dhs">www.alexandria.gov/dhs</a>
Metro	202-637-7000	<a href="http://www.wmata.com">www.wmata.com</a>
Noise Ordinance Enforcement	703-746-4065	<a href="http://alexandria.gov/tes/oeg//info/default.aspx?id=3840#what">http://alexandria.gov/tes/oeg//info/default.aspx?id=3840#what</a>
Ben Brenman Park and Armistead Boothe Park Reservations	703-746-5403	<a href="http://www.alexandria.gov/recreation">www.alexandria.gov/recreation</a>
Personal Property Tax	703-746-3903	<a href="http://www.alexandria.gov/cartax">www.alexandria.gov/cartax</a>
Post Office (Serving Cameron Station)	703-823-2170	<a href="http://www.usps.com">www.usps.com</a> also contact for issues with Mail Box and Keys
Real Estate Taxes	703-746-3900	<a href="http://www.alexandriava.gov/realestatetax">www.alexandriava.gov/realestatetax</a>
Department of Recreation, Parks and Cultural Activities	703-746-4343	<a href="http://www.alexandria.gov/recreation">www.alexandria.gov/recreation</a>
State Income Taxes	804-367-8031	<a href="http://www.tax.virginia.gov">www.tax.virginia.gov</a>
State Auto Tags/ License Plates	703-761-4655	<a href="http://www.dmv.state.va.us">www.dmv.state.va.us</a>
Voter Registration	703-746-4050	<a href="http://www.alexandriavoter.org">www.alexandriavoter.org</a>





It is understood that I am aware of the Cameron Station Architectural Design & Maintenance Standards (DMS) with regard to the review process as established by the Board of Directors.

The modification authority granted by an application will be revoked automatically if the modification requested has not been completed within thirty (30) days of the approval date of this application and completed within thirty (30) days from commencement of the work, unless so expressly stated otherwise by the ARC or Management Agent.

**I acknowledge I have read the Application Conditions in submitting this application.**

**Homeowner(s) Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Please use this checklist to ensure that all required materials and enclosures have been included in or with your application.

- Plat/Site Survey**
- Written description of proposed modification including materials and dimensions**
- Drawings, sketches, brochures, and/or photographs**

**ARC ACTION**

The Architectural Review Committee (ARC) reviewed the application and took the following action:

- Approved**
- Disapproved**
- Request for more information**

**Comments or Stipulations:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ARC Signature: \_\_\_\_\_ Approval/Disapproval Date: \_\_\_\_\_

*If you disagree with the above decision, an appeals procedure is provided by the Cameron Station Community Association, Inc. Board of Directors. A written request for an appeal must be made within ten (10) days of receipt of the ARC's decision.*



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## HOMEOWNER ASSOCIATION (HOA) COMMITTEES

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Please consider joining the committee that most interests you. You can learn more about the meeting times and review the committee charters on the Cameron Station website [www.cameronstation.org](http://www.cameronstation.org). If you have any questions, please contact the Management office at 703-567-4881 or [communitymanager@cameronstation.org](mailto:communitymanager@cameronstation.org).

**Activities & Events Planning Committee (A&E)** – Meets the first Wednesday of the month. Its primary responsibility is to advise the Board of Directors on the planning of community events. Events can be reached at [events@cameronstation.org](mailto:events@cameronstation.org).

**Architectural Review Committee (ARC)** – Meets the first Tuesday of the month. Its primary responsibility is to act on all applications for the approval of modifications or improvements to any lot as dictated by Article VI of the Declaration of Covenants, Conditions and Restrictions. . The ARC can be reached at [arc@cameronstation.org](mailto:arc@cameronstation.org).

**Cameron Club Facilities Committee (CCFC)** – Meets the second Thursday of the month. Its primary responsibility is to advise the Board of Directors on issues affecting the Cameron Club. The CCFC can be reached at [facilities@cameronstation.org](mailto:facilities@cameronstation.org).

**Common Area Committee (CAC)** – Meets the third Monday of the month. Its primary responsibility is to advise the Board of Directors on issues affecting common area services and maintenance (except the Cameron Club). The CAC can be reached at [commonarea@cameronstation.org](mailto:commonarea@cameronstation.org).

**Communications Committee (ComCom)** – Meets the second Wednesday of the month. Its primary responsibility is to advise the Board of Directors on issues affecting communications. ComCom can be reached at [communications@cameronstation.org](mailto:communications@cameronstation.org). The Newsletter Subcommittee is responsible for the creation of the bimonthly newsletter, *The Compass*. Subcommittees usually meet at members' homes, and meeting times vary. The Newsletter Subcommittee can be reached at [thecompass@cameronstation.org](mailto:thecompass@cameronstation.org).

**Financial Advisory Committee (FAC)** – Meets the last Monday of the month, before the Board Meeting. Its primary responsibility is to advise the Board of Directors on issues affecting the financial position of the HOA. The FAC can be reached at [fac@cameronstation.org](mailto:fac@cameronstation.org).





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## COMMITTEE MEMBER REGISTRATION FORM

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Please submit the completed form to the Cameron Station Management office for review by the individual committee chairs and the Board of Directors:

Name: \_\_\_\_\_

Home Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ (C) \_\_\_\_\_ (H) \_\_\_\_\_

Condominium Owners, please check the appropriate box:

- Carlton Place Condominium
- Condominiums at Cameron Station Blvd.
- Main Street Condominium
- Oakland Hall Condominium
- Residences at Cameron Station
- Woodland Hall Condominium

1) Check the name of the Committee you would like to join (please include a 2nd choice as well):

- Architectural Review Committee
- Activities & Events Planning Committee
- Cameron Club Facilities Committee
- Common Area Committee
- Communications Committee
- Financial Advisory Committee

2) Provide a brief statement describing your qualifications (you may attach any pertinent information):

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3) State your reasons why you would like to join this committee:

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Thank you for your time and interest.