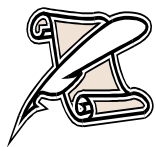


Centre Ridge Regent Review



centreridgeregent.org

WINTER 2019



Letter from the President

Centre Ridge Regent begins 2019 with a modest increase in quarterly assessments. It's important to properly fund our operating and reserve accounts to keep our community an attractive place to live and a good investment for homeowners. You will notice some major work occurring at the community center as the doors, windows, siding and roof are being replaced.

In the past several newsletters we have provided an update on the possible extension of New Braddock Rd. There is no new information at this time.

There continues to be occasional car break-ins throughout the neighborhood. While it is important to let the staff know about these incidents, please call the police non-emergency number at 703-691-2131. If it is an emergency call 911. If the police know of suspicious activity they will provide more surveillance in the neighborhood.

Even though it's still winter, it's a good time to take a look at potential maintenance issues on your property and make a plan for the spring. Look at your roof, siding, rake board, and trim. Check your railings and your stairs. Look at driveways and pipe stem driveways in the single family homes. Winter is a good time to have trees trimmed. Please don't top them - it just weakens the trees and may kill them.

Also, please take the time to get to know a neighbor and remember to treat all of our residents with respect. It's important in this day of cell phones and other technology that we are a community. A friendly smile goes a long way in making people feel welcome in the neighborhood.

On behalf of the Board of Trustees and staff of Centre Ridge Regent, I wish all of your families a great 2019.

Todd Edwards, President

Keep the Lights On!

Please keep your front porch lights on at night. There have been several car break-ins in the community during the past few months. The lights deter the criminals and help keep the community safe.



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.



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 Were Due January 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 Winter!

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)

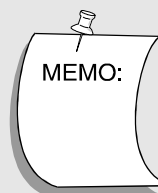
Community Manager: Mary Lynn Sallette (available Mon-Fri, 9:00 am–1:00 pm)

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

Winter Happenings

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

- * **Architectural Review Board:**
 3rd Tuesday of each month, 7:00 pm
Note: 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



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

Social Committee!

The Social Committee is seeking new members!



The committee plans and executes events such as an Easter egg hunt, ice cream social, teen game night, Halloween party, and Santa pictures.



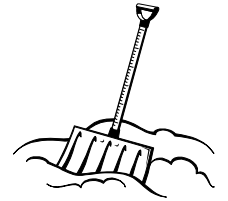
Please contact Mary Lynn at the community center at 703-968-7505 for more information.



Winter Driving Essentials

In case of an emergency, it's a good idea to keep these items in your car during the winter months:

- * Cell phone
- * Blankets, hand and foot warmers
- * Change of clothing, hat, gloves and boots
- * Water, snacks, first aid kit
- * Windshield washer fluid
- * Sand or kitty litter (for traction)
- * Ice melt or rock salt
- * Tire chains or traction cables
- * Shovel and ice scraper
- * Battery jumper cables, three or more flares



Above all, when weather is bad, slow down, keep those lights on and drive cautiously.



Keep Warm, But Safe

December, January and February are the deadliest months for home fires, according to the National Fire Protection Association (NFPA). And, heating equipment is the second leading cause of home fires and home fire deaths. That's why it's important for you and your loved ones to take extra precautions during the winter.

- * Thinking of buying a space heater? The NFPA recommends (and our association insists) that you make sure it carries the mark of an independent testing laboratory. Install it according to the manufacturer's instructions or have it professionally installed. If you have an electric-powered space heater, plug it into an outlet with sufficient capacity. Never use an extension cord. The association does not allow liquid-fueled space heaters.
- * Turn off space heaters whenever the room is unoccupied or when manufacturer's instructions say they should be turned off. Portable space heaters are easy to knock over in the dark. Turn them off when you go to bed, or at least make sure they're placed in lighted areas or out of high-traffic areas.
- * If you use a fireplace or wood stove, use only dry, seasoned wood to avoid the build-up of creosote, an oily deposit that easily catches fire and accounts for most chimney and home-heating fires. Use only paper or kindling wood, not a flammable liquid, to start the fire. Do not use artificial logs in wood stoves.
- * Make sure your fireplace has a sturdy screen to prevent sparks from flying into the room. After the ashes are cool, dispose of them in a metal container, which is kept a safe distance from your home.
- * Make sure fuel-burning equipment is vented to the outside, that the venting is kept clear and unobstructed, and that the exit point is properly sealed around the vent. This is to make sure deadly carbon monoxide does not build up in the home.

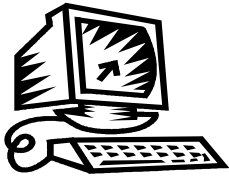


Other reminders from the National Fire Protection Association include:

- * Don't use your oven to heat your home.
- * Inspect all heating equipment annually, and clean as necessary.
- * Test smoke alarms monthly; install a carbon monoxide alarm outside each sleeping area.

For more information, visit www.nfpa.org.

DUES PAYMENTS



TO PAY DUES ONLINE:

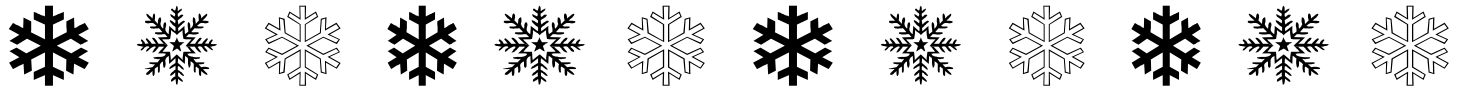
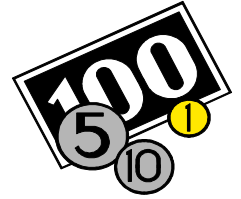
Log on to www.smartstreet.com and click "online payments". You may pay by credit card or set up recurring payments. You need your account number to do this. You can also call 1-888-705-0600.

