

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

NOVEMBER 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

In light of events this year in Florida, conversations have come to the forefront regarding condominiums and homeowner's association reserve accounts. In Virginia, homeowner's associations are required to perform a Reserve Study every five years. This study is performed by an engineer who will inspect and evaluate the condition of the structures such as roofs, foundations, siding, halls, parking lots, and concrete. The engineer will guide the Association on required major repairs and replacements due and can detail the remedial work required based on the timeline of any structural breakdown.

Experts recommend that an Association put at least 25% of the annual budget into a Reserve Account. It is important that the Association not be significantly behind in contributions to the Reserve Account otherwise a special assessment can be charged to the unit owners for any planned or unexpected projects.

This Board has strived to build and regularly contribute to your Association's Reserve Account. As our buildings are now 34 years old, maintenance is continuous and critically important to keeping our property in the best shape that we can make it and to protect our investment. Some maintenance can be unpredictable and unexpected. In the past year, the Board has utilized the Association Reserve Account to make two capital improvements, 1) to replace four balconies on Building 1 at Niki Place and, 2) to replace entry sidelights and some doors due to deterioration.

Under maintenance costs, the Board performs preventative inspections to keep costs down, such as sewer line inspections and skylights replacement which was required on several buildings. Tree work is continuous as well as water issues from improperly maintained condensation lines. To avoid unexpected maintenance issues, Management for Hunters Square regularly inspects the property. However, it is extremely helpful for residents and owners to contact Management when you notice anything that requires attention.

Most unit owners do not stop to realize that a well-managed community should be steadily increasing the monthly assessments to keep up with rising costs. During the recent Covid quarantine, the Board recognized the financial challenges facing many of our owners but raised the monthly assessments only 3% for 2021 to cover the rising costs of water service to our residents, less than the normal 5% increase.

As 2022 approaches, the Board recognizes the need for a larger contribution to the Association Reserves Account as well as the monies to continue to perform regularly required maintenance. We strive to keep our assessments reasonable and still keep the value our owners expect for our community.

ATTENTION - NEW POLICY RESOLUTION

Due to the ongoing requirements for quarantine distancing and out of an abundance of caution for any of our elderly and immune compromised owners, the Board is adopting a new policy resolution to be included into the Association By-Laws. The new resolution details procedures relating to annual, board and committee meetings to be held electronically. The new policy will be posted on the Association website and will also be available through Management if you would like a copy. If you would like to be included in the monthly Board meetings via Zoom, please contact Management on how you can be included and to obtain log on information.

COMMUNITY POLICE/SECURITY

Greetings Resident(s) & Guests,

I hope everyone had a nice summer spending time with friends and family. As the cooler weather moves in for fall and winter, historically so has the reports of vehicle break-ins. Please remember to lock your vehicle, and remove anything of value from plain view. This will substantially decrease the risk of theft. If you notice anything or anyone suspicious, or out of place within the neighborhood, please report such incident(s) as soon as possible.

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MARK YOUR CALENDAR

<i>Board Meeting</i>	<i>No Meeting in December 2021</i>
<i>Board Meeting</i>	<i>January 2022 Annual Meeting – To Be Announced</i>
<i>Board Meeting</i>	<i>February 15, 2022</i>
<i>Board Meeting</i>	<i>March 15, 2022</i>
<i>Board Meeting</i>	<i>April 19, 2022</i>
<i>Board Meeting</i>	<i>May 17, 2022</i>
<i>Board Meeting</i>	<i>June 21, 2022</i>

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.

HEALTH & SAFETY

1. Several months ago, the Manassas City contacted Hunters Square Management regarding stop signs at the four exits from the community. Manassas City had received complaints that cars were not stopping when they entered Milic Street from Caspian Way and Niki Place. Per the City's request, Management will have four stop signs installed at the two exits from Caspian Way and the two exits from Niki Place. PLEASE, make sure you stop before you enter Milic Street. There is much traffic from the communities behind us and with cars parked along the street, it is sometimes difficult to see oncoming traffic. Be Safe!



2. Recently there have been some missed pick-ups by our trash contractor as well as some over-looked pick-ups for recyclable items. Please contact Management as soon as you notice the lack of pickup and they will contact the trash company. Trash pick-ups are normally scheduled for Monday, Wednesday and Friday and recyclable pick-ups are each Tuesday.



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.

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

5. 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. Fireplace cleaning - To avoid any liability issues due to negligent maintenance, it is recommended that you have your fireplace cleaned each year and present a copy of the cleaning receipt to Burke Community Management Group. Please be sure to dispose of fireplace ashes properly, in a metal container AFTER the ashes are cold.

6. When the ice and snow arrive this winter, we ask that residents **DO NOT** use kitty litter for vehicle traction in our parking lots or to cover ice for walking. If you feel that the contractor has not cleaned the sidewalks properly, please contact Management or use ice melt or salt that can be obtained at local hardware retailers.

7. During the frigid winter months, it is also recommended that you open your cabinet doors under your sinks to keep the pipes from freezing. You may also want to consider pipe wrap insulation which can be purchased at your local hardware retailer.

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

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 2022 City of Manassas Household Hazardous Waste, Electronic Waste and Shredding schedule is as follows:

January 15, 2022 – Electronics Only drop-off event

March 5, 2022

April 2, 2022

May 7, 2022 & Shredding

June 11, 2022

July 2, 2022

August 6 & Shredding

September 3, 2022

October 2, 2022

November 5, 2022 & 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!!

If you have large items that can still be useable, please consider donating to a local charity rather than sending to the local landfill. Many of the local charities will pick up if you contact them to set up a time and many are close to our neighborhood, such as Habitat for Humanity ReStore, Salvation Army, Goodwill, GreenDrop.

In addition, many local retailers will take any old electronics for recycling such as old cell phones, computers, ink and toner cartridges, televisions and tablets, such as Lowes, Home Depot, Best Buy, Staples.

2. 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.

3. 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.