

Centre Ridge Regent *Review*

centreridgeregent.org

SPRING 2025



Letter from the President

It looks as if the weather is finally changing for the better with warmer temperatures on the horizon. It was a long winter especially with the very cold weather. It's time to mow and clean up around the exterior of your property. Yard waste pick up resumed on March 15.. Yard waste will be picked up on Saturdays. Leaves must be in paper bags or containers marked yard debris. Please check the Patriot Disposal website for more information.

Pool season is just around the corner. Please follow the directions for pool registration in this newsletter.

The annual community inspection began in March. Please complete any needed repairs around the exterior of your home.

Many residents are cutting down trees on their property. Some of these trees may need to be removed because they are dead or dying or pose a great risk to fall on a home. Please remember that there are restrictions for cutting down trees over four inches in diameter, flowering trees (such as dogwood or redbud), and broad leaf evergreens (such as holly, laurel, or rhododendron. If trees are removed that are over four inches in diameter they should be replaced. Please call Mary Lynn at 703-968-7505 if you need assistance regarding trees.

A reminder to please clean up after your dogs and keep them off other neighbor's property.

Happy Spring!

Todd Edwards
President

ARB Meeting

The April ARB meeting is rescheduled for Tuesday April 22, 2025 at 7 p.m. at the community center.

Please remember to fill out an Exterior Alteration Application. They are available at the community center or on the website.

Only two signatures are now required instead of four.

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Now Hiring

Premier Aquatics is now hiring Lifeguards.

Apply at
premieraquatics.com
or 703-373-0350.

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Community Clean Up

May 1 through May 15

Contact Mary Lynn at
703-968-7505 for further
information.



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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

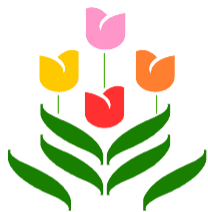


Just a reminder . . .

Quarterly Assessments Were Due April 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.



*Spring
Has Arrived!*

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

Spring 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



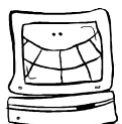
MEMO:

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.

LOOK



CENTRE RIDGE REGENT WEBSITE!

www.centreridgeregent.org

Fitness Center Hours

Monday - Friday:
9:00 am - 1:00 pm

Monday - Thursday:
6:00 pm - 8:00 pm



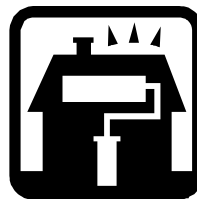
Centre Ridge Regent Parking Resolution

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.



Have a Happy Spring!



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 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**2025 Pool Registration**

Pool Registration begins this month. We must register our residents annually to ensure only Centre Ridge Regent residents and their guests use our recreational facilities. This year pool registration is being offered by mail or walk-in, see dates and times below.

1. Please Complete Pool Registration Form

New homeowners should show proof of residency—settlement statement, driver's license, or utility bill.

Renters: Please provide proof of residency, a current copy of your lease, an updated tenant list if applicable, and have an owner permission statement signed by the owner of the property.

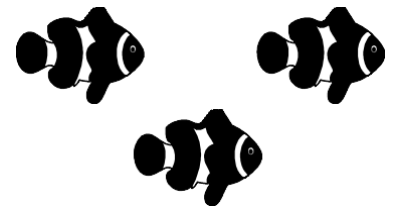
2. Pictures

All residents over the age of 2 (on May 1, 2025) are required to get a pool identification card with a picture. Please provide pictures so that an ID card can be made. Write the name and age of each person on the back of the photo.

3. Mail-In Registration

Please complete the registration form, attach any documentation required, and mail the form to: Centre Ridge Regent, 14275 Uniform Drive, Centreville, VA 20121-2397. You may also drop it off in the mailbox on the front porch of the community center. Mail-in registration ends May 23, 2025 unless you are a new resident in the community.

If you have questions or need special assistance, please contact Mary Lynn or Robin at the community center at 703-968-7505.

2025 Pool Registration Dates**MAIL-IN REGISTRATION**

May 1 through May 23, 2025

WALK-IN REGISTRATION AT THE COMMUNITY CENTER

* *Tuesday, May 6, 2025 from 9:00 am - 11:00 am*

* *Tuesday, May 13, 2025 from 9:00 am - 11:00 am*

Late registration fees (\$25.00 per household) apply to anyone registering after May 23, 2025 unless they are a new resident.

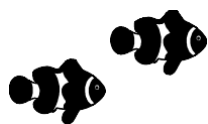
Pool Hours

The pool opens Saturday, May 24, 2025

Through June 19: Monday - Friday, 3:00 - 7:00 pm

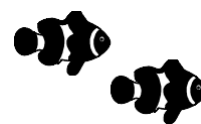
After June 19: Monday - Friday, 11:00 am - 7:00 pm

Weekends and Holidays: 11:00 am - 7:00 pm



CENTRE RIDGE REGENT

2023 POOL REGISTRATION FORM



LANDLORD'S NAME (if rented): _____

NAME: _____ HOME PHONE: _____
(Last) (First)

ADDRESS: _____ WORK PHONE: _____

CELL PHONE: _____ E-MAIL: _____

EMERGENCY CONTACT PERSON: _____ PHONE: _____

Name	Relationship	DOB Month/Year (if under 18)	Age

I give my permission for family members 11 years of age and older to attend the Centre Ridge Regent pool facilities unaccompanied by an adult. Any child must be a proficient swimmer to attend the pool without a parent or guardian. I give permission for emergency medical treatment if I cannot be contacted.

