



FALL 2022 NEWSLETTER

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Property Maintenance

Ahhhh... the joys of home ownership. We all enjoy having a comfortable and safe home to raise our family and for some us to retire. However, we are living in homes that are on average 40 years old. Some of you haven't reached 40 but there are several of us who have and can tell how things don't quite operate like they used to. For example, we need to be aware that those drywall nails used for our ceilings are starting to pop. In one case recently the whole bedroom ceiling fell down and caused more damage than one would expect. In another instance the water supply line from the curb cracked just prior to the house shutoff valve and the water damage was significant.

Lesson: Preventive maintenance is required. Look for nail pops and don't stop there. Look at the whole ceiling and check for significant waves or other loose attachment points. In respects to the water supply from the curb, do you know where the curb shutoff is located? Could you access the curb shut off valve if you needed to?

Holiday Decorating

Yes, just a few weeks away. Your board members will be watching to see who in the community will fulfill that challenge exciting display of cheer. We have new mobile community signs that we can use to identify the top 3 decorated houses in the neighborhood so be on the lookout. Good luck to all!

CRESTBROOK BOARD

President	Mark Brabrook
Vice President	Raven Catlin
Secretary	Lew Thorp
Treasurer	Rob Garratt
Member at Large	Charlie Taylor

Fall Inspection

The Board held its fall community inspection on October 8th. We have received several complaints this past summer from members questioning violations from other members. Please rest assured that in most of these cases, the board has sent letters to all violators. Whether it be the placement of trash cans out of site or removing one's boat from their driveway, they have failed to abide by the community covenants. The board recognizes that members seem to appreciate the leniency of the boards covenant enforcement approach, but regardless we must address covenant violations and expect corrective action. All members are also encouraged to address covenant violations with their neighbors. The challenge is to have the courage to approach your neighbor with the issue in a friendly way. Let's all do our part in keeping our community looking tip top. The Board also encourages you to lend a helping hand to your neighbors. It is a chance to introduce yourself and you might be surprised at kindness you get in return.

Annual Meeting

Expect to see correspondence about the 7pm, 9 November 2022 Annual Meeting. It will be held at the Methodist Church across from Herndon High School. The Board strongly encourages your attendance as it allows you to hear about what has been going on in the community and what plans are for next year.

Dranesville Fence Status

Did you see the Nextdoor.com posting about loose nails on the sidewalk and trees aggressively taking over the integrity of the fences along Dranesville road? If you are a member that has property along Dranesville Road, please take a look at both sides of your back fence. We all will appreciate you executing repairs and pruning your trees. Thank you. 😊

COMMUNICATIONS

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