

Centre Ridge Regent Review



centreridgeregent.org

AUTUMN 2020



Letter from the President

The annual meeting is scheduled for Saturday, October 17, 2020 at 10:00 am. Please send a proxy in or drop it off at the community center mailbox on the front porch of the community center. Anyone sending in a proxy will be entered in a drawing for door prizes.

Recently work was completed on a retaining wall on Glade Spring Drive. The wall is now block and is an attractive replacement to the old timber style wall.

A pickleball court has been added at the tennis court off New Braddock Road, thanks to a request by Mr. Assadi.

Combination padlocks have also been installed at both community tennis courts. Please contact the community center at 703-968-7505 for the code.

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.

Please welcome new homeowners to the community!

Be safe. Happy Fall!

Todd Edwards, President



MEETING

Centre Ridge Regent 2020 Annual Meeting

Saturday, October 17, 2020
10:00 am

- * Registration begins at 9:30 am
- * 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 mail it or drop it in the box on the front porch of the Community Center.

Speeding in Our Community

The community is still having a major problem with speeding. Please slow down and watch out for children and pedestrians in the neighborhood. More people are out and about because more people are home.

We are looking for volunteers to assist with getting signatures for a traffic calming program. If you are interested, please call Mary Lynn at the Community Center at 703-968-7505.





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 Were 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

The Community Center is temporarily closed due to the coronavirus

Community Manager: Mary Lynn Sallette

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

Phone: 703-968-7505

Fax: 703-968-2677

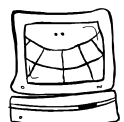


Autumn Happenings.

- * **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

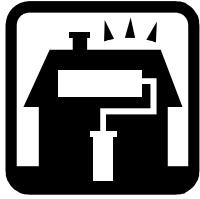


Everyone stay safe,
and thank you
First Responders!



CENTRE RIDGE REGENT WEBSITE!

www.centreridgeregent.org



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.

Residents:

Please save visitor parking spaces for visitors!



Our Common Areas

Please remember to pick up trash near your home in the common areas as required in our covenants. Do not dump branches, tires, dirt or other debris in the common areas. It is against the law to dump items.

After you clean up after your dog, please deposit the pet waste in an appropriate container.

Dog Park

The Centre Ridge Regent dog park is still open, but residents are urged to practice social distancing to keep everyone safe.



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.

Please remember to 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.



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.



CENTRE RIDGE REGENT HOA
Annual Meeting: Saturday, October 17, 2020
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.

___ Michael Adere	___ Melvin Hardy
___ Carmenita Sewell	___ Sean Cummings

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 _____, 2020.

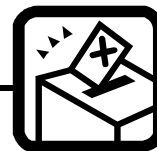
(Address) _____

(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

2020 BOARD OF TRUSTEE CANDIDATES



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

MICHAEL ADERE

I am running for re-election to the Centre Ridge Regent Board of Trustees because I would like to continue taking an active role in contributing to the community I have called home since December 2006. As a member of the Board for the past eight years, 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 30 years. I have been volunteering with the Boy Scouts organization for more than 20 years. I believe that Centre Ridge is a great community and I would like to be a part of helping to keep it a wonderful place to live for many years to come.

MELVIN HARDY

Our family has lived in Centre Ridge on Store House Drive for the past twenty-seven years. My wife, Cheryl and I raised our two daughters, Shannon and Deanna, here and love our community. Neighbors call our home "the house with the heart". Each year at Christmas, I put a giant heart of lights on my garage roof for the neighbors to enjoy. As early residents on Store House Drive, I remember being asked to help get signatures from all the neighbors to have street lights put in and it became a twofold project. I not only got the signatures we needed, but I met all the folks living on our street. I am actively involved with my church, Whole Word Fellowship. I have always liked to serve people and would like to continue to serve on the Board of Trustees to help make the best decisions for our community.

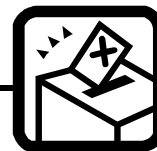
CARMENITA SEWELL

Better known as "Cookie," I have lived in Centre Ridge Regent since purchasing my home here in February 1995. During that time I've seen many changes in the community – some wonderful and some not so great. I'm interested in continuing to serve on the Board of Trustees in order 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 am proud to live in Centre Ridge Regent, and I appreciate the opportunity to continue giving back to the community as a member of its Board of Trustees.

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2020 BOARD OF TRUSTEE CANDIDATES



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

SEAN CUMMINGS

Thank you for considering me for a role on the Centre Ridge 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 just recently moved into the Centre Ridge neighborhood with our dog earlier this summer. I am currently a UX Manager in the Marketing Department at CARFAX. I believe that my background in web design/development can be extremely useful for the community and could help keep our neighborhood informed and engaged. I look forward to the opportunity to help serve on the board and make a positive impact in our community.

Neighborhood Board Candidates

No candidates have filed applications to be considered for nomination to the Neighborhood Boards.

Fire Prevention & Safety Checklist

- * Is your heating system in proper working order and inspected for dangerous leaks yearly?
- * Is there ample air circulation around appliances that are likely to overheat?
- * Are there any overloaded circuits, long extension cord runs, or too many devices plugged into one outlet?
- * Are fireplaces and chimneys free of dangerous build-ups that could catch on fire?
- * Is there a protective grate in front of your fireplace to prevent sparks or hot logs from rolling into the room?
- * Is your kitchen oven hood clear of greasy build-up that could cause a fire?
- * Are smoke detectors installed on each level and tested weekly?
- * Are smoke detector batteries replaced every 12 months or less?
- * Is there a working fire extinguisher in your kitchen, basement and garage?
- * Are all family members sleeping with the bedroom door closed to prevent the spread of fire and smoke?
- * Have all family members practiced fire drills, including an escape route and designated place to meet outside?
- * Do children know how to use a phone to get help in an emergency?



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