

Centre Ridge Regent Review



centreridgeregent.org

WINTER 2021



Letter from the President

Welcome 2021!!!! This is one year that could not get here quickly enough for most of us. The new year brings us hope and expectations that this will be a better year for everyone.

You may have noticed the large balloon flying over the church at 6400 Old Centreville Rd. The balloon was to test the visual impact of the proposed 88' stealth bell tower for AT&T's proposed wireless tele-communications facility. The facility will allow AT&T and at least two other wireless carriers to provide emergency and non-emergency wireless service to the area. The location was chosen to minimize visual impact in the area.

Homes are selling well in the community. It is a good time of year to look at your home and any potential maintenance issues. Check your roof, siding, rake board and trim. Is it time for that new garage door? Check your landscaping. Does it need to be trimmed back or even replaced in the spring? January is a good time to trim trees. Please do not top them - it just weakens the trees and may even kill them.

I want to thank our volunteers in the community. Special thanks to the ARB members: Susan Claytor, Maria Grier, Richard Loehne, and Bill Weston. Special thanks to the board members: Michael Adere, Suzanne Thompson, Elizabeth Miller, Valerie Smith, Anne Benedicto, Melvin

continued on page 3

Dear Store House Drive, Sutler Store Court, and Store House Court Residents:

Several residents have complained about speeding vehicles in the neighborhood. To address this problem, Centre Ridge Regent would like to be included in a Traffic Calming Program operated by Fairfax County Dept. of Transportation. The goal of the program is to "develop traffic calming plans that enhance public safety, uphold standard traffic engineering principles, reflect community desires, and are financially responsible."

A request must be made by the HOA to initiate this program. The program requires community members, usually 4 or 5 residents who can serve as community task force members. One person needs to serve as lead contact for the task force. The task force responsibilities will include:

- * Informing the community of the request.
- * Providing expectations to FCDOT prior to the development of the traffic calming plan.
- * Review and approving the conceptual traffic calming plan.
- * Securing property owners' signatures.
- * Building community support for the plan.
- * Distributing ballots if not mailed by Centre Ridge Regent.

If you are willing to serve as a task force member please contact Mary Lynn Sallette at 703-968-7505 by March 1, 2021. If no one volunteers, Centre Ridge Regent cannot move forward with a request to Fairfax County Department of Transportation for this program.

Due to the coronavirus, most of this work would be done by mail through the HOA. I look forward to working with you to resolve the speeding issue.

Mary Lynn Sallette, Community Manager





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 January 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 Winter!

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



Winter 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



Letter from the President, continued

Hardy, Cookie Sewell, and Sean Cummings. I also want to thank your families for their support.

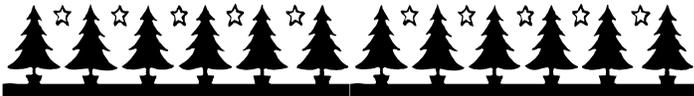
Volunteers are still needed to serve on a task force to address speeding in the neighborhood. This committee may be in name only due to the COVID-19 virus but is still needed to initiate the program.

Please remember to treat neighbors and residents with respect. There have been several incidents in the community of neighbors not getting along and treating each other poorly. Please remember we all call Centre Ridge Regent home, and everyone should feel welcome here.

On behalf of the Board of Trustees and staff of Centre Ridge Regent, I wish your families a good 2021.

Todd Edwards, President

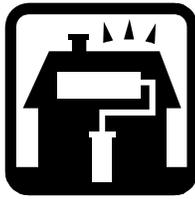
**Residents:
Please save visitor parking
spaces for visitors!**

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

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



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 Dog Park Rules

Hours of Operation: 7:00 AM - 7:00 PM

No more than 10 dogs allowed at a time

- * Only for use by Centre Ridge Regent residents and their guests.
- * Handlers must be 18 years of age or older.
- * No person under age 16 allowed in the park.
- * Handler is limited to a maximum of 2 dogs.
- * Dogs must be legally licensed and current on vaccinations, and shall wear a visible dog license.
- * Dogs must be at least 6 months old.
- * All dogs must be spayed or neutered.
- * All dogs must be on leash when entering and exiting the dog park.
- * Dogs must be within sight and under voice control of owner at all times.
- * No food — training treats are permitted.
- * No drinks in glass containers.
- * Owners must collect and dispose of all dog waste.
- * Dogs showing aggression toward people or other animals must be removed from the park. Animals that exhibit a history of aggressive behavior will not be permitted to enter.
- * Owners are legally responsible for their dogs and any injuries caused by them.
- * Animals other than dogs are prohibited.
- * Violators will be subject to removal from the park and suspension of park privileges.
- * Users of this facility do so at their own risk. Centre Ridge Regent shall **not** be liable for any injury or damage caused by any dog in the off-leash area.



Zoning Modification Project

Fairfax County is making major changes to its Zoning Ordinance. A Planning Commission public hearing is scheduled on January 28, 2021 and a Board of Supervisors public hearing is scheduled on March 9, 2021.

You can review the draft proposal at <https://www.fairfaxcounty.gov/planning-development/zmod/documents>.

This is known at the Fairfax County Zoning Modification project or “zMod”. The project is to revise the zoning process and make the process easier to understand and to use. Some of these changes could have a major impact on our community.

Some the proposed changes are:

1. Increasing the types of businesses allowed to be operated in a home, increasing the number of customers allowed to visit, and allowing online and offsite retail businesses to be conducted in the home, and
2. Expanding the use of Accessory Dwelling units by eliminating the over 55 or older requirement or for disabled residents and simplifying the review and approval process.

These proposals may have a significant impact on our community due to:

- a. increased demand for parking, trash removal, and use of amenities.
- b. Increased traffic in the neighborhood.
- c. higher insurance costs.
- d. possible increase in membership.

These changes could mean that Fairfax County may approve having an additional detached dwelling in a back yard.

You may contact Zoning/Land Use staff or Supervisor Kathy Smith at 703-814-7100 or by email at sully@fairfaxcounty.gov with any questions or comments.



Keep the Lights On!

Please keep your front porch lights on at night. The lights deter criminals and help keep the community safe.

Friendly Reminders:



- * Do not leave trash cans in the common areas or blocking sidewalks.
- * Do not store trash cans in the common areas behind fences or in front of garages.
- * Do not dump tree branches or wood in the common areas especially along the pond on Glade Spring Drive, Cider House Lane, or Clay Pipe Ct.



* Do not put out construction debris (toilets, wood, cabinets) for pick up. You should have them removed by your contractor.

* Do not put out paint cans or tires. Patriot Disposal does not take these items.



* Do not build steps or walkways in the common areas.

Your cooperation is appreciated.

Greendrop Charitable Donations

1-888-944-3767 www.greendrop.com

Greendrop is located directly across the street from the Centre Ridge Regent community center behind Chipotles. Donations support the American Red Cross, Military Order Purple Heart Service Foundation, and the National Federation of the Blind.

Acceptable donation items: Clothing, shoes, household items, kitchenware, games and toys, small appliances, sporting goods, books, CDs and videos, small furniture under 50 pounds, electronics.



Glass Recycling

Fairfax County no longer accepts glass bottles and jars in the curbside recycling program. Residents should bring them to the purple, glass-only recycling containers located throughout the region. Two nearby locations for glass recycling are the Sully District Police Station, 4900 Stonecroft Blvd. in Chantilly, and the I-66 Transfer Station, 4618 West Ox Rd. in Fairfax.



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