

Centre Ridge Regent Review

Summer 2025

centreridgeregent.org

Letter from the President

It is hard to believe it is the middle of July. Soon the neighborhood children will be going back to school. The weather has been all over the map this summer. There have been a lot of storms and a lot of rain. Some days have been extremely hot. It is hard to keep the grass mowed, but it is appreciated by your neighbors. Yard waste is 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 in full swing. It is great to see so many families using the pool. Please follow the directions of the lifeguards at all times. They are there to help keep everyone safe while still having fun!

The annual community inspection is still underway due to the weather. Please complete any needed repairs around the exterior of your home.

There are some new changes to the Architectural Guidelines regarding fences for the single-family homes. The changes are included in this newsletter and the updated Architectural Guidelines are on the website too.

A special thanks to the residents who serve on the Architectural Review Board: David and Joan Hoopengardner, Sean Kim, and Sanjeev Gupta. Thanks to Ronald Janeshek for his help with the forms.

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

Happy Summer!

Todd Edwards, President

Save the Date

The annual meeting will be on October 8, 2025, at 7 p.m. at the community center.

ARB Meeting

The August ARB meeting is rescheduled for Tuesday, August 26, 2025, at 7 p.m. at the community center. Please remember to fill out an Exterior Alteration Application for any changes to your property. They are available on the website or at the community center.

Important Numbers

Centre Ridge Regent HOA office.....703-968-7505
 Patriot Disposal.....703-257-7100
 Fairfax County Emergency Information Line
 703-817-7771
 Poison Control.....800-222-1222
 NOVEC.....703-335-0500
 Fairfax Water.....703-698-5800
 Washington Gas Emergency844-927-4437
 POLICE Emergency.....911
 POLICE non-emergency.....703-691-2131

Happenings

Architectural Review Board

Third Tuesday of each month at 7 p.m. at the community center.
 Applications must be received by the second Tuesday of each month.

Board of Trustees

Second Tuesday of each month at 7 p.m. at the community center

Community Center hours

The community center is open on the following days and times:

Monday -Friday 9 a.m. to 1 p.m.

Closed Saturdays, Sundays, and Federal Holidays.

Community Center Address: 14275 Uniform Drive, Centreville VA 20121

CENTRE RIDGE REGENT WEBSITE

www.centreridgeregent.org

MEMO

The bulletin board located on the lower level of the community center is available for ads and other communications for residents.

The community center is available for rentals on Friday, Saturday, and Sunday. Please see Mary Lynn for more information.

Quarterly Assessments

Assessments are due quarterly on January 1, April 1, July 1, and October 1.

Townhomes currently pay \$301.00 per quarter.

Single family homes pay \$224.00 per quarter.

A \$25.00 late fee is assessed thirty days after the due date.

You may not use the pool or other amenities if your assessments are not paid in full.

Fitness Center Hours

The workout area is open Monday through Friday from 9 a.m. to 1 p.m. and anytime the pool is open during the summer. It is closed on federal holidays from October through April.

Changes to the Architectural Guideline

Fences for single-family homes

Solid Board fencing

a. The fence will be a six-foot-high solid board fence with a cap board and a top front fascia board. Boards will be one inch by six inches double nailed to two-by-four runners attached to four-by-four or six-by-six posts. There is no space between the boards except for normal wood shrinkage.

b. Fencing will be installed with the finished side facing out.

c. Side yard fences will extend perpendicularly from the rear corner of the home to the side property line, then proceed to the rear property line, optionally enclosing along the rear property line.

d. Gates to match will be allowed between the home and side yard and where the rear property line adjoins the common area.

e. Fencing will be sloped in sections to conform to existing grade.

f. Fencing may be stained provided it matches that of the existing deck on the home

Towing Company for Townhomes

Battlefield Towing (703-378-0059) is the towing company for the townhomes in Centre Ridge Regent.

- Do not park in fire lanes, streets, or sticking out of driveways.
- Do not leave vehicles unattended in these areas.
- Do not park in other residents assigned parking spaces.
- Do not park in visitor spaces for over 48 hours.
- Vehicles must be current on license plates and inspections.
- Do not park vehicles angled in front yards or blocking the sidewalks or driveways.
- Do not park commercial vehicles (vehicles with logos, box trucks, vehicles with ladders or racks, tow trucks) in driveways or parking areas of the townhomes or the community center.
- Vehicles may be towed without notice.

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. Please call 1-888-705-0600 for assistance.

To pay dues by mail:

Please check your account number and the payment mailing address. Do not add spaces, dashes, or numbers to your account number.

Dues payments should be sent to:

Centre Ridge Regent

P O Box 105007

Atlanta GA 30348-5007

The community center cannot accept dues payments.