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*

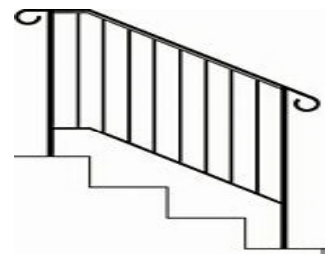
The Community Center Office cannot accept dues payments.



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**

Property Maintenance & Architectural Guidelines

Whether first-time homeowners or long-time residents, we all have a hefty investment in where we live. So it's important to preserve the value of our residences—as well as the surrounding common areas we all share—by keeping buildings well maintained and in a style that compliments adjacent structures and landscaping.

When our homes' exteriors are in good shape and the grass is cut, the hedges trimmed, the trash picked up and the sidewalks and roads well-maintained, the community is attractive to prospective buyers and renters, and property values are preserved.

Our association's annual community inspection is a big part of sustaining the community's appearance and property values. While our design guidelines have some limitations, they allow enough flexibility for individual expression.

Please remember to submit an application for any exterior changes to your property. Following the Architectural Guidelines and getting changes approved will make your residence more livable while preserving the community's value.

Tracking Down Air Leaks

Air leaks are one of the biggest saboteurs of your energy bill. They cause your heating and air conditioning units to work overtime. But, you can increase the efficient use of energy by tracking down and eliminating sources of air leaks in your home.

How to Check for Indoor Air Leaks

Close your unit as tightly as possible—shutting doors, windows, flues, anything that vents to the outside. (Leave inside doors open.) Turn on the exhaust fans in the kitchen and bathrooms. This pulls air out of the house or unit and draws outside air in through the leaks. A common way to identify air movements is to hold a lighted incense stick near a suspect area. The smallest movement of air will cause the smoke to move. Another method is to simply hold your damp hand near potential leak sites. Air movement will feel cool.

Where to Check for Air Leaks

- * Any place one surface joins another (even if it appears closed) is a potential place for air to move in or out of your home—for example, where floor and walls come together, such as around baseboards or carpet edges.
- * Small spaces don't allow much air leakage individually, but collectively they can eat up a significant amount of energy. Check all spaces where any type of opening exists such as electrical outlets and switch plates, fireplace dampers, around pipes, attic hatches, mounted air conditioners and mail slots.
- * Also, be sure to check caulked edges. Don't assume they're still air tight. Caulk dries over time and shrinks. Another application might be needed.
- * Doors and windows are in a category of their own. If they rattle or if you can see daylight around them, they leak. Fortunately, they're easy to fix with caulking or weather stripping.

Making the Fix

Weather stripping is the simplest and least expensive means to eliminate air leaks around doors. Foam insulation is a variation on caulking that is available as an aerosol spray. It's well suited for filling large gaps like the holes where pipes or wires enter your home. (Use with caution, however; it expands significantly and can be unsightly if overdone.) For just about everything else, standard caulking is all you need. Once the job is done, test again to make sure you stopped the leak completely.



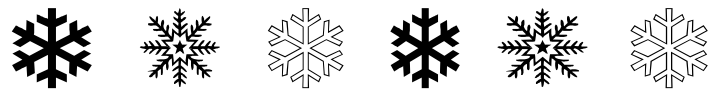
Community Association Fundamentals

Even though we live in an association, you might be surprised how many of our neighbors—owners and renters alike—don't really understand the fundamental nature of common-interest communities. And we know that many others, including the media and government officials, lack a true understanding of the community association (or condominium) concept.

Community Associations Institute (CAI), a national membership organization that represents the best interests of common-interest communities like ours, developed 10 basic principles that answer three essential questions: What is the basic function of a community association? What are the essential obligations and expectations of homeowners? What are the core principles that should guide association leaders?

We're confident you'll recognize our community while reading these principles:

1. Associations ensure that the collective rights and interests of homeowners are respected and preserved.
2. Associations are the most local form of representative democracy, with leaders elected by their neighbors to govern in the best interest of all residents.
3. Associations provide services and amenities to residents, protect property values and meet the established expectations of homeowners.
4. Associations succeed when they cultivate a true sense of community, active homeowner involvement and a culture of building consensus.
5. Association homeowners have the right to elect their community leaders and to use the democratic process to determine the policies that will protect their investments.
6. Association homeowners choose where to live and accept a contractual responsibility to abide by established policies and meet their financial obligations to the association.
7. Association leaders protect the community's financial health by using established management practices and sound business principles.
8. Association leaders have a legal and ethical obligation to adhere to the association's governing documents and abide by all applicable laws.
9. Association leaders seek an effective balance between the preferences of individual residents and the collective rights of homeowners.
10. Association leaders and residents should be reasonable, flexible and open to the possibility—and benefits—of compromise.



Government Support is One Click Away

You've probably heard the old joke, "I'm from the government, and I'm here to help you." While there are times most of us would agree this is a contradiction in terms, government agencies do provide an unlimited variety of free advice, guidance, and information, and most of it is now just a computer click away.

For those times when you need some help, check out the U.S. government's official web portal: *First Gov.gov*. The index for this website is located at www.firstgov.gov/index.shtml. The information is arranged by topic and includes consumer guides, family home and community, money and taxes, public safety and law, voting and elections and many, many more.

The website also provides a convenient resource called "Get It Done Online," an alphabetized list of government services you can access from your computer. This resource connects you to more than 100 tasks you can do via computer, including replacing vital records, contacting elected officials, getting or renewing passports, renewing your driver's license, even shopping government auctions. Perhaps best of all, you can find links to our own state and local agencies. That's at www.firstgov.gov/Agencies.shtml.

