

# Centre Ridge Regent Review



centreridgeregent.org

AUTUMN 2019



## Letter from the President

Asphalt crack seal repair is scheduled for the townhome streets from September 19 through September 27. Please follow the directions of the crews from Dominion Paving and drive “gently” until the crack seal is dry. This work may be rescheduled due to weather.

School has begun so please watch out for the kids and slow down as you drive through the neighborhood.

Our community is beginning to show its age, so property maintenance is very important. Homes that are not properly maintained negatively affect our property values. Please make sure the yard is mowed and the landscape beds are weeded. Bushes and trees need to be trimmed. Painting, siding repairs, and other maintenance issues need to be addressed. Please take care of any maintenance issues around your property.

I would like to thank Bill Weston and Will Flagler for their time serving on the Architectural Review Board. Richard Zentmayer will continue to serve on the committee. The ARB welcomes two new members: Maria Grier and Susan Claytor. If you are interested in volunteering, contact Mary Lynn at the community center.

The annual meeting is scheduled for October 9. 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 new meeting date. Please attend the meeting or send in your proxies.

*Happy Fall!*  
Todd Edwards, President



## MEETING

### Centre Ridge Regent 2019 Annual Meeting

Wednesday, October 9  
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.

## Fitness Center Hours

Monday - Friday:  
9:00 am - 1:00 pm

Monday - Thursday:  
6:00 pm - 8:00 pm





## 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–Friday	9:00 am–1:00 pm
Monday–Thursday	6:00 pm–8:00 pm
Saturday and Sunday	Closed

Community Manager: Mary Lynn Sallette

Community Center Address: 14275 Uniform Drive, Centreville, VA 20121

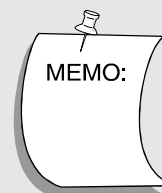
Phone: 703-968-7505

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

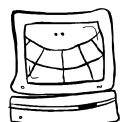


The bulletin board located on the lower level of the Community Center is available for ads

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.



CENTRE RIDGE REGENT WEBSITE!

[www.centreridgeregent.org](http://www.centreridgeregent.org)

# DUES PAYMENTS



### TO PAY DUES ONLINE:

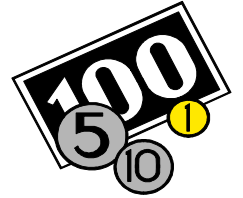
Log on to [www.smartstreet.com](http://www.smartstreet.com) and click "online payments". You may pay by credit card or set up recurring payments. You need your account number to do this. You can also call 1-888-705-0600.

### 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.

**CENTRE RIDGE REGENT HOA**  
**Annual Meeting: Wednesday, October 9, 2019**  
**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 (5) five individuals only.
 

___ Anne Benedicto	___ Todd Edwards	___ Suzanne Thompson
___ Tony De Gennaro	___ Elizabeth Miller	

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 \_\_\_\_\_, 2019.

(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.**

# 2019 BOARD OF TRUSTEE CANDIDATES



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

## SUZANNE KUNZ THOMPSON

I am a Virginia native, having attended Woodson High School and George Mason University. I have lived in Centre Ridge Regent for 21 years and worked for First Savings Mortgage Corporation in Tyson's Corner for 24 years. In my free time, I walk a lot with my German Shepherd. I believe it's important to maintain property values in our community. Cleanliness of the community is one of my priorities as well as property maintenance. I have volunteered for the community clean up on a regular basis. I believe it's important for the townhomes to be equally represented with the single family homes on the Board of Trustees. I worked extremely hard to get the dog park installed in the community.

**Note: Suzanne has served on the Board of Trustees for 8 years and currently is the Secretary.**

## TONY DE GENARO

I have lived in Centre Ridge Regent since 2001 with my wife and son and have served on the Board of Trustees for the past eleven years. I am retired from the United States Air Force with over 20 years of service. My background includes over thirty years in the security field. I think it's important to make a difference in the community. I am concerned about crime in the community, especially with the recent surge in crime in the area. I am glad that the streetlights have been installed in the townhome areas of the community. I look forward to serving the community for another term on the Board of Trustees.

## TODD EDWARDS

I have lived in Centreville since moving to Northern Virginia in 1989. Victoria and I moved to Centre Ridge Regent in February of 1997 after the completion of our new house. We have three daughters and value the amenities of our neighborhood. I have served on the Board for several years and enjoy participating in the governing of Centre Ridge Regent. I would like to contribute to the community once again by serving on the Board of Trustees for Centre Ridge Regent. It is important to me to keep Centre Ridge an excellent neighborhood to live in and raise our families. I worked on the installation of the pathway from the gas pipeline across Picket Oaks Rd.

**Note: Todd currently serves as the president.**

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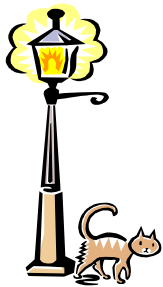
## ELIZABETH MILLER

Thank you for your consideration as a Nominee for the HOA Board of Trustees. My name is Elizabeth Miller and I have been a Northern Virginia resident since 1968 and a Centre Ridge Regent resident since 1993. I am currently Senior Manager for Strategic Programs Development at Versar, Inc. Having raised my two boys in this community, I have personally witnessed its growth and its changes. I am committed to continuing the legacy of prudent HOA management and increasing community awareness and participation. I believe everyone has a responsibility to their community: maintaining its value and safety while taking advantage of opportunities for engagement. I hope to continue to reach out to the community and use this appointment as a platform for practical governance.

**Note: Elizabeth currently serves as the treasurer.**

## ANNE BENEDICTO

My family and I moved into the Centre Ridge Regent community in September 1994. I am a native of Northern Virginia; married for 37 years, mother of two boys, both of whom attended Centre Ridge Elementary School. In 1996 I started my career with the Fairfax County Public School system at Centre Ridge Elementary School and I have been employed with FCPS for over 20 years. Currently I serve as Deputy Clerk of the School Board in the central office. These experiences have helped me build a solid foundation to become a servant leader on the Centre Ridge Regent Board. I am excited about continuing service to the Centre Ridge Regent community.



## Streetlights

Please call the community center at 703-968-7505 if you notice a streetlight that is out or not working properly. Please give the number (located on each pole) and the location of the streetlight.

## Slow It Down!

Speeding is a problem in Centre Ridge Regent. Please slow it down and watch out for children and pedestrians in the neighborhood. Everyone is busy, but arriving safely to your destination is more important than not arriving at all.



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VETERINARY CENTER

## Crack Seal Work on Townhome Streets

Crack seal repair will be done on the townhome streets from September 19 - 27. Please follow the directions of the crew from Dominion Paving. The work may be rescheduled due to bad weather.