

# HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

May 2013

## Hunters Square Website Is Now Available!

Hunters Square now has a website which enables you to access your newsletters, Resident Handbook, Board meeting minutes as well as news of events and happenings in our neighborhood. Please be sure to visit at [www.hunterssquarehoa.com](http://www.hunterssquarehoa.com) and let us know if there is anything you would like to see on our website!

## Board of Directors

Frank Zirkle	President
Donna Miller	Vice-President
Blase Morgan	Treasurer
Nancy Creel	Secretary
Lisa Clements	Member at large

## Message from the President

In 2012, Hunters Square experienced a better level of overall maintenance with upkeep and repairs. Roof replacements were completed and parking lot repairs were done on Caspian Way. In 2012, the Board contracted for a Special Conservator of the Peace to address all law enforcement activities.

For 2013, the Board plans to begin completion of roof replacements on Niki Place, perform additional parking lot repairs, contract a reserve study, and additional maintenance items such as painting of siding and front doors. The Board is considering ways to renew the hallways with regard to paint and/or wallpaper.

The Board strives to keep residents and owners up-to-date on community concerns and issues and we continue to encourage your participation by attending the monthly Board meetings.

The Board encourages all owners and resident to purchase a Condominium Owners policy for those who own a unit and Renters Insurance for those who rent a unit which are critical to you and your family's financial well being.

Should there be a loss to your unit and your personal property, each respective policy would cover your personal property. It would provide additional living expenses should you need to find a temporary place to live until you are able to move back into your unit.

If you own a dog, some policies may provide liability coverage, but you should check with your insurance representative to confirm whether you have such coverage regarding dog bites.

For pennies a day, you could be protected from these things and more. Check with your current insurance agent to see how simple and inexpensive it would be to feel secure.

## ARE YOU READY FOR THE SUMMER SEASON?

### COMMUNITY REMINDERS

1. The Board has recently contacted a vendor that will provide us with window parts if those parts are purchased in bulk. Please contact Taft Management if you need any parts for your windows. Parts will be provided to you at the cost for which the Association pays.
2. Residents are reminded that we are all required to keep window blinds and coverings in good repair. Blankets and/or towels are inappropriate and are not permitted as window coverings and window air conditioning units are prohibited in Hunters Square.
3. If you live on the third level of your building, please remember to close the hall window during inclement weather. This will prevent water intrusion into the halls and preserve the wallpaper and carpet.
4. Pet owners are responsible for immediate clean-up and proper disposal of pet waste. Please use remote areas when walking your dog as a courtesy to your neighbors. ***Please be reminded that the Association bylaws allow no more than two adult household pets per residence. Per the City Code, dogs are not allowed to run at large. Please be sure that your pet tags are current and up-to-date per City Code.***
5. Notice to all smokers that cigarette butts should be disposed of properly. Please do not throw cigarette butts into the yard or plant beds, particularly the mulch.
6. Grilling on patios, decks and sundecks is prohibited by law. Charcoal grills must be moved 15 feet from the building when lit and cannot be returned to the patio for storage until the fire has been extinguished. Gas grills are prohibited.
7. Hallways must be kept open and clutter free. Storage of trash, furniture, tools, etc. is prohibited.
8. Patios and balconies must be kept in good appearance. Trash and other litter is not permitted. Bicycles must be in operating condition and storage of motorcycles, indoor furniture or appliances on patios is prohibited.
9. The community bylaws prohibit major vehicle maintenance or fluid changes in common areas.
10. The Board asks that residents not approach any contractor observed working on the common property. If you see something that is inappropriate or questionable, please contact Taft Management immediately. Our contractors have been advised to communicate directly with Taft Management regarding any work required and its performance.

## WATER, WATER EVERYWHERE.....

Over the last year, the Board has noticed a significant rise in water usage in our community which leads to higher costs passed on to each unit owner.

We ask that each resident and unit owner take the time to regularly inspect the plumbing in your kitchen and baths. Check the hoses to your washing machine, the water line to the toilet tank, make sure toilets are not running or leaking and that faucets are not dripping, etc. to determine if you have any other water problems.