Physician's Name: _____ Phone: _____

I understand and agree that Centre Ridge Regent will not be held responsible for property loss or any type of personal injury(ies) whatsoever. I agree to comply with the Centre Ridge Regent Pool Rules. I am aware that members are responsible for the conduct of their children who attend the pool unaccompanied by an adult.

Signed: _____ Date: _____

Stickers Needed: _____ Stickers Issued: _____

FOR OFFICE USE ONLY

Membership/assessments verified_____ Date_____ Fees rec'd \$_____ # Photo IDs_____

Guest Pass(es) issued	Fee rec'd	Cash	Check

Property Maintenance & Architectural Guidelines

Whether first-time homeowners or long-time residents, we all have a hefty investment in where we live. So it's important to preserve the value of our residences—as well as the surrounding common areas we all share—by keeping buildings well maintained and in a style that compliments adjacent structures and landscaping.

When our homes' exteriors are in good shape and the grass is cut, the hedges trimmed, the trash picked up and the sidewalks and roads well-maintained, the community is attractive to prospective buyers and renters, and property values are preserved.

Our association's annual community inspection is a big part of sustaining the community's appearance and property values. While our design guidelines have some limitations, they allow enough flexibility for individual expression.

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.



www.anicira.org

571-208-0199

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703-263-3199

Arbor Day Foundation

Arbor Day is April 25th this year! The Arbor Day Foundation is a non-profit organization that distributes approximately 7 million trees per year. Their mission is to "inspire people to plant, celebrate, and nurture trees." Go to arborday.org for more information and to see how you can make a difference too.





12 Spring Home Maintenance Tips

Hallelujah. Spring has arrived. For those of us who've been trapped inside our homes to stay out of the cold, we get to rediscover the outside world again. It's also time for some home maintenance items that will help you avoid big repair bills later on.

Clean your gutters. Gutters direct rain away from your roof and home, protecting both in the process. Clogged gutters, meanwhile, open your home to water damage—and you may not notice the damage until you need an expensive repair.

Clean or replace your HVAC filters. You need to do this more often than once a year. A dirty filter forces your HVAC system to work harder, which in turn drains your wallet. It could also shorten the life of your blower motor.

Clean your dryer vent. Not all lint is caught in the lint trap; some makes its way into the dryer vent. A clear vent will save you money by reducing the time your dryer has to run. A plugged vent not only wastes money, but could also cause a house fire.

Check the washing machine fill hose. Look for cracks that could become leaks. A leaky hose under pressure can cause major damage in a short period of time.

Clean decks, driveways, fences and other outside surfaces. A pressure washer makes the work much easier. They can be rented from a home center. While you're cleaning, inspect for damage that needs mending.

Fix cracks in your walks, driveway and the outside of your home. Unlike the human body, cracks in asphalt, concrete or stucco don't heal themselves. Fortunately, most of these repairs are fairly easy if done immediately.

Repair any cracked or peeling paint. A good paint job makes your home look nice, while providing a protective barrier from the elements. Touchup painting is easy to do and inexpensive.

Vacuum your refrigerator coils. The coils you'll find on the bottom or back of your refrigerator conduct the hot air from inside the unit. If they're coated with dust, they do the job less efficiently and cause your fridge to work harder. Use a vacuum cleaner hose or a brush to clean the coils.

Replace the batteries in your smoke detectors. You never know when you'll need them. Sometimes, it's a matter of life or death, so take the time to change the batteries now.

Prepare your lawn mower for summer. Change the engine oil and sharpen the cutting blade. This will lengthen the life of the mower.

Check seals around windows and doors. Winter weather can crack and harden caulk and other weather seals. Inspect them now and repair and replace as needed. You'll reduce your air-conditioning bill and could prevent water from entering your home and causing damage.

Clear vegetation around your AC compressor. To work efficiently, the compressor needs good airflow. Prune any plant growth that could block it.

Trees for Townhomes

Residents often ask what trees are suitable to plant in the front yards of the townhomes in the community. Some trees that will work in small spaces in Northern Virginia are:

- * Dogwoods
- * Crepe Myrtles
- * Japanese Maples
- * Ornamental Cherry
- * Eastern Redbud



There are also native shrubs that will work in these areas. Some of these are:



- * Viburnum
- * Witch Hazel
- * Elderberry
- * Sumac

Please consult a local arborist or nursery for more information. You should consider the needs of the tree - type of soil, how much sun or shade it needs, water requirements, and the width and the height of the tree. Happy Planting!