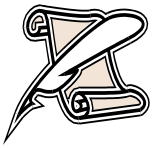
Centre Ridge Regent Review

centreridgeregent.org **AUTUMN 2026**



Letter from the President

School is now open for the year. Please remember to slow down and stop for school buses and children in the neighborhood. There are a lot of kids riding scooters and e-bikes, so please look out for them.

The Annual Meeting is scheduled for October 14, 2026, at 7:00 p.m. at the Community Center. Please send a proxy or drop one off in the mailbox at the Community Center if you cannot attend the meeting. Anyone dropping off a proxy will be entered into a drawing for door prizes.

The pool is now closed for the season. The pool was enjoyed by many residents of the community. For next year, the Board is considering keeping the pool open later on weekdays during the first part of the summer.

The tennis court by New Braddock Road underwent a major renovation during the past month. It is enjoyed by many residents who play pickleball. Please, no dogs on the court at any time for any reason.

The new trash company, Total Waste Removal, is doing a good job for our community. Remember to call ahead if you need a special pickup. Please don't just dump items in the common area without scheduling a pickup.

Enjoy your Fall!
Todd Edwards, President, Centre Ridge Regent



Centre Ridge Regent 2026 Annual Meeting

Wednesday, October 14, 2026
7:00 p.m.

* **Registration begins at 6:30 p.m.**
* **At the Community Center, 14275 Uniform Drive**

CANNOT ATTEND?

If you cannot attend the meeting, please fill out the proxy form included in this newsletter, and mail it or drop it in the box on the front porch of the Community Center.

What is a Quorum and Why is It Important?

A quorum is the minimum number of owners who must be at a meeting before business can be transacted. State law tells us what that minimum number is for our association. It's relatively low, but we still have a tough time getting to it. It's a common problem in many associations.

Meetings that don't have a quorum must be adjourned and rescheduled at a later date. This will cost the

continued on page 6



IMPORTANT NUMBERS

Centre Ridge Regent HOA Office	**703-968-7505**
Fairfax County Animal Control	**703-691-2131**
Poison Control	**703-625-3333**
Sewer Line Breaks/Emergencies	**703-323-1211**
Total Waste Removal	**571-234-6434**
Fairfax Co. Police (non-emergency)	**703-691-2131**
Fairfax County Government	**703-324-4636**
Zoning Administration (for ARB plats of property)	**703-222-1082**



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. **To make payments online, go to *streetsmart.com* and follow the directions.**

Got Big Trash?

For extra-large items or for a special pickup, contact Total Waste Removal at 571-234-6434.

Community Center Hours

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

Monday–Friday **9:00 a.m.–1:00 p.m.**

Closed Saturday and Sunday

Community Manager: Mary Lynn Sallette

Community Center Address: 14275 Uniform Drive

Phone: 703-968-7505 **Fax:** 703-968-2677

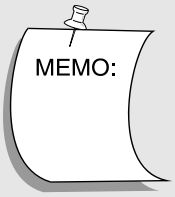
Autumn Happenings

* ***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 p.m.





CENTRE RIDGE REGENT WEBSITE
www.centreridgeregent.org



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.

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

LOOK

Fall Fitness Center Hours

Monday - Friday:
9:00 a.m. - 1:00 p.m.

Monday - Thursday:
6:00 p.m - 8:00 p.m.



Our Mailboxes Have a Request for You

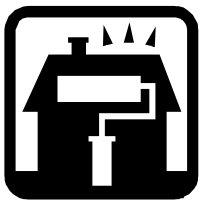
Please do not put signs on any mailboxes in the townhome areas of the community. Thank you in advance for your cooperation!

Community Reminders:

Please slow down in the community. There are a lot more kids out playing and people walking with their dogs in the neighborhood.

Please clean up after your dogs and keep them off other neighbors' property. Many residents spend a lot of time and money keeping their yards, especially their grass, immaculate. Your dogs' pee and poop ruin it.

All dogs at the Dog Park must be spayed or neutered, have a current Fairfax County I.D., and be current on rabies vaccinations.



From the Architectural Review Board

The Architectural Review Board wants to remind everyone to fill out exterior alteration applications for any exterior alterations to your homes.

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, tow trucks) in driveways or in the guest parking areas of the townhomes.



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.

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.



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.

CENTRE RIDGE REGENT HOA
Annual Meeting: Wednesday, October 14, 2026
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 five (5) individuals only.

___ Michael Adere
___ Sean Cummings
___ Sean Kim
___ Kishore Raheja
___ Carmenita Sewell

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 _____, 2026.

(Address) _____

(Name) _____ (Signature) _____

IMPORTANT
Mail or drop off the completed form to:
14275 Uniform Drive, Centreville, VA 20121

If you have any questions, please contact Mary Lynn Sallette at 703-968-7505

2026 BOARD OF TRUSTEE CANDIDATES



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

MICHAEL ADERE

I am running for re-election to the Centre Ridge Regent Board of Trustees because I want to continue taking an active role in contributing to the community I have called home since December 2026. 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 37 years. I have been volunteering with the Boy Scouts organization for over 27 years. Centre Ridge Regent is a great community, and I would like to be a part of keeping it a wonderful place to live for many years to come.

SEAN CUMMINGS

I am running for re-election to the Centre Ridge Regent Board of Trustees. I am a Northern Virginia native, who grew up in Clifton and attended Centreville High School and George Mason University. My wife and I have lived in the neighborhood with our dog for just over four years. I believe that my background in web design/development can be extremely useful for the community. I look forward to the opportunity to help serve on the board and make a positive impact in our community.

