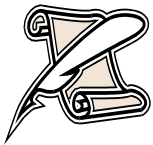


Centre Ridge Regent Review



centreridgeregent.org

AUTUMN 2024



Letter from the President

It's that time of year again--the Annual Meeting. The annual meeting is scheduled for Wednesday, October 9, 2024, at 7:00 pm at the community center. Please send a proxy or drop one off at the community center in the mailbox on the front porch if you cannot attend the meeting. Anyone dropping off a proxy will be entered into a drawing for door prizes.

Centre Ridge Regent is working with Fairfax County to expand the Community Parking District along Old Centreville Road by Sharps Drive. This will stop the boats and trailers from parking along the street. Thanks to Michael Coyle in Supervisor Smith's office for his help with this project.

The pool has closed for the season. The staff--Kuba and Bartok--did a great job overseeing the pool this summer.

The community has spent a lot of money on removing and trimming trees this year. Due to the drought, the lantern fly, other pests, and the changing weather, trees will continue to be a major expense for the community. Trees also need to be replaced which will be another major expense.

School is open again, so please slow down and watch out for the neighborhood children. Lastly, The Architectural Review Board is currently updating the Architectural Guidelines. I want to thank them for all their hard work during this process.

Happy Fall! *Todd Edwards, President, Centre Ridge Regent*

MEETING

Centre Ridge Regent 2024 Annual Meeting

Wednesday, October 9, 2024
7:00 pm

- * Registration begins at 6:30 pm
- * At the Community Center,
14275 Uniform Drive

CANNOT ATTEND?

If you cannot attend the meeting, please fill out the proxy form included in this newsletter, and mail it or drop it in the box on the front porch of the Community Center.



What is a Quorum and Why is It Important?

A quorum is the minimum number of owners who must be at a meeting before business can be transacted. State law tells us what that minimum number is for our association. It's relatively low, but we still have a tough time getting to it. It's a common problem in many associations.

Meetings that don't have a quorum must be adjourned and rescheduled at a later date. This will cost the

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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



Quarterly Assessments Are Due October 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. **To make payments online, go to streetsmart.com and follow the directions.**



Welcome
to Autumn!



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

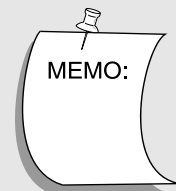
Community Center Address: 14275 Uniform Drive

Phone: 703-968-7505

Fax: 703-968-2677

Autumn 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

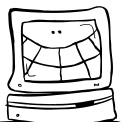


MEMO:

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.



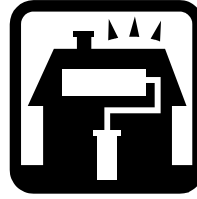
CENTRE RIDGE REGENT WEBSITE

www.centridgeregent.org



Yard Debris

Yard Debris is picked up on Saturdays. It must be bagged in paper bags or containers marked yard debris. Plastic bags are no longer allowed for yard debris.



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.

www.anicira.org

571-208-0199

Offering affordable spay/neuter surgery, soft tissue surgery, preventive care services and more...
9975 Pennsylvania Ave Manassas VA 20110



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.



Northern Virginia Tree Experts, Inc.

Professional Quality Tree Care
Residential and Commercial
www.northernvirginiatreeexperts.com
703-263-3199

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 HOA
Annual Meeting: Wednesday, October 9, 2024
PROXY

I/We, recorded owner(s) of a Lot in the Centre Ridge Regent Homeowners Association, Inc. do hereby constitute and appoint as my/our true and lawful proxy and attorney-in-fact:

(Print name of person appointed. You may appoint any person *who is attending the meeting*, as your holder. If no one is appointed, the proxy holder will be the Secretary of the Association.)

My Proxy shall have full power of substitution and revocation to cast my/our vote, unless (C.) is checked below, as if personally present at the Annual Meeting of the Centre Ridge Regent Homeowners Association, Inc. and all adjournments thereof.

(Choose only one)

- A. **FOR QUORUM ONLY.** This Proxy is to be used **ONLY** for the establishment of a quorum. Voting for Board Members or other matters is specifically unauthorized.
- B. **UNDIRECTED PROXY ONLY.** This Proxy will be deemed to be an undirected general Proxy enabling the Proxy holder the discretion to vote as he chooses in my/our stead on all matters properly brought before the membership at the Annual Meeting.
- C. **DIRECTED PROXY ONLY.** This proxy allows the holder *to vote only* in the election for Board Members and *only* for the nominees checked below. The candidates have applied to the Board of Trustees. You may vote for up to (5) five individuals only.

<input type="checkbox"/> Michael Adere	<input type="checkbox"/> Valerie Smith
<input type="checkbox"/> Carmenita Sewell	<input type="checkbox"/> Sean Cummings
<input type="checkbox"/> Maria Grier	

The undersigned hereby ratifies and confirms that said Proxy and attorney-in-fact may do so by virtue of this Proxy. This Proxy shall not be revoked except by actual notice of revocation by the undersigned to the Secretary or the person presiding over the meeting.

In Witness Hereof, the undersigned has executed this document on the _____ day of _____, 2024.

(Address) _____

(Name) _____ (Signature) _____

IMPORTANT
Mail or drop off the completed form to:
14275 Uniform Drive, Centreville, VA 20121

If you have any questions, please contact Mary Lynn Sallette at 703-968-7505

2024 BOARD OF TRUSTEE CANDIDATES



These homeowners are submitting their names for election to the Board of Trustees:

MICHAEL ADERE

I am running for re-election to the Centre Ridge Regent Board of Trustees because I want to continue taking an active role in contributing to the community I have called home since December 2006. I know the importance of hearing and addressing residents' concerns, good financial stewardship, and maintaining property values. Professionally, I have worked in telecommunications for more than 35 years. I have been volunteering with the Boy Scouts organization for over 25 years. Centre Ridge Regent is a great community, and I would like to be a part of helping to keep it a wonderful place to live for many years to come.

