

# HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

May 2015

## 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](http://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
Judy Wilson	Treasurer
Nancy Creel	Secretary
Lisa Clements	Member at large

## 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. Speakers will be given an appropriate amount of time to address any items and the Board will consider all issues before making a decision. We remind owners that the Board members are volunteers with specific duties and limitations who are donating their time to serve the best interests of Hunters Square and protect our property values. The Board strives to be responsive to all residents and we feel every owner has a legitimate interest in what is happening in Hunters Square and all questions deserve to be answered.*

*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 for Open Forum, please contact Management.*

*The Board will focus during 2015 on its goals for additional front door replacements, hallway renovations and maintenance of the sewer lines. In 2014, roof replacements were completed and hallway renovations begun. The Board continues to add contributions to the reserves with a plan toward future replacement of the community parking lots. However, with increased costs for insurance, janitorial contracts, snow removal and water & sewer, our 2015 Budget increased.*

*Thank you to the residents who participated in the 2014 Holiday Door Decoration Contest. It was a very difficult decision for our judges and we want to congratulate the winners at 9260 Niki Place and 9310 Niki Place.*

## IMPORTANT REMINDERS

1. Please be sure cigarette butts are disposed of properly. Please do not throw cigarette butts into the yard or plant beds, particularly the mulch. This is a fire hazard.
2. Hallways must be kept open and clutter free. Storage of trash, furniture, tools, etc. in hallways, front stoops and under stairs is prohibited. This is a requirement by the Fire Marshall. 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.
3. Window air conditioners are prohibited. Be reminded with the use of your central air conditioning, it is time to pour a cup of bleach followed by a cup of water down the condensation line to prevent clogs and keep the line running free.
4. Pet owners, please take your pets to the designated areas for relief. City Ordinance requires owners to clean up after their pet. Letting your pet relieve itself at the front stoop of any building is not acceptable. Please respect your common areas and your neighbors who use them, particularly the children.
5. 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.
6. 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.***
7. 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).
8. Exterior water faucets are for grounds maintenance only. Residents may not use to wash cars or fill children's wading pools. Remember, any water used from those faucets, we all pay for. Please help keep our water costs down.
9. We ask that residents and unit owners not approach or address any contractor working on the common grounds at Hunters Square. If you have questions about work being performed in Hunters Square, please contact Management.

**Did you change the battery in your smoke detector when the time changed? Do you need a working smoke detector?**

The Fire Marshall's Office for the City of Manassas has a Smoke Detector Give-Away Program. Contact them at 703-257-8455 or 703-257-8233 for more information.

**BURKE COMMUNITY MANAGEMENT GROUP**

Did you know our management company now has a website at [www.burkecmg.com](http://www.burkecmg.com)?

You can register to view your account, make payments on your account by credit card or directly from your bank account, and you can have your statements sent directly to your email as soon as it is available.

For more information, go to [www.burkecmg.com](http://www.burkecmg.com) and click on "Current Homeowners" and become a Registered User.

**MARK YOUR CALENDAR**

Board Meeting	June 16, 2015
Board Meeting	July 21, 2015
Board Meeting	August 18, 2015
Board Meeting	September 15, 2015
Board Meeting	October 20, 2015
Board Meeting	November 17, 2015
Board Meeting	December 15, 2015

*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.*