

Centre Ridge Regent Review



centreridgeregent.org

AUTUMN 2018



Letter from the President

In the past several newsletters we have provided an update on the extension of New Braddock Rd. There is no new information at this time. We will continue to provide information as it becomes available.

Asphalt crack seal repair is scheduled for September 17 through the 20 on the townhome streets in the community. Please follow the direction of the crews from Dominion Paving. The work may be rescheduled due to weather.

As our community gets older, property maintenance becomes more important than ever. Property values are negatively affected by homes that are not properly maintained. Yards should be mowed and flower beds need to be cleared of weeds. This year yards must be mowed more frequently because of the increase in rainfall this summer. If you rent out your home, please consider hiring a lawn service to maintain the property. Bushes and trees need to be trimmed. Landscaping beds need to be mulched. Painting, siding repairs, and other maintenance issues need to be addressed. Please take the time to take care of any maintenance issues around your home.

School is back in session so please slow down and watch for kids and school buses in the neighborhood.

Our annual meeting is scheduled for October 10. We must have a quorum to hold the meeting. Failure to obtain a quorum requires rescheduling of the meeting. This is an expensive undertaking since we must advise all owners of the rescheduled meeting date. Please attend the meeting or send in your proxies.

Happy Fall!
Jim Katcham, President



MEETING

Centre Ridge Regent 2018 Annual Meeting

Wednesday, October 10
7:00 pm

- * Registration begins at 6:30 pm
- * At the Centre Ridge Regent Community Center

CANNOT ATTEND?

A quorum of residents in attendance or by proxy is needed to conduct the Annual Meeting. Failure to achieve quorum is a substantial added expense to the association to reschedule the meeting.

If you cannot attend, please fill out the proxy form included in this newsletter and turn it in to the Management Office at the Community Center.



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.



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 October 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.



Welcome
 to Autumn!



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) |

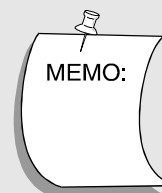
Community Manager: Mary Lynn Sallette (available Mon-Fri, 9:00 am–1:00 pm)

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

Autumn 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 Weds. each month, 7:00 pm

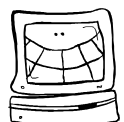


MEMO:

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:

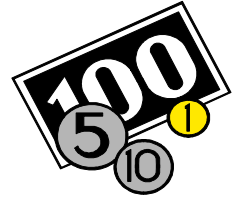
Log on to www.smartstreet.com and click "online payments". You may pay by credit card or set up recurring payments. You need your account number to do this. You can also call 1-888-705-0600.

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.



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.



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.



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.



Be Aware!

The sun is setting earlier each day. Please drive slowly and carefully, and be aware of children who may be playing outside. Don't forget to turn on your headlights at dusk.

THANK YOU!



CENTRE RIDGE REGENT HOA
Annual Meeting: Wednesday, October 10, 2018
PROXY

I/We, recorded owner(s) of a Lot in the Centre Ridge Regent Homeowners Association, Inc. do hereby constitute and appoint as my/our true and lawful proxy and attorney-in-fact:

(Print name of person appointed. You may appoint any person *who is attending the meeting*, as your holder. If no one is appointed, the proxy holder will be the Secretary of the Association.)

My Proxy shall have full power of substitution and revocation to cast my/our vote, unless (C.) is checked below, as if personally present at the Annual Meeting of the Centre Ridge Regent Homeowners Association, Inc. and all adjournments thereof.

(Choose only one)

- _____ A. **FOR QUORUM ONLY.** This Proxy is to be used **ONLY** for the establishment of a quorum. Voting for Board Members or other matters is specifically unauthorized.
- _____ B. **UNDIRECTED PROXY ONLY.** This Proxy will be deemed to be an undirected general Proxy enabling the Proxy holder the discretion to vote as he chooses in my/our stead on all matters properly brought before the membership at the Annual Meeting.
- _____ C. **DIRECTED PROXY ONLY.** This proxy allows the holder *to vote only* in the election for Board Members and *only* for the nominees checked below. The candidates have applied to the Board of Trustees. You may vote for up to (4) four individuals only. *More than four marked votes will disqualify this form.*
 - ___ Michael Adere ___ Melvin Hardy
 - ___ Cookie Sewell ___ Kishore Raheja

The undersigned hereby ratifies and confirms that said Proxy and attorney-in-fact may do so by virtue of this Proxy. This Proxy shall not be revoked except by actual notice of revocation by the undersigned to the Secretary or the person presiding over the meeting.

