Caroline Oaks HOA Community Newsletter

November 2026

Welcome to the latest updates for our Caroline Oaks community! Please review the following important announcements and reminders.

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🚗 Parking Guidelines & Reminders

The Board has received several recent complaints regarding parking within the community. Residents are strongly encouraged to review **Policy Resolution 22-03** (attached and available on the HOA website) to ensure compliance.

Key Areas of Immediate Concern

- **Vehicles Stored Long-Term:** Multiple vehicles have remained parked on community streets for extended periods—ranging from several weeks to months. Regardless of current registration status, using community streets for long-term vehicle storage is prohibited as it reduces available spaces for active daily resident and visitor use.
- **Overnight Commercial Vehicle Parking:** Commercial vehicles parked overnight on community streets are in violation of our Parking Resolution. Additionally, parking commercial vehicles on the state-maintained portion of Glenbard Court may violate applicable Virginia Code and Fairfax County Residential Parking District (RPD) regulations.

Parking Quick Rules & Resources

- **Visitor Spaces:** Designated for guests. Residents should park in their assigned designated spaces, driveways, or garages.

- **Street Access:** Do not block neighboring driveways, fire hydrants, or park near street corners, ensuring safe passage for emergency vehicles.
- **Helpful Links:**
    - Fairfax County Parking Restrictions & Related Issues
    - Fairfax County Community Parking Districts (CPD)

🐾 Dog Etiquette & Trash Courtesy

Keeping our neighborhood clean, attractive, and pleasant for everyone is a shared responsibility.

- **Scoop the Poop:** Pick up after your dog immediately on all common grounds, sidewalks, and neighboring private lawns.
- **Proper Waste Disposal:** Please dispose of pet waste bags in your own home trash containers. **Do not drop filled poop bags into neighbors' curbside garbage cans.** Trash collectors only take the large bagged items at the top; smaller loose bags left at the bottom force homeowners to manually retrieve them days later. Never dispose of pet waste in storm drains or common area bins.
- **Leash Law:** Dogs should be kept securely on a leash at all times when outside of private, enclosed yards.

🍂 Seasonal Leaf Removal: Scheduled for Nov 18th

Landscaping crews are scheduled to perform community-wide leaf clearing (weather permitting) on **November 18th starting around 8:00 AM** and usually concluding late afternoon when the vacuum truck arrives completes collection. A second collection will occur in mid-December; the exact date will be sent via email once confirmed.

- **Common Area & Property Care:** Crews will collect leaves from common areas and streets using leaf blowers and vacuum trucks. Residents are encouraged to rake leaves from private lawns into adjacent common areas or street edges ahead of the pickup.
- **Dust & Vehicle Precautions:** Leaf blowing creates dust and debris that can settle on parked cars. While crews work carefully around parked vehicles, residents concerned about dust or leaves may prefer to park temporarily off-site (e.g., nearby lots at the library or Rolling Valley West Park).
- **Safety First:** Removal equipment and vacuum trucks are heavy and potentially hazardous. Please exercise caution when driving or walking near working crews, and keep children well clear of trucks, machinery, and leaf piles.

💳 HOA Dues Increase & Coupon Books

- **Dues Adjustment:** Beginning in January, quarterly HOA dues will increase by **$10 per quarter (i.e. $295)**. This adjustment covers rising trash collection and general maintenance costs while maintaining a healthy Reserve Fund.

- **Coupon Books Mailing:** Payment coupon books reflecting the new amount will be mailed to homeowners on or about **December 1st**.
- **Action Required for Auto-Pay Users:** If you utilize automatic online banking or bill-pay services, please update your recurring payment schedule to reflect the new rate prior to the first due date.
- **Payment Portal:** Review online payment options at the Cardinal Management Group Payment Portal.

 Holiday Trash Removal & Christmas Trees

- **Normal Collections:** American Disposal holiday rescheduling should NOT pose any problem for our community, with normal Tuesday collections occurring as usual.
- **Christmas Tree Recycling:** Christmas trees will be collected during the first two weeks of January on your scheduled yard waste day. Please remove all decorations, lights, tinsel and stands before placing trees curbside. **Do not place trees in plastic bags.**

 Board Meetings & Online Resources

- **Next Board Meeting:** The next Board of Directors meeting is tentatively scheduled for **late January** (date to be finalized subject to library room availability).
- **Meeting Minutes & Community Documents:** Approved minutes from recent Board of Directors and Annual Meetings—along with upcoming agendas, financial reports, and governing documents—are available on our website.
- **Official Website:** Visit carolineoaks.com to log in and access community records.

Thank you for helping keep Caroline Oaks a safe, clean, and welcoming place to live!