

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

MAY 2021

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
Vacant	Member at large

Message from the Board

Currently many of us continue to stay at home to prevent the spread of the coronavirus while others are getting back to a near normal routine. 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.

Recently, some HOA assessments have not been timely credited to owner's accounts due to being mailed to the old address of Burke Community Management. The US Postal Service is no longer forwarding mail to Management as it has been over a year since their move. Please review your records and be sure that you have the correct address for Burke Community Management at 10428 Business Center Court, Manassas, Virginia 20110.

This year, the Board plans to proceed with projects such as refreshing plant beds on Caspian Way, replacement of the four balconies on the rear of Building 1, flushing and inspection of the community sewer lines, contributions to the reserve account along with the usual maintenance items. Due to the current pandemic and financial difficulties of so many individuals, the Board tried not to raise the HOA assessments for 2021. However, the Association water costs continue to increase and the Board proposed a 2% increase just to make sure we can cover the costs of our water usage. We have prepared a pie chart included at the end of this newsletter which will give you a snapshot to where our HOA dues are distributed in the yearly budget. You will note that our water expense is 22% of our yearly budget, which is the largest expense that we have. The Board strives to keep costs down as much as possible while maintaining the value of our community.

COMMUNITY POLICE/SECURITY

Greetings Resident(s) & Guests:

The suspension of enforcement for motor vehicle registrations and state inspections elapsed on October 31st, 2020. Current and valid motor vehicle registrations and inspections are required in order to park your vehicle within Hunter's Square Condominiums. Violations may be subject to ticketing and towing. Renewing your registration can be done online @ www.dmvnow.com, by mail, or by appointment only at DMV locations. As we roll into the warmer weather please remember Hunter's Square is private property for use by residents & their guests only. Please report suspected criminal activity.

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

[Email: myoulen@mhbureau.org](mailto:myoulen@mhbureau.org)

MARK YOUR CALENDAR

Board Meeting	June 15, 2021
Board Meeting	July 20, 2021
Board Meeting	August 17, 2021
Board Meeting	September 21, 2021
Board Meeting	October 19, 2021
Board Meeting	November 16, 2021
Board Meeting	No Meeting in December 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.

NOW THAT IT IS BEAUTIFUL WEATHER

1. As new mulch has been added to our plant beds this season, please remember to dispose of cigarette butts appropriately. Hunters Square recently had two mulch smolders discovered by alert residents. Cigarette butts do not belong in the mulch, yard, plant beds, basketball court area, picnic area or patios. This presents a fire hazard as well as being unsightly and unhealthy for all our residents and pets. Hundreds of small and large fires are started this way every year. The risk is that what starts as a small outdoor mulch fire can quickly spread to buildings. A mulch fire can be well underway before someone notices or is alerted by smoke alarms.

2. If you live on the ground floor level and use a grill this summer, remember Manassas City fire regulations require you to move the grill 15 feet from the building into the yard. *A reminder that gas grills are prohibited at Hunters Square.* Make sure your grill is on level, stable ground to assure safety. Never leave the grill unattended as there are children and pets that use the common grounds. Keep a fire extinguisher or a bucket of sand nearby in case of emergency.

In addition, there are stationary grills available for residents' use at the two picnic areas. When using these grills, again, please do not leave the burning grill unattended. It is also not wise to use the outdoor grills when it is a windy day.

3. 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.

Your consideration for the safety and health of our neighborhood is appreciated.

**Congratulations to our Holiday Decorating Contest Winner at 9240 Caspian Way!
Thanks for your participation!**

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

June 5, 2021
September 4, 2021

July 10, 2021
October 2, 2021

August 7, 2021 & Shredding
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 we are all beginning to enjoy the outdoors again, it is our obligation to remind ourselves and to teach our young residents not to litter around our homes and to remember to put away play equipment – bikes, scooters, skateboards, etc. During the spring and summer, there is an enormous amount of food trash, drink bottles, broken toy pieces, bicycles and even clothes littering the common grounds, flower beds, parking lots and tot lot. Our young residents are leaving their bicycles and other play equipment on yards, sidewalks, stoops and flower beds. We also have residents that dump their ashtrays and fast-food trash in the parking lots. Many folks are taking their trash to the dumpster but the trash is not quite making it into the dumpsters or recycling bins. Please set a good example for the young residents and work with your children and any young guests to make sure that they respect the common areas and clean up after they play. If there are any problems with trash pile ups at the recycling bins or dumpsters, please contact Management so that it can be removed.

3. 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 door locks, exterior windows or exterior doors, all exterior modifications or updates must conform to what was originally installed by the builder. You must contact Management to submit an Architectural Improvement Application for approval if you want to install something different from what was originally installed.

4. Don't forget to change the batteries in your smoke detector(s).

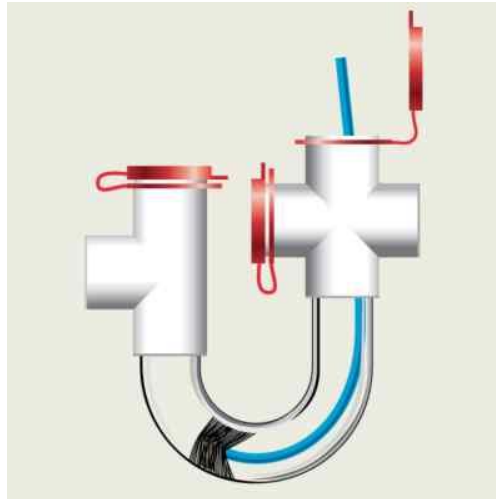
5. Please do not place or store trash on patios or in hallways. Indoor furniture and/or appliances are not permitted to be stored on patios or in hallways or under stairs. If you require assistance to remove large items, please contact Management.

6. 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.

7. To help save on water costs and water damages, it is recommended that you take the time to inspect and maintain your water hoses (dishwasher and clothes washer), faucet hoses (bathrooms and kitchen), toilet hoses, toilet connectors and inspect your water heater to prevent water damages which result not only in real dollars from your own wallet but also real dollars from your neighbor's pockets through no fault of their own. It is also encouraged that you maintain your A/C condensation line (see next page).

It is that time of year again where 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.

Please visit our website at www.huntersquarehoa.com