

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

May 2014

Please be sure to visit the Hunters Square Website!

The Hunters Square enables you to access your newsletters, Resident Handbook, Board meeting minutes as well as news and happenings in our neighborhood. Please be sure to visit at www.hunterssquarehoa.com and let us know if there is anything you would like to see on our website!

Board of Directors

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

Message from the President

The Board strives to keep residents and owners up-to-date on community business. Unit owners are encouraged to attend the monthly meetings and participate in the 30 minute Open Forum to share concerns and issues. However, after Open Forum all guests are kindly asked to just observe so that the Board can complete the business on the agenda. To be included on the agenda, please contact Management.

During 2014, the Board will focus on additional front door replacements, hall window replacements and hallway renovations. The Year 2014 will see completion of roof replacements and completion of drainage issues and brick sealing as noted during an engineer's inspection in 2013. The Board also continues to add contributions to the reserves with a plan toward future replacement of the community parking lots.

The 2014 New Year brought increased costs for insurance, janitorial contracts and snow removal. Water costs have also increased our 2014 Budget as a result of rising water usage.

During the 2013 Holiday season, the Board collected donations for a local church food bank. Donations were very generous and we want to thank all that participated. In addition, residents went all out for the 2013 Holiday Door Decoration Contest. It was a very difficult decision for our judge and we want to congratulate the first place winner at 9320 Niki Place and the second place winner at 9310 Caspian Way.

IMPORTANT INFORMATION FOR HOMEOWNERS

The Board continues to encourage all owners and residents to purchase a Condominium Owners policy for those who own a unit and Renters Insurance for those who rent a unit. This is critical to you and your family's financial well being. At a special meeting on December 17, 2013, the community voted to update the By-Laws to cover this ongoing issue with regard to who is responsible for damages to individual units in case of fire, flood or other damages. The amendment to Declaration Article XIV Insurance reads as follows:

As required by section XV of the Declarations, The Association shall purchase a master policy of insurance. This policy shall cover repairs to the Common Elements and Limited Common Elements as defined in the declarations. All repairs to the Unit as a result of a claim shall be the responsibility of the Unit Owner whether covered by insurance or not.

It is recommended that each Unit Owner purchase insurance for the replacement cost of their Unit, excluding Common Elements and Limited Common Elements. It is further recommended that those Unit Owners who rent out their Units require that the tenant purchase a renters insurance policy with liability limits of at least \$500,000. Failure of the Unit Owner to purchase insurance shall not obligate The Association to make repairs to the Unit.

This amendment was suggested and encouraged by the Association's insurance carrier as we were in jeopardy of losing our insurance coverage. As a result of this amendment, the Board was pleasantly surprised to learn in February 2014 that the increase to the Association's Master Policy was not going to be as great as had been anticipated. Thanks to all the unit owners that worked to make this amendment happen!

WATER ISSUES

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.

Over the last few months, Hunters Square has been experiencing significant increases in our water bills. These costs are passed on to all of us. Please help us to save on water costs. The Board is concerned about water leaks and proper plumbing maintenance in each unit. For example, Building 1, at 9200 to 9230 Niki Place, the water bills doubled from the January billing period to the February billing period.

HOW ABOUT THIS?

If the water line to your toilet is open, you will waste 5 gallons of water per minute? That averages to 300 gallons per hour, 7,200 gallons per day or 216,000 gallons per month!

Even a slow leak from your toilet will waste 2.5 gallons per minute which averages to 150 gallons per hour, 3,600 gallons per day or 108,000 per month.

Please make sure that all your faucets, toilets, water heater and washer hose connections are not leaking. Water leaks can affect you and surrounding units when water damages occur. Please be reminded that the Association and its representatives have the right to enter any unit to make appropriate repairs and bill the owner for the same as specified in the by-laws under Section XI, Easements, Paragraph D, Repairs.

For the last eighteen months, the Board of Directors has contracted with Michael Youlen, Manassas Junction Police Department, to provide services to our community. Michael is a sworn law enforcement officer that is appointed by the local court to carry out his duties in the Hunters Square community. Michael has all the duties of a city police officer but his duties are limited to the Hunters Square community.

Please see Michael's letter below for further information about the Manassas Junction Police Department.

Please be advised that in case of emergencies, you should call 911 or the City of Manassas Police non-emergency number at 703-257-8000.

MANASSAS JUNCTION POLICE DEPARTMENT

PO Box 10091
Manassas, VA 20108

www.mjpolice.org
info@mjpolice.org



Phone: 703-774-9786
Fax: 571-229-5802

Dear Residents:

It is with great pleasure to introduce the Manassas Junction Police Department (formerly the Manassas Housing Police Authority) into your community. We are here to provide secondary, non-emergency support to your community with a specific goal of dealing with "quality of life" issues that arise from time to time. Some common examples of such are ordinance violations, noise issues, trespassing, and juvenile problems to name a few. We are a privately funded criminal justice agency pursuant to Va. Code Ann. 9.1-101. If you have any questions or comments please feel free to contact us at any time using the above listed contact information. We look forward to working with each and every member of the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael S. Youlen'.

Michael S. Youlen

COMMUNITY REMINDERS

1. A reminder 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.
2. Hallways must be kept open and clutter free. Storage of trash, furniture, tools, etc. in hallways and under stairs is prohibited.
3. Patios and balconies must be kept in good appearance. Gas grills are prohibited. 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.
4. Window air conditioners are prohibited.
5. Small potted plants may be added to the front stoop of a building as long as it will not impede access to the building. If you place a potted plant on the front stoop, you will be responsible for maintaining that plant and removing the pots when fall weather arrives. Please not leave chairs on the front stoops of the buildings.
6. Condominium payments are due on the first of each month. Please make checks out to Hunters Square and remember to put the address of the unit for which you are paying on the check when you make your payment.
7. Please be considerate of your neighbors and respect the local noise ordinance. Property owners are responsible for their tenant's actions regarding the noise ordinance. The Association can fine up to \$50 per occurrence for a continued, sustained violation. Prolonged or intense barking or other harsh, excessive noises made by a dog or animal which disturbs residents is prohibited. The Association's noise policy is enforceable as a civil remedy against all property owners.
8. Please make sure that your trash is deposited into the dumpster and not on the surrounding walkway/concrete that accesses that dumpster. If you block the walkway, others cannot access the dumpster. Any trash that is not put in the dumpster will **NOT** be picked up by the trash company. Sometimes the dumpster will be put back by the truck on top of trash which causes odors and attracts mice and rats. Please do your part to make sure we keep Hunters Square clean. Place your trash as far back as you can into the dumpster to allow others to deposit their trash into the dumpster. We appreciate your consideration. **Large item pickups are 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.**
9. A reminder that Hunters Square By-Laws prohibits maintenance items on vehicles such as oil changes, transmission fluid changes, rear end oil changes and any work that necessitates the vehicle being on jacks or jack stands. Changing a tire or rotating tires utilizing a jack is permitted as required provided the vehicle is not left unattended while the jack is in use. Dumping of motor oil & other petroleum products on the common grounds or in the storm sewers is a direct violation of the Federal Environmental Control Law & the State Water Control and may lead to civil penalties and clean up costs for the responsible person(s).

MARK YOUR CALENDAR

Board Meeting	May 20, 2014
Board Meeting	June 17, 2014
Board Meeting	July 15, 2014
Board Meeting	August 19, 2014
Board Meeting	September 16, 2014
Board Meeting	October 21, 2014
Board Meeting	November 18, 2014
Board Meeting	December 16, 2014

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

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