

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

NOVEMBER 2016

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
Suzanne Allen	Vice-President
Nancy Creel	Secretary
	Treasurer

Message from the President

In its efforts to keep residents and owners up-to-date on community business, the Board encourages unit owners to attend the monthly meetings and participate in the 30 minute Open Forum to share concerns and issues. All scheduled board meetings are noted on the website calendar or you can also contact Management for the next meeting date or to be included on the agenda for Open Forum. Speakers will be given an appropriate amount of time to address any items and the Board will consider all issues before making a decision. After Open Forum, all guests are kindly asked to just observe so that the Board can complete the business on the agenda.

During 2016, the Board moved forward to complete its goals and finished the remaining front door replacements, completed hallway renovations on six buildings, contracted for exterior painting, and repaved the parking lots on Caspian Way and Niki Place. The tot lot on Niki Place was replaced with new equipment. Maintenance of the community sewer lines is a continuing priority.

Dumpster areas continue to be an area of concern for all residents and the Board is requesting everyone's assistance to make sure your trash is deposited in the dumpster and not on the surrounding walkways/concrete that accesses the dumpster. When the walkway and gates are blocked, other residents as well as the trash company cannot access the dumpster and trash will not be picked up. Large items will be picked up each week on Fridays. Please do not put any large items at the dumpster area before Thursday. We appreciate everyone's help in keeping Hunters Square clean of trash and debris.

With the upcoming holiday season, the Board will again sponsor its annual door decorating contest. In addition, the Board will also be sponsoring a wreath decorating contest. There will be a first prize winner and a second prize winner for both contests. So get your creative juices flowing and show the community your decorating talents! More information will be posted about the contests in the coming weeks!

NEW CITY ORDINANCES

Dear Residents,

As fall approaches and summer slowly fades away I wanted to briefly go over some new ordinance(s) (laws) within the City of Manassas that may be relevant to a situation you or someone you know may find themselves in.

Section 58-4 Prohibitions;

- 1.) Sounding a horn or other signaling device on any motor vehicle except as an emergency or danger warning signal.
- 2.) Operating, loading or unloading any vehicle, including but not limited to trucks, or the opening and destruction of bales, boxes, crates and containers in the outdoors in zones other than "I" Districts or within 100 yards of a lawfully occupied dwelling between the hours of 10:00 p.m. and 6:00 a.m. **(No moving in or out between 10p-6a)**
- 3.) Operating or causing to be operated between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and between the hours of 10:00 p.m. Fridays and 9:00 a.m. on Saturdays, any equipment used in construction, repair, alteration or demolition work on structures or appurtenances thereto in the outdoors in any "A" or "R" District or within 100 yards of a lawfully occupied dwelling unit. This section shall not apply to construction of public projects, the repair or maintenance work performed on such projects or work performed by private or public utility companies for the repair of facilities or restoration of services. **(No construction or repair work during the hours listed above)**
- 4.) Construction work on Sundays and legal holidays observed by city government is prohibited.
- 5.) The playing of radio, phonographs, television, tape or disc players, musical instruments or drums, sound amplifiers or similar devices which produce, reproduce or amplify sound in such a manner as to emit sound audible at a distance of 50 feet outside of a building or audible through partitions common to two or more dwelling units within a building.
- 6.) Talking, yelling, shouting, screaming, singing, or any other form of human sounds produced by any person or group of people between the hours of 10:00 p.m. and 7:00 a.m. in such a manner as to be audible across property boundaries or audible through partitions common to two or more dwelling units within a building. **(Parents PLEASE read!)**
- 7.) Playing, operating or permitting to be operated, any radio, tape player, compact disc player, loud speaker or other electronic device used for the amplification of sound, which emits sound within a motor vehicle being operated or parked on a street alley, parking lot, or public park, and which emits sound audible from outside the motor vehicle at a distance of 50 feet or more. The provisions of this subsection shall not apply to motor vehicle alarms or other security devices, the emission of sound for purposes of alerting persons to the existence of an emergency, or the emission of sound in performance of emergency work.

Section 58-4.1.- Noise from Animals

It shall be unlawful for any person to allow any animal to create noise such that it is audible at least once a minute for ten consecutive minutes (i) inside the confines of the dwelling unit, house or apartment of another; or (ii) at 50 or more feet from the animal.

Section 58-11. – Violations of Chapter.

Any person violating any provision of this chapter shall be guilty of a Class 2 misdemeanor.

Hunter's Square had another wonderful summer with very few problems in the community. The community as a whole continues to represent one of the best neighborhoods in the City of Manassas. If you have any questions or concerns regarding law enforcement/security within the community please do not hesitate to contact us.

Sincerely,

Michael S. Youlen
Peace Officer
Manassas Junction, LLC
Dispatch-703-774-9786

IMPORTANT REMINDERS

FIREPLACE CLEANING

To avoid any liability issues due to negligent maintenance, it is recommended that you have your fireplace cleaned each year and present a copy of the cleaning receipt to Burke Community Management Group at 10494 Business Center Court, Manassas, Virginia 20110 or they can be reached at 703-361-9014.

Please be sure to dispose of fireplace ashes properly, in a metal container AFTER the ashes are cold.

SEASONAL REMINDERS

1. If you have not already done so, please remove any flower pots from your front stoop by December 1, 2016. Please do not store any flower pots or other household items under the hall stairs. Please do not leave bicycles or skateboards or scooters in the halls or on common property outside. Items left in common areas will be removed.
2. Remember, during snow storms, to remove snow and ice from your heat pump. This will allow your heat pump to operate more efficiently and avoid freezing. If you live on the bottom unit, clear downspouts of any snow or ice to prevent water damage/leaks along the foundation.
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. The fall season is the time to replace the battery in your smoke detector.
5. Dryer vents need to be cleaned and maintained regularly. In addition to being a potential fire hazard, clogged dryer vents prolong drying time and overheat the dryer. This wastes energy and leads to more lint build up. Please make sure you clean your dryer lint trap after every use. Behind your appliance, inspect your interior duct hose for any bends that may trap and hold lint buildup. Make sure the exhaust hose is not crushed against the wall.
6. If you should need window parts, please contact Management for information on how to obtain those replacement parts.
7. Please be reminded to clean up after your pets and walk your dog in the designated pet areas. All dogs are required to be on a leash and under the owner's control at all times.
8. Please remember that exterior faucets and exterior & hall electrical outlets are for the use of contractors when needed. These faucets and outlets are not for residents' use. Please help us save water and electrical costs.

MARK YOUR CALENDAR

Board Meeting	November 15, 2016
Board Meeting	December – No Meeting
Annual Meeting	To Be Announced (January 2017)
Board Meeting	February 21, 2017
Board Meeting	March 21, 2017
Board Meeting	April 18, 2017
Board Meeting	May 16, 2017
Board Meeting	June 20, 2017

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.

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 Management.

****Reminder to unit owners that during the Annual Meeting in January 2017, there will be an election for board positions. If you are interested in becoming a board member, please contact Management.**