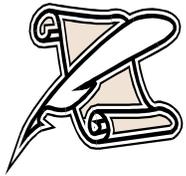


Centre Ridge Regent Review



centreridgeregent.org

WINTER 2023



Letter from the President

Thoughts entering the new year:

As we begin another year, we members of the Board of Trustees offer some thoughts about how we all can make our community an even better place to live in the new year and beyond.

Responsibility. We all take responsibility for adhering to rules and meeting our financial obligations to the community so we can avoid the costly and unpleasant task of pursuing legal actions.

Sharing. We share our ideas, perspectives, and concerns so we can all work together to build an even better community.

Fellowship. We actively participate in community activities.

Involvement. We attend association meetings and take the time to review important information about our community.

Inclusiveness. We actively welcome new residents, making all owners and renters feel part of the community.

Pride. We are proud to live in this community and recommend it to others who are looking for a good place to call home.

As members of the Board of Trustees, we will certainly strive to do our part. It's our goal to serve as neighborhood facilitators and regard our authority as a temporary stewardship, even as we plan for a future well beyond our tenure on the board.

We wish you a happy and healthy new year!

Todd Edwards, President



New Braddock Rd. Extension to Stone Rd.

Heads up everyone! The Northern Virginia Transportation Authority has included the New Braddock Rd extension (#64) to Stone Rd in the six-year plan. There is also a plan to add an interchange (#27) at Rt 28 and New Braddock Rd. We are waiting to see the VDOT updated plan which comes out in the spring. These projects would cut our community in two. Keep an eye out for any future updates on the website or the newsletter. We thought these projects were no longer in the plan.

Centre Ridge Regent Parking Resolution

Effective March 15, 2023, the following changes have been made to the Parking Resolution for the townhomes:

II. Parking Violations

15. A vehicle parked in a visitor or unassigned parking space for over forty-eight (48) hours without moving. The forty-eight (48) hour period will not stop when a vehicle temporarily leaves the parking space and returns within the same forty-eight (48) hour period. After exiting the parking space, the vehicle or other vehicles from the same address may not use that parking space for a minimum of 48 hours.

Beginning April 2023, townhomes will be issued one parking permit to be used in the visitor or unassigned parking spaces. This will be done in phases and residents and owners will be notified by mail of these changes.



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 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

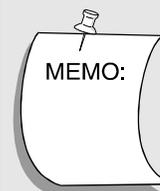
Phone: 703-968-7505 Fax: 703-968-2677

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



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

Recycling

Trash and recycling cans should be marked with magic marker with your address on them.



All recycling items should be put in one container.

Do not put contaminants in the recycling containers. There should be no plastic bags, any containers with food waste such as pizza boxes, loose shredded paper, the wrong type of plastic, no Styrofoam, etc. Cardboard boxes should be flattened. Recyclables should be clean when placed in the recycling container.

There is no glass recycling in Fairfax County since 2019. There are purple containers across the county to recycle glass. Effective February 2023, there is a \$386.00 per month pass through cost due to increased recycling costs for Patriot Disposal. The website is patriotdisposalservices.com.

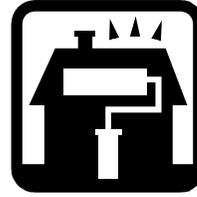
Pets

Please clean up after your pet. It is the law in Fairfax County.

Dog waste can spread disease and is disgusting if you step in it. Children play in the common areas.



If you are looking to adopt a new pet, check out the Middleburg Humane Foundation located in Marshall, VA. They always have a good variety of animals - rabbits, cats, dogs, etc. They are located just off Interstate 66 at exit 27. All animals are spayed, neutered, and current on vaccines. If you can't adopt, consider fostering a pet. It's a great way to learn about animals and make a huge difference for the animals. The website is middleburghumane.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.

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, tow trucks) in driveways or in the 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.



A Pain in the Drain

Spring is on its way, but before you can enjoy those May flowers, you need to make sure you're prepared for the April showers. Start by protecting your homes and buildings against drainage failure.

Roofing. At least twice a year, have a qualified service provider remove all leaves and debris from your roofs and gutters. Make sure the water drains properly not only at flat roof drains and scupper drains, but also on sloped roofs, around flashings, and all areas where water is channeled during heavy rains.

Windows and doors. Remember to vacuum your window and sliding-door tracks periodically. Leaking often occurs at the bottom corner joints of windows and

sliding doors when debris gets lodged in the track of a sliding frame or when the built-in weep holes are too small.

