

Centre Ridge Regent  
Board of Trustee Minutes  
14275 Uniform Drive  
November 12, 2025

Present: Todd Edwards, Suzanne Thompson, Maria Grier, Anne Benedicto,  
Valerie Smith, Cookie Sewell, and Mary Lynn Sallette, Community Manager.

Absent: Sean Cummings, Elizabeth Miller, and Michael Adere.  
Guests: None.

Quorum: Quorum was achieved.

I. Call to order

Todd Edwards called the meeting to order at 7:00 p.m.

II. President's Report

Todd Edwards said winter is upon us according to the weather forecasters.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Suzanne Thompson made a motion to approve the October minutes.  
Anne Benedicto seconded the motion that was unanimously approved.

V. Open Forum

V. Committee Reports

A. ARB

The agenda was included from the previous meeting.

B. Open Space

No report.

C. Pool and Rec Committee

No report.

VI. Old Business

None.

VII. New Business

#### A. Storm Water maintenance proposals

Members reviewed two storm water maintenance proposals for work recommended by Fairfax County on the stormwater pond off Clay Pipe Court and Glade Spring Drive.

Motion: Valerie Smith made a motion to approve the proposal from Solitude Lake Management for the storm water maintenance work on the pond off Clay Pipe Court and Glade Spring Drive. Anne Benedicto seconded the motion that carried unanimously.

#### B. Maximum General and Neighborhood assessments

Members reviewed the Maximum General and Neighborhood assessments policy resolutions per the documents.

Motion: Suzanne Thompson made a motion to approve the Maximum General and Neighborhood assessments policy resolutions. Valerie Smith seconded the motion that carried unanimously.

### VIII. Management Report

#### D. Income and Expense

The September Income and Expense report was approved.

#### E. Delinquencies

### IX. Community Update

#### X. Todd Edwards adjourned the meeting at 7:30 p.m.