

# ROLLING RIDGE CONDO ASSOCIATION NEWSLETTER

SPRING 2023



## Spring Dumpster Weekend

On Friday, April 22nd, a dumpster will be placed at the bottom of Calamary Circle for the weekend. This is a service for everyone to use to get rid of junk and other items in your backyards, decks, and inside your homes. Place anything you would like to dispose of in the dumpster that weekend **with the exception of the following items:**

- Appliances
- Fuel
- Paint
- Batteries or corrosive items
- Tires

## Dogs in the Neighborhood

Dogs are wonderful pets and are welcome in Rolling Ridge. However, there are some rules that must be followed:

All dogs must be leashed. There is a leash law in Loudoun County and we ask all residents to adhere to it.

In addition, dog poop must be scooped and disposed of properly by the owner. Unscopped poop leads to children getting sick (curious toddlers like to taste) and attracts vermin (yes, mice and rats!)

Please help us keep our common areas clean and safe for all

## Property Inspections Coming Soon

Every spring, property management does a community-wide inspection of the property exteriors. These are the areas typically looked at during the inspection:

Condition of the front of the unit:

- Screens
- Front door
- Stoop & railing
- Proper item storage (trash & recycle containers should not be stored in the front)

Condition of the rear of the unit:

- Wooden decks and fences
- Appearance of back areas (should be kept neat and clean condition)
- Proper item storage (no accumulation of junk or unapproved items on decks, and patios regardless of whether enclosed by a fence)
- Unapproved architectural modifications

This year the property inspections will be after the dumpster weekend. Please take a look at your property and ensure all elements are in good condition. **If you have a renter in your unit. You are responsible to ensure the property is kept in good condition and that your tenant is following the association guidelines.**

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## Safety Reminders for All Our Residents

**DRIVERS:** When you come to a stop sign, please make a complete stop and make sure the way is clear before proceeding. It may be difficult to see if there are cars or children on bikes approaching (due to the parked cars on both sides of Hillcrest). Also, please watch for children on bicycles, skates, skateboards, etc. and adhere to the speed limit in Rolling Ridge.

**PARENTS:** Please tell your children to be mindful when they are riding their vehicles in the streets of Rolling Ridge. Children should also be mindful of the rules of the road *especially* stopping at intersections to ensure the way is safe before proceeding.

## Please Don't Feed the Wildlife!

There seems to be more people feeding birds and squirrels in the Rolling Ridge Community. This is not only encouraging the animals and making them bolder and less afraid of humans, it is also making them dependent on humans for food and discouraging their natural foraging abilities.

In addition, the food being left out for the birds and squirrels are attracting mice, rats and foxes which are also starting to get into the trash bags.

Please ***do not feed*** the wildlife in Rolling Ridge.



## Vegetable Gardens

Many of us enjoy planting vegetable gardens but we wish to provide some guidelines for doing so. First, gardens/vegetables cannot be planted in the front of your unit. If you wish to plant a garden in the rear of your unit it must be within a fenced area. Plantings/vines may not exceed the height of the fence and may not be allowed to spread over the fence and into the common area or into a neighbor's space. If you do not have a fenced area, you may plant in containers only and the containers must be kept out of the common area so that the landscapers can mow.

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## Parking in Visitor Spots

With warmer weather approaching, more folks will be holding parties and barbecues outdoors. To that end, more guests will be visiting and need a place a place to park.

Residents are reminded that they are not allowed to park in spots designated for visitors.

Reminder: There is a towing policy in effect to keep those visitor spots clear.

## Show Our Trees Love!

We are working hard in Rolling Ridge to clear out dead trees and plant new trees. These young trees need time to root and grow strong.

Please be reminded that children are not allowed to climb the trees in Rolling Ridge.

Also, items such as clothes lines, swings, hammocks, etc. are **not** to be attached to trees.



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## Rolling Ridge Board of Directors

<b>President</b>	Betty Holland
<b>Vice President</b>	Kelly Burcham
<b>Treasurer</b>	Justin Prompovitch
<b>Secretary</b>	Carol Potter
<b>Member at Large</b>	Nick Yacoub

## HELPFUL INFORMATION

### **Spectrum Property Management**

Lisa Cornaire, AMS  
Office 703-307-2695  
Fax 703-439-2675  
Lisa@SpectrumPropertyMGT.com

Rolling Ridge Website  
[WWW.RRCA.NET](http://WWW.RRCA.NET)

**Patriot Disposal**  
703-257-7100  
Tuesday- Trash & Recycle  
Friday - Trash

**D&M Towing**  
703-471-4590

**Police Non-Emergency**  
703-777-1021

**Loudoun Animal Control**  
703-777-0406

**Dominion Power**  
1-866-366-4357

**Loudoun Water**  
517-291-7880

**Washington Gas**  
703-750-1000