Siding. Seal the openings at any wall openings—hose bibs, light fixtures, windows, and doors, while being careful to leave the release flashing undisturbed.

Decking. Keep your deck free of leaves and other debris. Patio-deck drains are typically small, meaning it's easy for a single large leaf to block the drain.

Check with your neighbors if you need recommendations of reliable vendors or more information on how to maintain your drains.

Storm Drains in the community

Please do not put paint, leaves, wood, or other foreign objects down the drains. Please help keep them clear in case of heavy rains or snow events.



Property Value Misconceptions

Like almost every community in the country, our association is feeling the pinch in the housing market. We'd like to dispel a few common misconceptions about what contributes to the rise and fall of property values.

Assessments are too high.

False. Actually, assessments have nothing to do with property values, and high assessments will not turn off potential buyers—if they're educated buyers. Our assessment may be higher—or lower—than a neighboring community depending on many factors. Are we providing more services? Is our property older? What items or services are included in the assessment or do we have more homes?

The more important question is what value are residents getting for their money? To answer that question, the association mails a detailed budget with line-item documentation to all owners and makes it available to potential buyers. A low assessment should be as much a red flag as one that appears too high.

We have too many renters.

False. Lenders are required to charge higher rates for loans or deny a loan for homes in associations with renter-owner ratios that exceed a certain percentage. But that doesn't mean renters affect property values. Our association board sees renters as owners-in-training who aren't ready to purchase their homes yet. In fact, renters have many of the same rights to enjoy our community as owners. We welcome renters, encourage them to participate in association activities and hope they will eventually buy a home in our community.

Community living is carefree.

True and false. Certain parts of Association living is maintenance free—leaving maintenance decisions to a board—but not entirely carefree. Residents need to care about their community and recognize that common interest living involves service and commitment. Good maintenance increases curb appeal which helps sales and may help property values. However, without committed residents to serve on the board and in other positions, maintenance and curb appeal are quick to suffer. It's especially important that homes are maintained, and yards are mowed.

Architectural and aesthetic uniformity are necessary to protect property values.

False. The board's objective is to maintain standards rather than ensure uniformity. Yes, some uniformity is good, but the board believes there is room for individual expression—if aesthetic standards are met.

Property values are based largely on comparative values of homes throughout our community. However, we can ensure that our values are at peak levels by assessing adequate fees to maintain our community now and for years to come, by ensuring all residents are involved and engaged in the community and care about the association and by maintaining high aesthetic appeal.

Why Do We Need Reserves?

Equipment and major components (like the pool or the community center roof) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread-out expenses more evenly. There are other important reasons we put association monies into reserves every year:

1. **Reserve funds meet legal, fiduciary, and professional requirements.** A replacement fund may be required by:
 - * Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
 - * State statutes, regulations, or court decisions. Virginia requires a Reserve Study every five years for HOAs.
 - * The community's governing documents.
2. **Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time.** Although the community center roof may be replaced when it is 25 years old, every owner who owns property in the community during those 25 years should share its replacement costs.
3. **Reserve funds minimize the need for special assessments or borrowing.** For most association members, this is the most important reason.
4. **Reserve funds enhance resale values.** Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.
5. **The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.**

Centre Ridge Regent had a new Reserve Study done in the Fall of 2022.

Keep the Lights On!



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

The Purpose of Community Associations

What is this entity that collects your assessments, maintains the common areas, and picks up the trash. One way to think of our community association is as a service organization that provides three types of services to owners and residents.

- * **Community maintenance services** - collecting trash, publishing the newsletter, orienting new owners, and conducting meetings.
- * **Governance services** - fulfilling legal obligations, resolving disputes, enforcing community policies, administering the Architectural Guidelines, and recruiting new volunteers.
- * **Business services** - operating and maintaining the common areas, competitively bidding maintenance work, investing reserve funds, developing long-range plans and collecting assessments.

The board and manager make every effort to deliver these services fairly and effectively to protect and enhance the value of our homes—and the lenders' interests in our homes. They also strive, through collective participation and mutual decision making, to preserve that intrinsic value called "quality of life" that is at the heart of the community association concept.



Ten Reasons to Volunteer for Centre Ridge Regent

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.

VOLUNTEERISM

Please volunteer to help the association:

- * It's easy. It does not require a lot of time.
- * Your neighbors will thank you.
- * You will still have plenty of free time.
- * You get to work with like-minded residents in the community.
- * You may have a lot of fun.
- * You will make a difference and set a good example for kids and other residents in the community.



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www.northernvirginiatreeexperts.com

703-263-3199



Have a Happy Winter!