

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

NOVEMBER 2020

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

Board of Directors

Suzanne Allen	President
Vacant	Vice-President
Nancy Creel	Secretary
Tamaria Raleigh	Treasurer
Linda Dickson	Member at large

Message from the Board

Currently most everyone continues to stay at home to prevent the spread of the coronavirus. Management continues their operational changes by closing their offices to walk-in traffic. HOA assessments can be dropped off at their drop box and if you require parking permits, please contact them at 703-361-9014. You can also communicate with the management team by phone or email which is preferred at this time. Monthly Board meetings are currently being held on Zoom and if you would like to participate, you can call Management to obtain information for the monthly meetings.

During 2020, the Board has continued serving the community with projects such as replanting of plant beds on Niki Place, security lighting for Buildings 1 & 3, restriping and renumbering parking spaces; mulching the tot lot, and a Reserve Study was also completed. Before the end of 2020, the Board plans to have all seven buildings power washed to improve the look of our neighborhood.

In 2021, the Board plans to refurbish plant beds on Caspian as needed. The Board is currently working with engineers to replace the four balconies on the rear of Building 1. The engineers will be inspecting the current balconies and advise the Association on what repairs/modifications are required according to the required building codes and advise of the costs.

This holiday, the Board will again sponsor a door decoration and wreath contest. Due to the current public health crisis, the judging will be done virtually. You can submit a picture of your decorations to Management by email to Brittany Turner at Brittany@BurkeCMG.com by Tuesday, December 15, 2020. Judging will be completed by December 21, 2021. The first-place winner in each of the two categories will win a \$75 gift card. Second-place winners in each of the two categories will receive a \$25 gift card.

We look forward to 2021 and hope that everyone at Hunters Square will be safe and healthy!

COMMUNITY POLICE/SECURITY

Greetings Resident(s) & Guests:

As the City of Manassas continues to expand and urbanize, new challenges are thrust into neighborhoods and communities. One of them I'd like to briefly speak about is the growing trend of 'homeless' individuals within the area. During the colder months, which are soon to be approaching some of these individuals tend to seek out opportunities and places to sleep late at night and into the early morning hours. In the recent past some of these places have been inside the main building, and underneath the bottom stairwell. It is important that if you suspect that something like this may be occurring to please let us know as soon as possible so we can remove the individual from the Hunter's Square property.

Sincerely,

Michael S. Youlen
OFC/DET Peace Officer
Manassas Housing Bureau
PO Box 10091
Manassas, VA 20108
Dispatch-703-774-9786
TEXT to [Dispatch -info@mhbureau.org](mailto:Dispatch-info@mhbureau.org)
myoulen@mhbureau.org

MARK YOUR CALENDAR

Board Meeting	November 17, 2020
Board Meeting	No meeting in December 2020
Board Meeting	January Annual Meeting to be Announced
Board Meeting	February 16, 2021
Board Meeting	March 16, 2021
Board Meeting	April 20, 2021
Board Meeting	May 18, 2021

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.

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. Speakers will be given an appropriate amount of time to address any items and the Board will consider all issues before making a decision. To be included on the agenda for Open Forum, please contact Management. After Open Forum, all guests are kindly asked to just observe so that the Board can complete the business on the agenda.

Please remember that you need to properly display a valid parking permit on the bottom left front of your windshield or display the visitor hang tag on your rear-view mirror in the windshield. With the placement of vehicle inspection stickers in the lower left-hand corner of the windshield, you can display your parking permit above that or in the lower right-hand corner of your windshield. Towing begins at 10 p.m. nightly and continues until 6 a.m. each morning. If you have or plan to have visitors after 10 p.m. you need to have them display a visitors parking pass in their vehicle to prevent their auto from being towed.

In the event that your vehicle is towed, you must contact the tow company directly at the telephone number listed on the signs entering the community. The tow fee is the responsibility of the vehicle owner and not the homeowner's association. The homeowners association does not receive any of the funds collected from the tow company. All tow fees go directly to the tow company.