If your neighbor or you experience a drain clog or backup, please stop using your water until the problem can be determined and resolved.

Outside water faucets are for grounds maintenance only. Washing of vehicles is not permitted.

Now that we are using our air conditioning, please remember to pour a cup of bleach in the condensation pipe for your a/c unit followed by a cup of water. This will help to prevent clogs and flooding in your unit as well as your neighbor's unit.

Remember to report any water intrusion in and around your unit to Management, no matter how small it may be. Little problems can develop into bigger problems.

## TRASH UPDATE

The Board has recently contracted with American Disposal for the community trash removal. **American will also pick up large items once each week on Fridays.** If you have large furniture items to dispose of, please do not put those items in the dumpster area before Thursday.

***Please do not place or store trash on patios or in hallways. Indoor furniture and/or appliances are not permitted to be stored on patios or in hallways or under stairs. If you have furniture that is useable, call Salvation Army to pick up. We also ask that you throw your trash into the rear of the dumpster to prevent the dumpster entry from blocking at the front end. DO NOT put your trash on the ground surrounding the dumpster. The trash company will not pick up trash that is not placed in the dumpster. We ask for your help in keeping the dumpster areas clean and trash free.***

Please note that you cannot put paint, vehicle batteries, tires or carpet in the dumpsters. These items are considered hazardous waste and must be disposed of at the Manassas Transfer Station which is located at 8305 Quarry Road, Manassas, Virginia 20110, telephone number 703-331-0800. It is an additional cost to you to remove unauthorized materials dumped into our dumpsters.

Future dates for drop-off of household hazardous waste, large items and recyclables are:

**June 1, 2013**

**July 6, 2013**

**August 3, 2013**

**September 7, 2013**

Please report to Taft Management any unauthorized use of the community dumpsters. If you should see anyone removing the recycle totes in the dumpster areas, please contact Taft Management. Hunters Square will prosecute violators of unauthorized dumpster usage as well as anyone found stealing the recycle totes.

## IMPORTANT INFORMATION FOR HOMEOWNERS

### FIRE SAFETY REMINDER

Recently our community experienced a kitchen fire that resulted in significant damages to one unit and the displacement of families in two units. We would like to take this opportunity to highlight some basic fire safety tips:

- a) Have a working fire extinguisher in your kitchen at all times. An ABC Dry Chemical fire extinguisher is a good option as it will not accelerate grease fires. Make sure everyone in your household knows how to use the fire extinguisher.
- b) Have working smoke detectors in your home.
- c) Do not leaving cooking food unattended on the stove. Keep the cooking area clean and free of grease buildup. Remove any flammable items away from the cooking area.
- d) Make sure you secure any loose clothing and tie back long hair when cooking.
- e) Heat cooking oil slowly.

#### If a cooking fire starts:

In the event of a grease fire, NEVER pour water on it. This will cause the fire to spread. Put a lid on the pan fire and turn off the stove burner. If the flames do not go out immediately, get out and call for help.



*As the July 4 holiday approaches, please know that fireworks are prohibited in the common areas, community parking lots and dumpsters. Fireworks means any firecracker, torpedo, skyrocket, or other substance or object, of whatever form or construction, that contains any explosive or inflammable compound or substance, and is intended , or commonly known as fireworks, and which explodes, rises into the air or travels laterally, or fires projectiles into the air.*

## MARK YOUR CALENDAR

Board Meeting	June 18, 2013
Board Meeting	July 16, 2013
Board Meeting	August 20, 2013
Board Meeting	September 17, 2013
Board Meeting	October 15, 2013
Board Meeting	November 19, 2013

*Schedules are subject to change. Please contact Taft Management at 703-361-9014 to confirm date, time and location or check on our community website.*

*Unit owners are encouraged to attend the monthly Board meetings and participate in the 30 minute Open Forum to share your concerns and issues. To be included on the Agenda, please contact Taft Management.*