MARIA GRIER

My name is Maria Grier and I would like to continue working with the other board members as well as the management team on the Centre Ridge Regent Board of Trustees. We strive to make Centre Ridge Regent a great place to live. For those of you who do not know me, I have been a homeowner here for thirty-three years and have thoroughly enjoyed being part of this community. I helped a few years on the Neighborhood Watch and Pool Committee shortly after we moved here. Before joining the Board of Trustees I had been on the Architectural Review Board, working with other members to ensure we preserve and enhance our real estate values. If elected again, I promise to continue to represent all the members of our community, making decisions that will keep our community safe, property values up, and our community well maintained.

SEAN CUMMINGS

Thank you for considering me for a role on the Centre Ridge Regent Board of Trustees. I am a Northern Virginia native, who grew up in Clifton and attended Centreville High School and George Mason University. My wife and I have lived in the Centre Ridge Regent neighborhood with our dog for just over two years.

I am currently a UX Strategist at VMware in the Colleague Experience Department. I believe that my background in web design/development can be extremely useful for the community and could help keep our neighborhood informed and engaged. I look forward to the opportunity to help serve on the board and make a positive impact in our community.

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2024 BOARD OF TRUSTEE CANDIDATES



These homeowners are submitting their names for election to the Board of Trustees:

VALERIE SMITH

I have lived in Centre Ridge Regent since 1991. I have volunteered for several committees and projects over the years. I used to serve as a Neighborhood Contact for the Flint Ridge Neighborhood. My background is finance. I have recently retired and have more time to contribute to the community by serving on the Board.

CARMENITA SEWELL

Better known as “Cookie,” I have lived in Centre Ridge Regent since purchasing my home here in February 1995. During that time, I have seen many changes in the community – some wonderful and some not so great. I am interested in continuing to serve on the Board of Trustees to contribute to keeping our community the best that it can be. Professionally I work as an implant coordinator and surgical assistant for an oral surgery practice. I also hold a degree in theology and serve as a volunteer chaplain at the Juvenile Detention Center in Fairfax. Having served on our Architectural Review Board, I am aware of the work required to keep our community an attractive and welcoming place to live. I am proud to live in Centre Ridge Regent, and I appreciate the opportunity to continue giving back to the community.



What is a Quorum? *continued from page 1*

association money and creates more work. And, achieving a quorum at a second meeting—if we couldn’t get one the first time—is even harder.

So, why bother to try again? Because the board is legally obligated to conduct an annual meeting. It’s an important part of conducting association business. During the annual meeting, new board members are elected. No quorum—no election.

Good news: You can be “at” a meeting and across the country at the same time by signing a proxy! That’s how you assign your vote, in writing, to another person. Proxies count toward the quorum, so they’re very important to the association.

We ask you to complete a proxy form, even if you plan to attend the meeting. That’s just in case something comes up that prevents you from attending. And, when you do attend the meeting, your proxy will be returned to you.

Because proxies are so important to achieving a quorum, you may find us knocking on your door, calling on the phone, or even stopping you in the common areas asking you to sign a proxy form. We’ll do anything to achieve a quorum. Without it, we can’t do business, and eventually that affects you, the homeowner.

Fairfax County Now Recycles Food Scraps

Diverting Food Scraps from Disposal is a WIN-WIN for All of Us!

The United States throws away nearly 60 million TONS of food every year. This makes food the single largest component—22% or more than one-fifth—of all municipal solid waste generated. What can we do to help? Rather than throwing away extra food, one way we can reduce waste is to donate our nonperishable and unspoiled perishable food to area food banks. Another way to divert food from disposal is to compost it.

Where are Fairfax County's food banks? Fairfax County's Neighborhood & Community Services has a Human Services Resource Guide, which includes Food Resources. Click on Food to get a current list of the names, addresses, and phone numbers of local area food banks, churches, and other non-profit organizations that accept food donations. Be sure to ask what food items are most needed and desired by food bank clients before packing up your items to deliver or get picked up.

Where are the County's compost collection centers? Food scraps that are not fit for human consumption can be composted. You can collect your coffee grounds, banana peels, and food scraps in a container with a tight-fitting lid and then take it over to the I-66 Transfer Station or the I-95 Complex. In addition, all 10 area Farmer's Markets also offer food scrap disposal sites. Go to the Park Authority section of fairfaxcounty.gov for more details.

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!

Spotted Lanternflies: What to Know

The Spotted Lanternfly is an invasive insect that poses a significant risk to our community and the surrounding ecosystem, and we all need to be aware of the potential problems it can cause.



These pests feed on the sap of over 70 different plant species, including important agricultural crops such as grapes, fruit trees, and hardwoods. Their feeding can weaken plants, making them more susceptible to disease and other environmental stresses.

In addition to the economic impact on agriculture, the Spotted Lanternfly can also be a nuisance to homeowners. They are known to swarm in large numbers and can be difficult to control once established in an area. Furthermore, their excrement, known as honeydew, can attract other pests and create a sticky mess on outdoor surfaces.

As responsible members of our community, it is important for all of us to take action to prevent the spread of the Spotted Lanternfly. This includes being vigilant for signs of infestation, such as egg masses on trees and other surfaces, and reporting any sightings to the local authorities. Additionally, we can all do our part by following recommended guidelines for controlling the spread of these insects, such as removing tree-of-heaven (*Ailanthus altissima*), which is a preferred host plant for the Spotted Lanternfly. By working together and staying informed, we can help protect our community from the damaging effects of the Spotted Lanternfly.