

Centre Ridge Regent Review

centreridgeregent.org

SUMMER 2018



Letter from the President

As I write this article it is not officially summer but I am already in summer mode. The pool is now open and many residents seem to be enjoying it. Please remember to watch your children at all times. The lifeguards are on duty but it only takes a second for an accident to happen.

We are in the process of doing the annual community inspection of the homes in the neighborhood. If you have maintenance items you have been delaying, please make them a priority. It's important to maintain your property to keep our community an inviting place to live for new residents. Please remember to fill out an Exterior Alteration Application for any exterior changes to your home. If you don't know if an application is needed, contact the staff at the community center for clarification.

We do not have any new information on the New Braddock/Stone Road extension. Work is ongoing on the I-66 expansion through our area. Please drive cautiously through the neighborhood, school is out and the kids are outside playing.

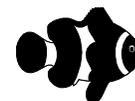
Enjoy your summer!
Jim Katcham, President



Streetlights

Please call the community center if you notice a streetlight that is not working properly. Please give the number (located on each pole) and the location of the streetlight.

Pool Hours



THE POOL IS OPEN DAILY
FROM:
11:00 am TO 8:00 pm

Photo IDs for Pool and Recreation cards
will be processed on Monday evenings from
6:00 pm to 9:00 pm.



Summer Reminders:

PLEASE MOW YOUR GRASS!

Also remember to trim weeds and to weed landscape beds to help keep our community looking great!



PET REMINDERS

Please keep dogs on a leash and remember to clean up after them! Dogs are never allowed inside the tot lots at any time for any reason. Do not leave dogs outside in back yards unattended for long periods of time or allow them to remain outside barking or howling. Please keep cats inside. They are not allowed loose in the community.

And finally, please turn on your headlights at dusk, and be watchful of kids playing outside!





IMPORTANT NUMBERS

Centre Ridge Regent HOA Office 703-968-7505
 FAX 703-968-2677

Fairfax County Animal Control 703-691-2131

Poison Control 703-625-3333

Sewer Line Breaks/Emergencies 703-323-1211

American Disposal Services 703-368-0500

Fairfax Co. Police (non-emergency) ... 703-691-2131

Fairfax County Government 703-324-4636

Zoning Administration (for ARB
 plats of property) 703-222-1082



Just a reminder . . .

Quarterly Assessments Are Due July 1st!

All homeowners are required to pay their quarterly assessments on time and in full in order to use the community pool or any other recreational facility (i.e., tennis and racquetball courts, workout equipment, Community Center). Remember—You are responsible for paying your assessment by the due date even if you do not receive the bill. If you do not receive your bill, please call 703-968-7505. A \$25.00 late fee will be assessed for payments that are more than 30 days past due.

Quarterly assessments are due by the first of the month in January, April, July, and October, and must be mailed to Centre Ridge Regent, P.O. Box 105007, Atlanta, GA 30348-5007. The Community Center Office cannot accept assessment payments.



*Have a
 Wonderful Summer!*

Community Center Hours

The Community Center is open during the following days and times:

Monday–Thursday	9:00 am–1:00 pm and 6:00–10:00 pm
Friday	9:00 am–1:00 pm
Saturday	9:00 am–2:00 pm (closed during summer)

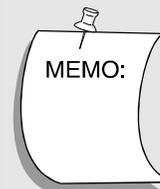
Community Manager: Mary Lynn Sallette (available Mon-Fri, 9:00 am–1:00 pm)

Address: 14275 Uniform Drive Phone: 703-968-7505 Fax: 703-968-2677

Summer Happenings

All meetings are held at the Community Center, unless otherwise noted.

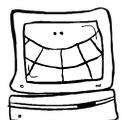
- * **Architectural Review Board:**
 3rd Tuesday of each month, 7:00 pm
Applications MUST be received by 2nd Tuesday of each month
- * **Board of Trustees:** 2nd Wednesday of each month, 7:00 pm
- * **Open Space Committee:** Meets as needed
- * **Welcome/Social Committee:** 1st Wednesday each month, 7 pm



The bulletin board located on the lower level of the Community Center is available for ads

and other communications between residents of Centre Ridge Regent.