SEAN KIM

I am running for election to the Board of Trustees for Centre Ridge Regent. I have lived in the community since 2004 and served on the Architectural Review Board for several years. My current role on the Architectural Review Board has given me a strong understanding of our community standards. I am ready to scale this experience to help manage our neighborhood's finances, operations, and long-term planning. Thank you for your time and consideration.

KISHORE RAHEJA

I have lived in this community for 22 years. I am running for the Board of Trustees because I want to help protect our property values and continue to make our neighborhood a great place for families. By profession, I work as a manager with experience in project management and information technology. Previously, I served on the Board of Trustees for six years. If elected, I would like to focus on keeping this community safe, improving communications between neighbors and the Board, and most importantly working towards addressing your queries.

CARMENITA SEWELL

Better known as "Cookie," I have lived in Centre Ridge Regent since purchasing my home here in 1995. During that time, I have seen many changes in the community — some wonderful and some not so great. I am interested in continuing to serve on the Board 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 appreciate the opportunity to continue giving back to the community.

NEIGHBORHOOD BOARD CANDIDATES: No candidates filed applications for nomination.

What is a Quorum? *continued from page 1*

association money and creates more work. And, achieving a quorum at a second meeting—if we couldn't get one the first time—is even harder.

So, why bother to try again? Because the board is legally obligated to conduct an annual meeting. It's an important part of conducting association business. During the annual meeting, new board members are elected. No quorum—no election.

Good news: You can be "at" a meeting and across the country at the same time by signing a proxy! That's how you assign your vote, in writing, to another person. Proxies count toward the quorum, so they're very important to the association.

We ask you to complete a proxy form, even if you plan to attend the meeting. That's just in case something comes up that prevents you from attending. And, when you do attend the meeting, your proxy will be returned to you.

Because proxies are so important to achieving a quorum, you may find us knocking on your door, calling on the phone, or even stopping you in the common areas asking you to sign a proxy form. We'll do anything to achieve a quorum. Without it, we can't do business, and eventually that affects you, the homeowner.

Use of Townhome Visitor Parking Spaces

Please read and follow the rule below:
A vehicle parked in a visitor or unassigned parking space for over forty-eight (48) hours without moving. The forty-eight (48) hour period will not stop when a vehicle temporarily leaves the parking space and returns within the same forty-eight (48) hour period. After exiting the parking space, the vehicle or other vehicles from the same address may not use that parking space for a minimum of 48 hours.

Quarterly Assessments

Assessments are due on January 1, April 1, July 1, and October 1. Townhomes currently pay $315.00 per quarter. Single-family homes pay $235.00 per quarter. A $25.00 late fee is assessed thirty days after the due date. You may not use the pool or other amenities if your assessments are not paid in full.

The assessment amount will usually change in January. If you have automatic payments set up, please update the amount. The HOA does not do so.

EEEEKKKKK! It's a Mouse!

Recently, several residents have complained about rats in their back yards and homes in the townhome areas of the community. Please consult a pest management company if you have any issues with rats or mice.

Rats and mice remain in a location and multiply where food, water, and shelter are available. Removing food, water, and shelter along with pest control (trapping and baiting) is the best way to eliminate an infestation. To ensure your property is free from rats and mice, inspect your property on a regular basis for the following:

Signs of Infestation:

- **Burrows:** Rats are ground dwellers and dig burrows in the ground or under things and make their nests underground. A burrow is an opening about the size of a tennis ball and will be smooth and clean. You may see dirt mounded up where the rat has excavated the hole/burrow. Look for other openings in your home, garage, or storage shed that could allow the rats or mice to enter the structure. Seal holes and openings to prevent entry. Mice need only a ¼-inch opening and rats a ½-inch opening to gain entry.
- **Droppings:** Droppings will tell you the path the rodents are traveling. Droppings should be removed via wet cleaning (soap and water), not dry (broom or vacuum).
- **Runways:** Runways or runs are worn areas created by the rodent during its travel route. Rats leave a grease stain on walls and other surfaces of the areas they frequently travel.
- **Gnawing:** Gnawing is an early sign of an infestation. Inspect your home, garage, and storage sheds for gnawing. Rats often gnaw the bottom of trash receptacles; please be sure to inspect all trash and recycling bins for signs of damage.

Food Sources:

- **Bird feed and grass seed:** Clean up and dispose of food/seed on the ground. Place bird/grass seed in a glass or metal container with a tight-fitting lid.
- **Pet food and water:** Clean up pet food and water after the animal has finished and keep pet food in a glass or metal container.
- **Household garbage:** Household garbage should be kept in a container with a tight-fitting lid.
- **Wildlife feeding (squirrels, deer, etc.):** If wildlife feeding is occurring, discontinue the practice until the rat/mouse problem is resolved.
- **Vegetable gardens and compost bins:** Avoid placing food scraps into the compost bin until rat/mouse problem is resolved. In vegetable gardens, keep rotted fruit off the ground and remove ripe produce as soon as possible to prevent a possible food source for rats/mice.
- **Animal waste:** Pick up waste regularly and place in a receptacle (trash can) with a tight-fitting lid.

Harborage (covering/concealing of burrow or nest):

- Rats prefer dark shaded areas and they avoid sunlight. Expose dark shaded areas to sunlight. Trim/cut back low-lying bushes, shrubs.
- Remove junk piles and store wood piles up off the ground.
- Keep grass and landscaping short and tidy.
- Inspect your home, garage, storage sheds, raised patio, deck, and stairs for burrows, openings, and harborage conditions.