

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

MAY 2022

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
Romina Peinado Wagner	Member-at-Large

Happy Birthday Hunters Square!

Hunters Square is 35 years young this year! While many of you have not lived or owned your unit that long, we thought it would be interesting to look back at how life was in 1987.

Ronald Reagan was President and Gerald Baliles was the Governor of Virginia. In 1987, the New York Giants defeated the Denver Broncos 39 – 20 in the Super Bowl. The average price nationwide for a single-family home was \$44,040 while gas started at \$.89 a gallon for regular gas. A new car price averaged a little over \$10,000 and the average monthly rent was \$395. Postage stamps were \$.24 each for first class, a pound of bacon was \$1.80 and a dozen eggs were about \$.65 a dozen.

When our community was established, we were bordered on the east by Old Dominion Speedway and the Prince William Fairgrounds. Manassas had fewer housing and retail options. The population in 1980 for Manassas was 15,438. In 2020, our population increased to 42,772. Our newest neighbors now are Barrington Park and the Manassas City Fire Department.

In 2022, the Board reviewed the overall projects completed in the last year. At this writing, the completion of the four balcony replacements on Niki Place are in progress. The engineers encountered some unexpected wood deterioration during construction in November 2021. This delayed work progress until the engineers could re-work the plans, submit those new plans to the City for approval and, once approval was given, to order additional materials. This increased the Association costs significantly. As this work is a capital improvement, the funds are paid from the Reserves Account. Due to the work completed over the last several years, the Board made the decision to defer any special projects or elective spending for 2022. The Board will focus on maintenance and upkeep this year.

In September 2023, the Association will complete payment on the loan from 2016 that was used to pave the parking lots, refurbish halls and paint and concrete work. Once the loan is paid, The Board will continue to make a deposit of that same amount each month to the Reserves Account in order to strengthen our funds for any future capital expenses. As Hunters Square ages, the commitment to upkeep increases. The Board strives to be proactive in maintaining the value of our community.

COMMUNITY POLICE/SECURITY

Happy Spring,

As we put winter behind us, and welcome much needed warmer weather, please try and remember to pay attention to your immediate surroundings. Hunter's Square, like many other condo neighborhoods in the City of Manassas sees people come and go on an almost daily basis. This brings numerous people into the neighborhood, both warranted and unwarranted (trespassers). Get to know your neighbor, take thirty seconds to say 'hello.' If you have a question or concern about law enforcement or security related issues, please do not hesitate to call.

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Manassas, VA 20108
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MARK YOUR CALENDAR

Board Meeting	June 21, 2022
Board Meeting	July 19, 2022
Board Meeting	August 16, 2022
Board Meeting	September 20, 2022
Board Meeting	October 18, 2022
Board Meeting	November 15, 2022
Board Meeting	No Meeting in December 2022

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.

BUTT

As new mulch has been added to our plant beds this season, please remember to dispose of cigarette butts appropriately. Hunters Square has had mulch smolders in the past that fortunately were discovered by alert residents before any fire damage occurred.

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.

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

NOW THAT WINTER IS OVER

1. 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.

2. 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.

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.

TRASH AND RECYCLING

For information on Manassas 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:

June 11, 2022

July 2, 2022

August 6, 2022 & Shredding

September 3, 2022

October 2, 2022

November 5, 2022 & Shredding

Many residents are taking their trash to the dumpster but the trash is not quite making it into the dumpsters or recycling bins. **The trash company will not pick-up any trash that is not in the dumpster.** Trash not placed into the dumpsters then collects on the ground where the dumpster is placed and the truck cannot put the dumpster back into the area that it belongs. Uncollected garbage then begins to smell and attract unwanted animals.

Our trash pick-up is scheduled for Mondays, Wednesdays and Fridays. Recycling pick-up is Tuesdays. Currently for recycling, American Disposal Services collects plastic bottles and containers and all wide mouth plastics labeled #5. DO NOT recycle plastic bags, ropes, or cords. American also recycles aluminum cans, cardboard and newspapers. American currently advises that glass bottles/containers be put in the trash or you can take to the county landfill. There are also purple bin locations for glass recycling at the McCoart Building, James Long Regional Park or any other purple bin located in Northern Virginia. Do not put drinking glasses, ceramics, cookware, incandescent lightbulbs, mirrors or windows in the purple bins. These items should be put in the trash. For battery, electronics and hazardous materials disposal, see the above schedule for the Manassas City area.

If there are any problems with trash collections at the recycling bins or dumpsters, please contact Management so that it can be removed as soon as possible.

IMPORTANT REMINDERS

1. As we are all beginning to enjoy the outdoors again, it is our obligation to remind ourselves not to litter around our homes and to remember to put away play equipment – bikes, scooters, skateboards, etc. Please remind your guests and tenants not to dump their ashtrays and fast-food trash and/or bottles in the parking lots.
2. Don't forget to change the batteries in your smoke detector(s).
3. 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.
4. 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.
5. 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.

It is that time of year 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 or your HVAC contractor for more for more information.

We hope you have a safe and enjoyable summer!