

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
September 10, 2025

Present: Todd Edwards, Michael Adere, Suzanne Thompson, Elizabeth Miller, Anne Benedicto, Valerie Smith, and Mary Lynn Sallette, Community Manager.

Absent: Sean Cummings, Maria Grier, and Cookie Sewell.
Guests: Ms. Kim.

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 the pool has closed for the season and the kids are back in school. Residents should slow down in the community.

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Anne Benedicto made a motion to approve the August minutes.
Michael Adere seconded the motion. The motion was unanimously approved.

V. Open Forum

Ms. Kim of 14272 Glade Spring Drive addressed the board regarding a noise complaint.

V. Committee Reports

A. ARB

The agenda was included from the previous meeting. The September ARB meeting is rescheduled for September 18.

B. Open Space

C. Pool and Rec Committee

The pool is closed for the season.

VI. Old Business

A. Premier Aquatics proposal

Members reviewed a proposal to redo the whitecoat, tile, and coping stones at the pool.

Motion: Valerie Smith made a motion to approve the Premier Aquatics proposal. Michael Adere seconded the motion that carried unanimously.

VII. New Business

A. 2024 Draft Audit

Members reviewed the 2024 Draft Audit and proposal for the 2025, 2026, and 2027 Audits and tax preparation.

Motion: Anne Benedicto made a motion to approve the 2024 Draft Audit and proposal for the 2025, 2026, and 2027 Audits and tax preparation. Valerie Smith seconded the motion that carried unanimously.

B. Business request for 6306 Meadow Glade Lane

A homeowner requested approval for their tenant to give individual painting lessons at the home. A letter is required from the HOA by Fairfax County.

Motion: Anne Benedicto made a motion to approve the request from the homeowner to allow the tenant to give individual painting lessons. Valerie Smith seconded the motion that carried unanimously.

C. Tree Work

Members reviewed a proposal from N V Tree Experts for tree work.

Motion: Michael Adere made a motion to approve the tree work proposal from NV Tree Experts. Anne Benedicto seconded the motion that carried unanimously.

D. Property Maintenance hearing for 14331 Papilion Way

Members reviewed the violations at 14331 Papillion Way.

Motion: Michael Adere made a motion to give the owner of 14331 Papilion Way thirty days to correct any violations. After thirty days the owner will be fined ten dollars per day for each violation until they are corrected, or the HOA may pursue legal action. Suzanne Thompson seconded the motion that carried unanimously.

E. Sewer repair along New Braddock Rd

Members discussed a complaint regarding a sewer along New Braddock Rd. Mary Lynn Sallette said VDOT had been contacted regarding the sewer where the concrete top is failing.

VIII. Management Report

D. Income and Expense

The July Income and Expense reports were approved.

E. Delinquencies

IX. Community Update

X. Todd Edwards adjourned the meeting at 8:05 p.m.