The Community Center is available for rentals Friday, Saturday and Sunday evenings. See Mary Lynn to make a reservation or for more information.



CENTRE RIDGE REGENT WEBSITE!

www.centreridgeregent.org

DUES PAYMENTS



TO PAY DUES ONLINE:

Log on to www.smartstreet.com and click "online payments". You may pay by credit card or set up recurring payments. You need your account number to do this. You can also call 1-888-705-0600.

TO PAY DUES BY MAIL:

Please check your account numbers and the payment mailing address. Do not add spaces, dashes or numbers at the end of your account number.

Dues payments should be sent to:
Centre Ridge Regent
P.O. Box 105007
Atlanta, GA 30348-5007

The Community Center Office cannot accept dues payments.



Reminder to Dog Owners:

Please remember to clean up after your pet, especially in common areas. Please keep your dog off other residents' property. This is a major problem, especially at the town homes. Please walk your dog on a short leash or flexi lead to a common area to pee or poop.

Here at Centre Ridge Regent, we all take great pride in the appearance of our yards and common areas so please, neighbors, let's work together and make a renewed effort to do the right thing. Also please remember to keep your dog on a leash at all times.



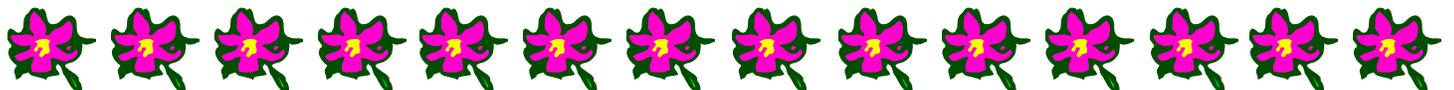
Dog Park

The dog park hours are 7:00 am to 7:00 pm. Residents should not be in the dog park after hours. Children under the age of 16 are not allowed in the dog park at any time for any reason. Clean up after your dog.

Towing Company

Battlefield Towing (703-378-0059) is the towing company for Centre Ridge Regent.

- ◆ Do not park in the fire lanes or streets of the townhomes.
- ◆ Do not leave cars unattended in these areas.
- ◆ Do not park in residents' assigned parking spaces.
- ◆ Do not park in spaces over 48 hours
- ◆ Vehicles must be current on license plates and inspections.
- ◆ Do not park vehicles angled in front yards or blocking the sidewalk or street.
- ◆ Do not park commercial vehicles (vehicles with logos, box trucks, vehicles with ladders or racks) in driveways or in the guest parking areas of the townhomes.



From the Architectural Review Board

Please remember to fill out an Exterior Alteration Application for any exterior alterations to your home or property.

The ARB meets on the third Tuesday of every month. Applications must be turned in by the second Tuesday of each month.

Community Clean Up



Thanks to the residents who volunteered and helped with the Community Clean Up. Forty bags of trash were removed from the common areas and along the roads.

Thunderstorm Safety: Avoiding Lightning



Warm weather usually means fun in the sun, but summer heat also can bring severe weather. Threatening thunderstorms often loom large on summer afternoons so it's important to be prepared for downpours and accompanying lightning, which can strike outdoors or indoors. Consider the following suggestions when planning both outdoor and indoor events to reduce the risk of a lightning strike.