In Witness Hereof, the undersigned has executed this document on the _____ day of _____, 2018.

(Address) _____

(Name) _____ (Signature) _____

IMPORTANT
Mail or drop off the completed form to:
14275 Uniform Drive, Centreville, VA 20121
If you have any questions, please feel free to call the Community Manager at (703) 968-7505.

2018 BOARD OF TRUSTEE CANDIDATES



These homeowners are submitting their names for re-election to the Board of Trustees:

MICHAEL ADERE

I am running for re-election to the Centre Ridge Regent Board of Trustees because I would like to continue taking an active role in contributing to the community I have called home since December 2006. As a member of the Board for the past eight years, I know the importance of hearing and addressing residents' concerns, good financial stewardship, and maintaining property values. Professionally, I have worked in telecommunications for more than 30 years. I have been volunteering with the Boy Scouts organization for more than 20 years. I believe that Centre Ridge is a great community and I would like to be a part of helping to keep it a wonderful place to live for many years to come.

MELVIN HARDY

Our family has lived in Centre Ridge on Store House Drive for the past twenty-five years. My wife, Cheryl and I raised our two daughters, Shannon and Deanna, here and love our community. Neighbors call our home "the house with the heart". Each year at Christmas, I put a giant heart of lights on my garage roof for the neighbors to enjoy. As early residents on Store House Drive, I remember being asked to help get signatures from all the neighbors to have street lights put in and it became a twofold project. I not only got the signatures we needed, but I met all the folks living on our street. I am actively involved with my church, Whole Word Fellowship. I have always liked to serve people and would like to continue to serve on the Board of Trustees to help make the best decisions for our community.

KISHORE RAHEJA

My family and I have enjoyed living in this beautiful community for 14 plus years. We have loved being part of this community ever since we moved into Centre Ridge Regent. It is a safe and well managed community. We raised three kids, with two of them going to college in Virginia area and the third one going to Bull Run Elementary. During that time it has been an honor to serve our neighbors in the community. I previously served on the Pool and Neighborhood Watch committees respectively, and was an active Neighborhood Watch volunteer for several years. I am a team player, a good communicator, and a good listener. I look forward to continued and fruitful work with our various hard-working Centre Ridge Regent community residents and fellow friends. I hope you will consider my request to be re-elected to the Board this fall.

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CARMENITA SEWELL

Better known as “Cookie,” I have lived in Centre Ridge Regent since purchasing my home here in February 1995. During that time I’ve seen many changes in the community – some wonderful and some not so great. I’m interested in continuing to serve on the Board of Trustees in order to contribute to keeping our community the best that it can be. Professionally I work as an implant coordinator and surgical assistant for an oral surgery practice. I also hold a degree in theology and serve as a volunteer chaplain at the Juvenile Detention Center in Fairfax. Having served on our Architectural Review Board, I am aware of the work required to keep our community an attractive and welcoming place to live. I am proud to live in Centre Ridge Regent, and I appreciate the opportunity to continue giving back to the community as a member of its Board of Trustees.

NEIGHBORHOOD BOARD CANDIDATES:

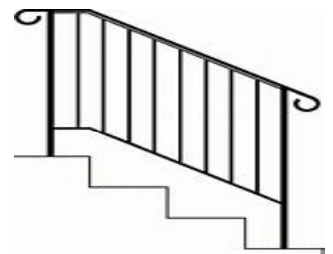
No candidates have filed applications to be considered for nomination to the Neighborhood Boards.



Residents:
Please save visitor parking spaces for visitors!



Metal Railing Repair



Is your metal railing rusting out, falling apart, unsafe to be around?

We will replace the builder grade posts in your railing with solid steel posts for a fraction of the cost of a full replacement.

Our service will fully restore and refinish your railing to like-new conditions.

Send me an email for a free estimate.

MillerRailingPros@gmail.com

Currently working
in Centre Ridge Regent

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**