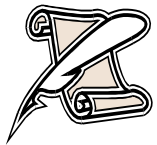


Centre Ridge Regent Review



centreridgeregent.org

AUTUMN 2021



Letter from the President

The annual meeting is scheduled for Saturday, October 16, 2021 at 10:00 am at the community center. Please send a proxy or drop it off at the community center in the mailbox on the front porch. Anyone sending in a proxy will be entered in a drawing for door prizes.

The tennis court at the community center was recently repaired and a new net was installed.

School's open, so please slow down and watch out for children in the neighborhood.

Many homes have sold over the past year, so please welcome new homeowners to the community!

We are still dealing with the coronavirus. The association still encourages you to review safety guidelines and updates from the CDC, the state of Virginia, and the local health department.

Happy Fall!

Todd Edwards, President

MEETING

Centre Ridge Regent 2020 Annual Meeting

Saturday, October 16, 2021
10:00 am

- * Registration begins at 9:30 am
- * At the Centre Ridge Regent Community Center

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 costs the 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.

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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

Patriot Disposal Services 703-257-7100

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 on the following days and times:

Monday–Friday 9:00 am–1:00 pm
 Closed Saturday and Sunday

Community Manager: Mary Lynn Sallette

Community Center Address: 14275 Uniform Drive

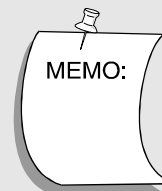
Phone: 703-968-7505 Fax: 703-968-2677

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 pm

* **Open Space Committee:** Meets as needed



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.

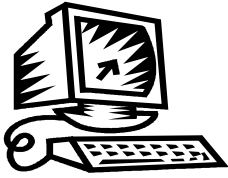
The Community Center is available for rentals Friday, Saturday and Sunday evenings. See Mary Lynn to make a reservation or for more information.



CENTRE RIDGE REGENT WEBSITE!

www.centreridgeregent.org

DUES PAYMENTS



TO PAY DUES ONLINE:

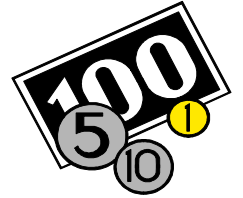
Log on to www.smartstreet.com and click "online payments". You may pay by credit card or set up recurring payments. You need your account number to do this. You can also call 1-888-705-0600.

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.



NEW! Yard Debris

Please put yard debris in with regular trash for the months of September and October. Fairfax County has temporarily suspended yard debris as a separate pick-up due to a nationwide labor shortage affecting the trash and recycling industry. Please check the website in November for any further changes.



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.



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703-263-3199

CENTRE RIDGE REGENT HOA
Annual Meeting: Saturday, October 16, 2021
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.

___ Anne Benedicto	___ Todd Edwards
___ Elizabeth Miller	___ Suzanne Thompson

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 _____, 2021.

(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

2021 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 23 years and worked for First Savings Mortgage Corporation in Tyson's Corner for 28 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 currently serves as the Secretary.

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.

ELIZABETH MILLER

I have been a Northern Virginia resident since 1968 and a Centre Ridge Regent resident since 1993. I am currently a Vice President at Versar, Inc., a global project management and security company. Having raised my two boys in this community, I have personally witnessed its growth and change. 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 reaching out to the community and use this appointment as a platform for practical governance.

Note: Elizabeth currently serves as Treasurer.

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2021 BOARD OF TRUSTEE CANDIDATES



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

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 39 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 Executive Assistant to Division Counsel 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.



What is a Quorum?

continued from page 1

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.

Only Rain Down the Drain!

Did you know? The Fairfax County storm drainage system, known as the Municipal Separate Storm Sewer System (MS4) carries stormwater to nearby ponds, streams, lakes, and rivers. Please do not dump anything down the storm drains. Do not rake or dump grass clippings or leaves into the storm drainage system. Never dump treated swimming pool water, pet waste, used motor oil, paint, chemicals or other substances into a storm drain. Secure garbage on collection days to avoid litter reaching the stormwater system.

For more information regarding the Fairfax County MS4, please visit <https://www.fairfaxcounty.gov/publicworks/stormwater/storm-drainage-system>

For more information regarding different types of illicit discharges to the MS4, please visit <https://www.fairfaxcounty.gov/publicworks/stormwater/illicit-discharge-and-improper-disposal-idid-program>

You, as a homeowner, can help to prevent pollutants from reaching the county's waterways.

**Please remember:
Only rain down
the drain!**

