

# Centre Ridge Regent Review

centreridgeregent.org

SUMMER 2019



## Letter from the President

Recently, the Board of Trustees negotiated a new contract with Patriot Disposal Services for trash and recycling in the community. Patriot began working in the community the first week of June and has been providing good service to our residents. The only change is that recycling is now picked up on Wednesdays.

The community inspection is well underway. Please make sure to take care of any maintenance issues and submit an exterior alteration application for any changes to your property.

The Architectural Review Board is looking for new members. Please consider volunteering. It only takes about an hour a month. Contact Mary Lynn at the community center at 703-968-7505 if interested.

The pool opened on Memorial Day weekend. Please remember to keep an eye on your children when they are at the pool. We want to make sure everyone enjoys the pool but gets home safely.

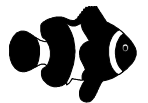
*Have a great summer!  
Todd Edwards, President*

## Community Clean Up



Thanks to the residents who volunteered during the Community Clean Up. There were 25 bags of trash removed from the community.

## Pool Hours



THE POOL IS OPEN DAILY  
FROM:  
11:00 am TO 8:00 pm

If you are a new resident and need pool and recreation cards, please contact the community center at 703-968-7505.



## Community Center Hours

The community center is open Monday through Friday from 9:00 am to 1:00 pm.

The community center is closed on all federal holidays and during bad weather.



## 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. Residents have complained about drivers being aggressive and not being courteous when passing through narrow lanes in the single family homes. Please remember we have a lot of young new drivers in the neighborhood.





## 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 July 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.



Have a  
*Wonderful Summer!*

## Community Center Hours

The Community Center is open during 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

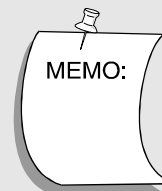
Phone: 703-968-7505

Fax: 703-968-2677

## Summer 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
- \* **Welcome/Social Committee:** 1st Wednesday each month, 7 pm



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.

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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:

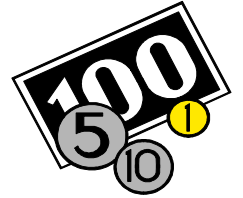
Log on to [www.smartstreet.com](http://www.smartstreet.com) and click "online payments". You may pay by credit card or set up recurring payments. You need your account number to do this. You can also call 1-888-705-0600.

### 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.

# Ten Reasons to Volunteer

1. **Protect your self-interests.** Protect your property values and maintain the quality of life in your community.
2. **Correct a problem.** Has your car been towed, or do you think maybe maintenance has been neglected?
3. **Be sociable.** Meet your neighbors, make friends, and exchange opinions.
4. **Give back.** Repay a little of what's been done for you.
5. **Advance your career.** Build your personal resume by including your community volunteer service.
6. **Have some fun.** Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. **Get educated.** Learn how it's done—we'll train you.
8. **Express yourself.** Help with creative projects like community beautification.
9. **Earn recognition.** If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. **Try some altruism.** Improve society by helping others.



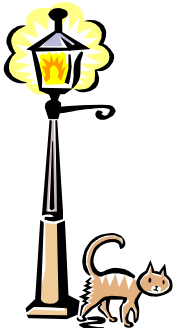


## Please Mow!

Also remember to trim bushes and shrubs, and to maintain and weed your landscape beds to help keep our community looking great! Thank you!

Residents:  
Please save visitor parking spaces for visitors!





## 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.

[www.anicira.org](http://www.anicira.org)      571-208-0199

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ANICIRA  
VETERINARY CENTER

## Keep the Lights On!

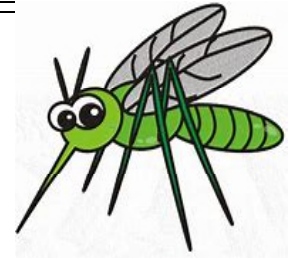
Please keep your front porch lights on at night. The lights deter criminals and help keep the community safe.





# Itch, Ouch, Scratch - It's Bug Season!

Whether you're attacked while working in the garden, enjoying a picnic in the park or lounging by the pool, bug bites and stings are an inevitable summer annoyance. At best, bites and stings can be uncomfortable for a few days; at worst, they can be a serious, life-threatening hazard.