THIS AND THAT

1. As we are all confined to our homes, it is been especially challenging for the young residents at Hunters Square. We are obligated to teach our young residents not to litter around our homes and to remember to put away their play equipment – bikes, scooters, skateboards, etc. During this time, there has been an enormous amount of food trash, broken toy pieces and even clothes littering the tot lot. Our young residents are leaving their bicycles and other play equipment on yards, sidewalks, stoops and flower beds. We have many senior residents to whom this could be treacherous especially around the stoops and sidewalks. Please work with your children and any young guests to make sure that they respect the common areas and clean up after they play.
2. Please remember to dispose of cigarette butts appropriately. Cigarette butts do not belong in the mulch, yard, plant beds or patios. This presents a fire hazard as well as being unsightly and unhealthy for all our residents and pets.
3. Remember that if you plan to use your fireplace this season, you must have the chimney inspected and provide a certificate to the Management office.
4. Homeowners/Renters Insurance – please take a moment to review any homeowners/renter's policy that you may have on your home. Now is the time to get a policy if you do not have one or maybe make some updates to your coverage.
5. Remember to lock your vehicles at night. Do not display items that you would not want to lose, lock items in your trunk. This will discourage prowling thieves.
6. Please do not park motorcycles on patios. All road vehicles belong in the parking lot.
7. Hunters Square By-Laws state that residents of the condominium, including their guests, shall exercise extreme care not to disturb other residents with excessive noise or use of radios, musical instruments, telephones, amplifiers, loud speakers or the like. Please remember to be considerate of your neighbors when you are at home.

IMPORTANT REMINDERS

1. Manassas City services have been resumed. If you have any questions about the City's trash and recycling program, please call 703-257-8252 and you can check on Facebook, Comcast channel 28, or Verizon channel 38.

The 2020-2021 City of Manassas Household Hazardous Waste, Electronic Waste and Shredding schedule is as follows:

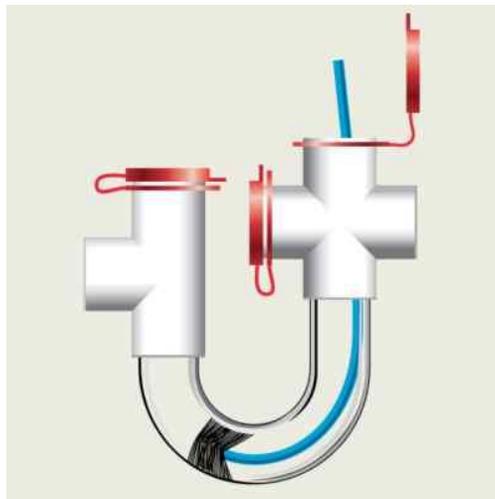
November 7, 2020 & Shredding	March 6, 2021	April 3, 2021
May 1, 2021 & Shredding	June 5, 2021	July 10, 2021
August 7, 2021 & Shredding	September 4, 2021	October 2, 2021
November 6, 2021 & Shredding		

Just a reminder - please do not place trash in or move the recyclable bins from the enclosures. These bins are only for recyclable items and are not to be removed from the enclosures where they are stored. Please make sure that your trash that cannot be recycled is deposited into the dumpster and not on the surrounding walkway/concrete or door that accesses that dumpster. Thanks!!

2. As many of us have been home during the quarantine, we are finding time to tackle home projects that may have been put off. Please be reminded, that if you plan to update your exterior windows or exterior doors, all exterior modifications or updates must conform to what was originally installed by the builder. You must contact Management for approval if you want to install something different.

While we are still experiencing warm weather, it is important to maintain your air conditioning equipment and monitor the drainage of the condensation drain line. Failure to properly maintain the condensation drain line for the air conditioning unit will result in water backups and water damage to your unit as well as to your neighbors. Remember to pour a cup of bleach, followed by a cup of water, down the T valve each month during the warm weather months. If you have any questions about the T-valve, contact Management for more information.

A/C CONDENSATION TRAP



A condensation trap is attached to your air conditioning unit. The fundamental purpose of this trap is to use a column of condensate in such a way as to prevent air movement into or out of the equipment casing, while still allowing the condensate to drain away. The clear tubing allows you to see if there is any clog in the trap. The trap should be cleaned at least once a year.

If a clog should occur in the trap, a safety feature will shut off the a/c unit to prevent additional condensation and thus preventing a water leak or overflow. When the condensation has drained, the a/c unit will turn on and continue to cool. This safety feature will prevent damage to your home when you are not around.

When one considers the potential for damage from overflows and the resulting costs and inconvenience, condensate traps make sense.

Please check with your equipment manufacturer to determine if this will affect your warranty. If you would like to have a condensation trap installed on your existing a/c equipment, please contact Management at 703-361-9014.

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