

# HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

MAY 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](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
Suzanne Allen	Vice-President
Nancy Creel	Secretary/Treasurer
Vacant	Member at large
Vacant	Member at large

## Message from the President

*During 2015, the Board continued to focus on its goals for additional front door replacements, hallway renovations and maintenance of the sewer lines. Renovations to the halls in Building 1 on Niki Place were completed with wall repairs, new paint and new carpet installed. Grading and ground improvements were completed in the courtyard between Buildings 4 and 5 on Caspian Way. New picnic tables were installed on Niki Place and Caspian Way and the tot lot on Niki Place was replaced with new equipment. Sewer line repairs were necessitated on Niki Place and on Caspian Way after the scheduled line flush and inspections this summer. Signs were posted in hallways to remind residents of community by-laws. All in all, the past year was busy and productive for the Board.*

*In 2016, the Board intends to install new playground equipment on Caspian Way and continue with hallway renovations and hall door replacements. Also, the Board will be focusing on replacement of the community parking lots.*

## MARK YOUR CALENDAR

Board Meeting	May 17, 2016
Board Meeting	June 21, 2016
Board Meeting	July 19, 2016
Board Meeting	August 16, 2016
Board Meeting	September 20, 2016
Board Meeting	October 18, 2016
Board Meeting	November 15, 2016

*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.*

## IMPORTANT REMINDERS

1. 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 sidewalks, plant beds or front stoop of any building is not acceptable. Please respect your common areas and your neighbors who use them, particularly the children who play in the common areas.
2. 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.
3. 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. 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. Do not put large items in the dumpster or in the dumpster area. Please do not block the dumpster access doors with large items and trash.***

4. Do not leave appliances running while you are not at home such as dryers, washers, dishwashers or stoves.
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 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.

## CONDENSATION LINES

***With air conditioning season upon us, 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.***

## SEASONAL REMINDERS

***As the July 4 holiday approaches, please know that fireworks are prohibited in the common areas, community parking lots and dumpsters. Fireworks means any firecracker, torpedo, skyrocket, or other substance or object, of whatever form or construction, that contains any explosive or inflammable compound or substance, and is intended, or commonly known as fireworks, and which explodes, rises into the air or travels laterally, or fires projectiles into the air.***

***Grilling on patios, decks and sundecks is prohibited by law. Charcoal 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. Gas grills are prohibited.***

***The community bylaws prohibit major vehicle maintenance or fluid changes in common areas.***

## PLEASE DON'T LITTER



### **Did you know**

- 1. That 50% of littered items are cigarette butts?**
- 2. The most common object found in litter clean-up is fast food objects?**
- 3. Men are more likely to litter than women and most people who would deliberately litter are between 18 – 34 years old.**
- 4. Littered places attract more litter.**
- 5. Litter reduces property values.**
- 6. Heavily littered neighborhoods experience more vandalism and other crimes.**
- 7. Why people litter: don't care, lazy, ignorance, no sense of pride.**



***Please help keep Hunters Square clean and strengthen our property values.***

### **BURKE COMMUNITY MANAGEMENT GROUP**

Did you know our management company now has a website at [www.burkecmg.com](http://www.burkecmg.com)? You must register to have access and, once registered, you will be able to view your account and make payments on your account by credit card or directly from your bank account as well as by automatic payment through a bank account that you designate. You can also have your statements and other association communications such as important Association notifications sent directly to your email.

You may also generate work orders for community items that need repair or attention by Management. Go to [www.burkecmg.com](http://www.burkecmg.com), and go to "click here" where it states ***"if your association is not hyperlinked below, click here to access your association's individual account"***. If you have already registered and received your password, you will sign in on the left of the Burke Community Management Group page.

Please take a minute to visit the website and get registered. For more information, go to [www.burkecmg.com](http://www.burkecmg.com) and click on "Current Homeowners" and become a Registered User.