**Here are some tips on how to relieve the itch or sting and when to know if you should seek medical attention:**

- \* If the bite or sting is mildly painful or itchy, apply over-the-counter medication that contains Benadryl or cortisone for topical relief. Other home remedies, like applying a paste made from baking soda and water, dabbing on ammonia with a cotton ball, soaking in oatmeal baths or even applying toothpaste to the site may also provide relief.
- \* Whatever you do, don't scratch. This can cause an infection and leave a scar. And it won't relieve the itch.
- \* If you feel faint, nauseous, dizzy or disoriented, or if you experience rapid heartbeat, difficulty breathing or your lips, tongue or throat swell, call 911 immediately. These symptoms indicate a severe allergy to the insect's venom. Administer an Epi-pen (injectable epinephrine) if one is available and administer CPR if symptoms worsen before emergency personnel arrive. After the episode, follow up with a physician who can determine an allergy prevention treatment.
- \* Stay alert for delayed symptoms around the bite or sting, like redness or swelling, which could indicate an infection or other condition. And see a doctor right away if you have a headache, fever or joint pain within a few days of being bitten. Some insects, like ticks and mosquitoes, can infect their victims with serious, flu-like illnesses, such as Rocky Mountain spotted fever, Lyme disease and West Nile virus, which only a physician can diagnose and treat.
- \* Most important, use insect repellent when outdoors and wear lightweight, light-colored clothing over arms, legs and feet to keep insects off your skin. And avoid wearing fragrances, which can attract bugs.



## Making a Family Emergency Plan

Natural disasters affect thousands of people every year, and with the increased risk of severe thunderstorms, flash flooding and tornadoes in the summer months, it's a good idea to think about having an emergency plan in place. Consider preparing a family emergency plan now before it's needed.

**Have an open discussion with your family about the types of emergencies that could happen.** These include severe weather like tornadoes, natural disasters like earthquakes and fires and even civil unrest like rioting or acts of terrorism.

**Designate a meeting place in the event you cannot return home.** It's a good idea to choose both a neighborhood meeting place and a place to meet outside of your neighborhood in case you can't access the area surrounding your home. If you have pets, ensure the meeting places you choose will accept them if you have to evacuate your home for any length of time.

**Pick an out-of-town friend or relative as an emergency contact.** When disaster strikes, it could be easier to make a long-distance phone call than to call across town. Your out-of-town contact could help communicate and reunite separated family members or assist with an evacuation. Make sure every member of your family has the phone number for your out-of-town emergency contact person.

**If you have children, communicate with their schools and daycare providers.** Make sure you know the emergency plan at your child's school or daycare provider. Find out how they plan to communicate with families during a crisis, whether they're prepared to "shelter in place" and where they plan to go if they must leave.

# Community Associations

Some residents think homeowners and condominium associations (generally called community associations) exist just to tell them what to do—or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents—owners and renters alike

- \* **Community services**—these can include securing trash collection, publishing newsletters, orienting new owners, holding community-wide information meetings, and scheduling recreational and social functions.
- \* **Governance services**—these can include ensuring that residents are complying with the association’s governing documents, that the association is adhering to local, state, and federal statutes (like fair housing laws), enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.
- \* **Business services**—these can include operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.

Providing these services requires good management (whether carried out by a professional manager or a self-managing board of home owners), strong planning and organization, and carefully monitoring the association’s affairs. It isn’t easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders’ interests in those homes.

Community associations like ours have a lot in common with municipal governments. As members of a governing body, our board members meet regularly to discuss and vote on important community issues, like paying the association’s bills, funding our reserves and contracting with vendors to keep our community amenities in good repair. The board makes decisions about these and other important topics using a democratic process.

Also like a government, our association board has the legal authority to enforce rules and regulations—somewhat like laws—and to collect assessments, like a government collects taxes, to pay to maintain shared amenities like parking lots, general landscaping and street lights, and to pay the association’s bills.

Our association also has the authority to take legal action, if necessary, if a homeowner fails to meet his or her obligations that we all agreed to when we purchased in this community. These obligations include paying regular assessments on time, abiding by architectural or design policies, and observing community rules.



## Community Association Living By Any Other Name

**“Community association” is a generic term that encompasses many names used around the world to describe common-interest housing. A few examples include:**

- \* Common-interest community (CIC) is used by the National Conference of Commissioners on Uniform State Laws.
- \* Common-interest realty association (CIRA) is the term preferred by the American Institute of Certified Public Accountants.
- \* Condominium association refers to units like apartments, townhouses or other private units that are part of a single structure or group of structures.
- \* Homeowners association (HOA) is often synonymous with “common-interest community” and usually describes a community of single-family homes.
- \* Property owners association (POA) can refer to a residential community or a group of offices or other non-residential property.
- \* Strata title is a term used in Australia, New Zealand, and British Columbia that describes individually owning part of a property, such as an apartment. In France and some parts of Quebec, condominiums are called copropriété divisée (divided co-property). The traditional term in Spanish-speaking countries for a common-interest community is propiedad horizontal. Condominio is the term used in Italy.

Regardless of the name, most community associations in the U.S. are incorporated and subject to state statutes that govern nonprofit corporations. Remember, membership in an association is not voluntary; you become a member when you purchase a home in the community.