Beat the Buzz: Your Guide to Mosquito Prevention This Season

Picture this: It's a beautiful summer evening, perfect for a backyard barbecue or relaxing on your patio. But within minutes, you're swatting at mosquitoes and retreating indoors. Sound familiar? You're not alone. With warmer weather upon us, these persistent pests are gearing up for their most active season, and it's time for our community to take action together.

Why Mosquito Control Matters for Our Community

Mosquitoes aren't just annoying—they're a genuine health concern. These tiny insects can transmit serious diseases including West Nile virus, Zika, and Eastern Equine Encephalitis. Beyond health risks, mosquitoes significantly impact our quality of life, turning our beautiful outdoor spaces into no-go zones during peak activity hours.

Your Property: The First Line of Defense

Eliminate Standing Water The most effective mosquito control starts in your own backyard. Mosquitoes need just a small amount of standing water to breed—even a bottle cap full will do. Walk your property weekly and remove water from:

- Clogged gutters and downspouts
- Flower pot saucers and decorative containers
- Bird baths (change water twice weekly)
- Children's toys, buckets, and tarps
- Pool covers and outdoor furniture

Smart Landscaping Choices Trim overgrown vegetation where mosquitoes rest during hot days. Consider planting natural repellents like marigolds, lavender, or citronella

grass around seating areas. Ensure proper drainage around your home's foundation and avoid overwatering plants.

Timing Is Everything Plan outdoor activities for early morning or late afternoon when mosquitoes are less active. Dawn and dusk are peak feeding times, so save the evening barbecues for later in the season or consider screened areas.

Seasonal Planning for Maximum Impact

Early Spring (March-April): Clean up winter debris, check and repair screens, plan landscaping changes
Late Spring (May-June): Begin weekly property inspections, start natural repellent planting
Summer (July-August): Maintain vigilance with water elimination, coordinate with neighbors
Fall (September-October): Prepare for next year, address drainage issues

Quick Tips for Immediate Action

- Tonight: Walk your property and dump any standing water
- This Weekend: Clean gutters and check downspouts
- This Month: Trim overgrown bushes and plan mosquito-repelling plants
- Ongoing: Make water elimination part of your weekly routine

Remember that your efforts protect not just your family, but the entire community. es.

Remember, we're all in this together. Every standing water source eliminated and every overgrown area trimmed makes our entire community more enjoyable for everyone.

Did You Know? A single female mosquito can lay up to 300 eggs at a time, and they can develop from egg to adult in as little as 7 days. That's why weekly inspections are so crucial!

Community Pool Safety: Everyone's Responsibility

As we are in the middle of another busy pool season, it's important to review the safety guidelines and expectations for our community pool facility. While our pool is staffed with certified lifeguards during operating hours, pool safety remains a shared responsibility between staff, residents, and guests. Understanding and following our safety protocols ensures that everyone can enjoy our beautiful pool facility safely throughout the season.

Understanding Our Lifeguard Services

Our community pool is staffed with certified lifeguards during all operating hours, providing professional water safety supervision and emergency response capabilities. However, it's crucial to understand that lifeguards are trained to respond to emergencies and enforce pool rules—they are not babysitters or swimming instructors. Parents and guardians remain fully responsible for supervising their children and

ensuring they follow all posted pool rules.

Lifeguards have the authority to enforce all pool regulations, including removing individuals who violate safety rules or behave inappropriately. Please respect their decisions and authority, as they are trained professionals working to keep everyone safe.

Pool Rules and Regulations

Our community pool operates under strict safety guidelines designed to protect all users. Key rules include:

Swimming Requirements:

- Non-swimmers and weak swimmers must remain in designated shallow areas
- Children under 12 must be accompanied by an adult at all times
- Swimming tests may be required for access to deeper areas
- No running, pushing, or rough play in the pool area

Pool Deck Safety:

- No running on wet surfaces
- Proper swimwear required—no street clothes in the pool
- No glass containers in the pool area
- Food and drinks must be consumed in designated areas only

Guest Policies and Responsibilities

Residents are responsible for all guests they bring to the pool facility. This includes:

Guest Limits: Each household may bring a maximum of 4 guests per visit, and residents must accompany their guests at all times.

Guest Supervision: You are fully responsible for your guests' behavior and compliance with all pool rules. Violations by guests may result in loss of pool privileges for the sponsoring household.

Guest Fees: Daily guest fees apply as outlined in the HOA fee schedule. Season guest passes are available for frequent visitors.

Hours of Operation and Seasonal Guidelines

Pool Season: Memorial Day through Labor Day

Daily Hours: 11 a.m. to 7 p.m.

