

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

May 2012

Message from the President

The last year has been a very busy and productive year for maintenance and improvements to our community. Throughout 2011, the Board was reminded that we have aging issues on our buildings and water & sewer lines. The Board worked diligently to stay within budget and operating reserves to make the repairs and improvements needed for our community.

In 2011, additional roof replacements on Caspian Way were accomplished, hallways were repaired as a result of water intrusion, fire extinguishers were purchased for all buildings, sewer lines were snaked and inspected, the community sign was repaired & painted and various, numerous other repairs completed.

Grounds maintenance was one of the Board's biggest efforts in 2011 and, thanks to the Beautification and Landscaping Committees, Hunters Square is looking very good in 2012. In keeping with the goals of enhancing the beautification of our community, the Board selected a new lawn care company. Several large willow trees were removed as they became invasive to the buildings and foundations. Volunteers power-washed dumpster pads, painted exterior hand rails, landscaped various plant beds by replanting with low maintenance plants & bushes as well as reducing the size of the plant beds for easier maintenance, removed and trimmed bushes and shrubs, replaced a tree at Building 5, renovated the community storage shed and began wallpaper repairs in the halls. The work performed by these volunteers was exhausting but, most importantly, a valuable contribution to Hunters Square that is greatly appreciated.

The Board conducted a food and clothing drive in December 2011 which benefited the Trinity Episcopal Church in Old Town Manassas. The response from all Hunters Square residents was awesome and the church was very grateful for your donations.

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.

ARE YOU READY FOR THE SUMMER SEASON?

1. Do you need parts for your unit windows? Do you have window screens that need replacement or that have holes or tears? Please contact Taft Management at 703-361-9014 with the size of your window and a contractor recommendation can be made to do repairs.
2. Residents are reminded that we are all required to keep window blinds and coverings in good repair. Blankets and/or towels are not permitted and are inappropriate window coverings.
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. 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.
5. 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 require assistance to remove large items, please contact Taft Management.

6. 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.

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

8. Grilling on patios, decks and sundecks is prohibited by law. Non-electric 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.

COMMUNITY REMINDERS

1) 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.

2) If you are moving and have large items (such as furniture, appliances, mattresses & box springs) that need to be disposed of, please contact Taft Management at 703-361-9014 to arrange for proper disposal. Please do not leave large items in the dumpster surrounds as this prevents your neighbors from accessing the dumpster. The trash company will not pick up our trash if they cannot get to the dumpster. If you send your children to the dumpster with bagged trash, please make sure they put the garbage in the dumpster and not on the ground outside and around the dumpster. This action will cause the garbage to fall under the dumpster when it is removed for emptying and encourages rats and, again, if the trash company cannot get to the dumpster, they will not pick up our trash.

For disposal of large household items and hazardous materials, the Manassas Transfer Station is located at 8305 Quarry Road, Manassas, Virginia 20110, telephone number 703-331-0800. Future dates for drop-off of household hazardous waste, large items and recyclables are:

June 2, 2012

July 7, 2012

August 4, 2012

September 8, 2012

If you have furniture that is useable, call Salvation Army to pick up. Please contact Taft Management to advise if you put out large items for pick up.

4) Report to Taft Management any unauthorized use of the community dumpsters. It is an additional cost to you to remove unauthorized materials dumped into our dumpsters. Hunters Square will prosecute violators.

5) Report any vandalism in our community. Contact the City Police at 9-1-1 or the non-emergency number at 703-257-8000. We all pay for any repairs and/or replacements as a result of vandalism.

COMMITTEE NEWS

- YARD SALE WILL BE HELD ON MAY 19, 2012. VOLUNTEERS NEEDED! If you would like to help with the set-up and breakdown, please contact Nancy Creel at 703-975-7425.
- The Beautification Committee continues to review and address plant bed issues. Some plant transplanting will be done during the spring. Trees that are dying or diseased have been marked for removal. Hallway wallpaper repairs continue.
- *A reminder to residents, no work is to be performed on the common grounds without prior approval of the Board of Directors. There are new laws in Virginia that make this a requirement. For any questions, please contact Taft Management at 703-361-9014.*

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.

MARK YOUR CALENDAR

Board Meeting	May 15, 2012
Board Meeting	June 19, 2012
Board Meeting	July 17, 2012
Board Meeting	August 21, 2012
Board Meeting	September 18, 2012
Board Meeting	October 16, 2012
Board Meeting	November 20, 2012

Schedules are subject to change. Please contact Taft Management at 703-361-9014 to confirm date, time and location.

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.

Board of Directors

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

IMPORTANT INFORMATION FOR HOMEOWNERS

HUNTERS SQUARE PARKING PASSES

There will be a re-issue of parking passes in the near future. Please stay tuned for further information.

Please remember that all homeowner's dues must be paid up-to-date in order to obtain a Hunters Square parking pass. Remember - when paying your homeowners assessment, put the address of the property for which you are paying on your check & please don't forget to sign your check!

This sticker must be properly displayed on the vehicle windshield in the bottom left-hand corner or hang the visitor placard from the rearview mirror. Failure to properly display the parking pass will cause vehicles to be removed from the parking lots.

A note on the dashboard of the car is unacceptable and will not prevent the tow company from removing your vehicle. If you need to obtain a parking pass, please contact Taft Management.

Please be reminded that failure to remain current on Hunter Square homeowner dues will revoke your parking passes.

Sharing a parking pass with a neighbor is prohibited. Any efforts to enable your neighbors to bypass the parking policy will result in the loss of your parking passes.

Towing fees are the responsibility of the vehicle owner and must be negotiated with the towing company. Monies collected from towing go directly to the towing company and not to the Hunters Square Association or to Taft Management.

HUNTERS SQUARE MASTER INSURANCE POLICY

In March 2012, the Board selected a new insurance company for the Hunters Square Condominium Policy. As a reminder to all owners and residents, please note the following:

- ◆ The master policy DOES NOT cover the contents owned by the unit owner or renter.
- ◆ The master policy DOES NOT cover damage to the portion of the building which the bylaws say you must maintain, i.e., Hunters Square bylaws state the Association will insure ONLY the portion of the building from the bare walls outward. The unit owner is responsible for insurance coverage on wall coverings, floor coverings, cabinets, plumbing fixtures, electrical fixtures and any improvements the owner may have added.
- ◆ The Board recommends that you contact your insurance carrier to review and update your insurance coverage for your home. Should you have any questions, please contact Taft Management.

KEEP OUR COMMUNITY A DRUG FREE and CRIME FREE COMMUNITY

Hunters Square has always taken great pride in being a drug free and crime free community for the safety of our children, residents and guests. Several abnormal activities have been brought to the attention of the Board of Directors wanting to know what to do about it.

In the absence of a neighborhood watch program in Hunters Square, the Manassas City Police Department, along with the members of the Board, recommend residents continue to keep a vigilant watch for abnormal activities in and around parking lots and report it immediately to the Police Department with the description of any cars and its license plate number.

Police have been given descriptions of cars and license plate numbers by several residents and the police are on the look-out for further occurrences and reports. The non-emergency number for the Manassas City Police is 703-257-8000.

With your help in doing the above, we can continue to have pride in our community and keep it safer for everyone.

I wish everyone a safe and enjoyable summer.

Frank Zirkle, President