- * **Watch the weather.** Pay attention to your local weather forecast before participating in outdoor activities. If there's a chance of thunderstorms, consider rescheduling or moving events indoors. If that's not possible, have an emergency plan in place in case a severe storm rolls in and designate a sufficient nearby structure as an emergency shelter.
- * **Stay inside.** If severe thunderstorms are imminent, go indoors and wait until they pass. Safe, enclosed shelters include homes, schools, offices, shopping malls and vehicles with hard tops and closed windows. Open structures and spaces do not provide adequate protection.
- * **Duck and crouch.** If you're caught outside during a severe storm, it's important to crouch low on the ground, tuck your head and cover your ears to help protect yourself from harm. Do not lie down; lightning strikes can produce extremely strong electrical currents that run along the top of the ground, and laying horizontally increases electrocution risk.
- * **Turn off faucets.** During a thunderstorm, lightning can sometimes be conducted through the plumbing. Avoid any type of contact with running water, including bathing, showering, and washing your hands, dishes, or clothes.
- * **Turn off electronics.** All electrical appliances—televisions, computers, laptops, gaming systems, stoves, and more—that are plugged into an electrical outlet could carry a current from a lightning strike. Surge protectors will reduce the risk of damaging electronics.
- * **Stay away from windows.** Not only is lightning a threat, but high winds and hail create flying debris that could be harmful during a thunderstorm. Close all windows and doors and keep away from them.

Townhome Visitor Parking Rules

Vehicles may not park over 48 hours in visitor or unassigned parking spaces. Residents reporting violations must fill out the complaint form at the community center or send an email to crrinfo@hughes.net.

That email must include:

- * location of vehicle
- * make and model of vehicle
- * license plate information

Do not send pictures. The complaint must also include your name, address, and phone number.



www.anicira.org

571-208-0199

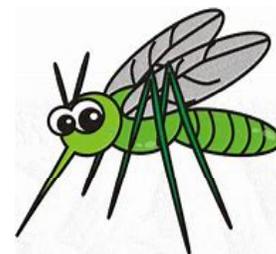
Offering affordable spay/neuter surgery, soft tissue surgery, preventive care services and more...
9975 Pennsylvania Ave Manassas VA 20110



ANICIRA
VETERINARY CENTER

Prevent and Protect Against Mosquitos

Mosquito season is here and those pesky bloodsuckers are not just a nuisance, they can also transmit viruses such as West Nile, Chikungunya and Zika. Now is the perfect time to eliminate potential breeding sites in and around your yard where mosquitoes like to lay their eggs. Prevent mosquitoes around your home and neighborhood and protect yourself from their bites by taking the following steps this spring, summer and fall:



Control mosquitoes in your yard:

- * Eliminate standing water. Tip and toss standing water from containers like tires, buckets, flower pots, corrugated drain pipes, tarps, bird baths, toys, etc. Discard containers or place indoors.
- * Treat standing water with a larvicide* if it cannot be eliminated. Mosquito-specific, environmentally-friendly larvicides are available. If you can't get rid of the water, treat it to control mosquito larvae.
- * If mosquitoes are biting, you may want to treat your yard with an insecticide*. Used carefully and properly, an insecticide can help control biting mosquitoes. Pay particular attention to bushy green plants, ivy, other ground-covering plants and bamboo, which provide good hiding places for mosquitoes. Insecticides for your yard are available at your local hardware or home and garden store.
- * Organize a neighborhood clean-up. Get rid of litter and debris, discard old tires and manage vegetation that mosquitoes may be using as hiding places.

Protect yourself and your family from mosquito bites:

- * Wear insect repellent* containing DEET, picaridin, oil of lemon eucalyptus or IR 3535 as the active ingredient. Use EPA-registered insecticides, larvicides and repellents. Follow label instructions.
- * Wear loose-fitting, light-colored long-sleeved shirts and pants to minimize your exposure to mosquitoes.
- * Keep doors and windows closed and make sure screens are in good repair.

While these precautions will help prevent mosquito bites, it is still important to watch out for the signs and symptoms of mosquito-borne viruses like Zika and West Nile. Symptoms of Zika include fever, rash, joint pain, muscle pain, headache and conjunctivitis (red eyes). Symptoms of West Nile virus range from mild (fever, headache, body aches or a skin rash on the upper body) to serious (high fever, headache, neck stiffness, stupor, disorientation, tremors, convulsions, weakness, paralysis or coma). Consult your physician if you think you may be sick with a mosquito-borne illness.

Keeping mosquitoes away is not only good for your quality of life; it's good for your health! For more information, visit <http://www.fairfaxcounty.gov/fighthebite>, call 703-246-8931 or email to fighthebite@fairfaxcounty.gov.