Health and Safety Requirements

Health Guidelines:

- Do not use the pool if you have been ill with fever, vomiting, or diarrhea within 48 hours
- Shower before entering the pool
- Children who are not potty-trained must wear swim diapers
- No swimming with open wounds or bandages

Resident Responsibilities

Even with professional lifeguard services, residents must:

Supervise Children: Parents and guardians must actively supervise their children at all times. Lifeguards cannot provide individual child supervision.

Follow Pool Rules: All residents and guests must comply with posted rules and lifeguard instructions without argument.

Report Issues: Notify pool staff or HOA management immediately of any safety concerns, rule violations, or maintenance issues.

Respect Others: Maintain courteous behavior and respect other residents' enjoyment of the facility.

Making the Most of Our Pool Season

Our community pool is a wonderful amenity that brings neighbors together and provides a safe, fun environment for families. By following these guidelines and working together with our lifeguard staff, we can ensure that everyone enjoys a safe and pleasant pool experience throughout the season.

Remember, pool safety is everyone's responsibility, and your cooperation helps create a positive environment for all residents and their guests.

Important Reminders:

- Always supervise children regardless of lifeguard presence
- Respect lifeguard authority and pool rules
- Report safety concerns immediately
- Keep current with rule updates and announcements

Working together, we can ensure our community pool remains a safe, enjoyable amenity for all residents throughout the season.

Think Twice Before Planting Bamboo: What Every Homeowner Should Know

As our community continues to grow and beautify, many residents are exploring landscaping options that provide privacy and aesthetic appeal. One plant that frequently catches homeowners' attention is bamboo, often praised for its fast growth and natural screening capabilities. However, before you consider adding bamboo to your property, it's important to understand the significant challenges and potential problems this seemingly attractive plant can create for you, your neighbors, and our entire community.

Understanding Bamboo: Not All Varieties Are Equal

Bamboo falls into two main categories: clumping and running varieties. Clumping bamboo grows in tight clusters and expands slowly, typically 2-12 inches per year. Running bamboo, however, is an entirely different story. This aggressive variety spreads through underground rhizomes that can extend 15-20 feet from the parent plant in a single growing season, with some species capable of growing up to 35 feet tall and spreading indefinitely if left unchecked. Unfortunately, running bamboo is often what's readily available at local garden centers, and many homeowners unknowingly plant these invasive varieties without understanding their true nature.

Property Damage: More Than Just an Eyesore

The powerful rhizome system of running bamboo can cause serious structural damage to your property and potentially your neighbors'. These underground stems are incredibly strong, capable of cracking foundations, buckling driveways and walkways, and damaging underground utilities including water, sewer, and electrical lines. The repair costs for such damage can easily reach thousands of dollars.

Even above ground, bamboo's rapid growth and dense root system can overwhelm other plantings, essentially taking over entire sections of your landscape. Once established, bamboo is notoriously difficult and expensive to remove, often requiring professional intervention and multiple treatments over several years.

Community Impact and Neighbor Relations

Perhaps the most challenging aspect of bamboo plantings is their impact on neighboring properties. Running bamboo doesn't respect property lines, and shoots can emerge throughout your neighbor's yard, creating ongoing disputes and potential legal issues. These situations can strain neighborly relationships and may result in costly removal responsibilities or even legal action.

Property values can also be affected when bamboo becomes established in a neighborhood. Potential buyers often view aggressive bamboo growth as a significant liability, understanding the challenges and costs associated with its management or removal.

Better Alternatives for Privacy and Beauty

Fortunately, there are many excellent alternatives that can provide the privacy and aesthetic benefits you're seeking without the associated risks. Consider these options:

- Native evergreen shrubs such as holly, juniper, or arborvitae
- Ornamental grasses like fountain grass or pampas grass
- Fast-growing hedges including privet or photinia
- Flowering shrubs such as forsythia or lilac

For personalized recommendations suited to our local climate and soil conditions, consider consulting with local landscaping professionals or contacting our county extension office.

Moving Forward Together

Our community's beauty and property values depend on thoughtful landscaping decisions that consider both individual preferences and collective impact. Before planting anything new, especially fast-spreading varieties, we encourage you to research thoroughly, consult with professionals, and consider how your choices might affect your neighbors and our community as a whole.

Did You Know?

- Some bamboo species can grow up to 35 inches in a single day
- Bamboo rhizomes can remain dormant underground for years before sprouting
- Complete bamboo removal can take 3-5 years and cost \$1,000-\$5,000 per affected area

Together, we can maintain the beauty and value of our neighborhood while fostering positive relationships among all