Clean, Green Air Inside Your Home

Believe it or not, the air inside your home may be less healthy than the air outdoors. From pollutants like volatile organic compounds (e.g., chemicals in paints, cleaning supplies, waxes, building materials, furnishings, pesticides, air fresheners and dry-cleaned items) to gases (like radon and carbon dioxide) to second-hand smoke, modern, well-insulated homes can actually trap pollutants, thus raising their potential for harm. Several common houseplants, however, can help you breathe easier by increasing oxygen levels and removing toxins from the air.

Below is a list of nine natural air purifiers. For maximum effectiveness, aim for at least two plants in 10- to 12-inch pots per 100 square feet of space. And be sure not to overwater your plants, which can lead to mold—another pollutant to watch out for.

English Ivy	Lady Palm	Boston Fern	Snake Plant
Golden Pothos	Wax Begonia	Red-Edged Dracaena	Spider Plant
Peace Lily (This variety is poisonous to pets, so place with caution)			



Summer Safety: Kids at Play

Summer is in full swing, and for many of our youngest residents that means they have the freedom to play outside to their hearts' content (or at least until mom or dad call them back inside). While we encourage kids to enjoy summer to the fullest, we also want everyone to stay safe. Here are a few summer safety guidelines for kids:



- * **Make sure your children are proactive about their safety.** Whether they're playing at a park, swimming at a pool or riding their bikes around the neighborhood, it's important that kids understand what types of injuries could occur during these activities and how they can best avoid them. If an injury does occur, your kids need to know what actions to take—such as alerting a trusted adult or, in the case of a true emergency, calling 911.
- * **Supervise your kids at the pool.** While it's always a good idea to keep an eye on your kids, it's particularly important to make sure your children have adult supervision while they're in the water. It only takes a second for even good swimmers to find themselves in a dangerous situation, so it's vital that kids are supervised by someone who knows the signs of a distressed swimmer. To learn about how you can keep your family safe at the pool, visit www.poolsafety.gov.
- * **Slow down while driving through the neighborhood.** All residents should take note of this rule. With children out and about in full-force during the summer, you're more likely than ever to see a distracted kid chasing after a run-away baseball or skateboarding on the streets. So slow down, be extra aware of what's going on around you, and be prepared to stop suddenly if a child runs out into the road. Parents should remind kids that they have a responsibility to be aware of oncoming cars as well.
- * **Remind older kids to check in with you when they're playing without adult supervision.** When kids are out on their own, it's easy for them to forget to let their parents know they're okay. So establish a set of rules, such as checking in every few hours or whenever they change locations, and be firm about enforcing them. If your child has a hard time remembering to give you a call every so often, it might be helpful to have them set an alarm on their cell phone so they don't forget. It's also a great way for kids to build a sense of independence.

Visit www.cdc.gov/features/KidsSafety/ for a list of great articles about kids' summer safety.



Your Curb Appeal Checklist

The curb appeal of our community depends on each resident maintaining his or her property as completely as possible. For those who keep their homes and yards well maintained, the association thanks you for your efforts and good examples. We encourage all residents to pay particular attention to the following maintenance items:

- * **Exterior paint.** Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against corrosion, weathering and insects.
- * **Landscaping.** Landscaping is extremely important to our community's curb appeal. Please remove dead plants and branches. Keep shrubs properly pruned and flowers well-tended. Keep yards free of leaves and remove grass clippings. Weed landscaping beds.
- * **Roofs.** Please insure your roofs are properly maintained and cleaned.
- * **Driveways and sidewalks.** Please repair cracks, pitted or flaking surfaces and other concrete problems. Remove weeds from sidewalk joints and debris from driveways and sidewalks. Do not use driveways for storage or auto repairs.
- * **Gutters and downspouts.** Please keep them cleaned out to prevent overflowing and flooding.
- * **Decks and fences.** Please repair decks and fences as needed. Stain decks and fences to protect the wood.

Thanks for keeping our community looking sharp. Make sure you get approval if required by the HOA.