

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

November 2023

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



Message from the Board

The past year has been busy with regular preventative maintenance and inspections throughout the community. As our buildings age, we are 36 years old now, the maintenance required will increase as do the costs of services and materials. Over the past months, critter intrusions, (squirrels, mice) to the buildings have necessitated repairs to roof areas and around air conditioning lines on bottom units. Tree remediation is an ongoing task and major tree trimming was performed in September. Mulch was replaced at the Caspian Way picnic area. Another ongoing task is regular inspection and replacement of any lights in the common areas. Recently, the Board authorized repairs to many of the metal railings at the entrances to the hallways due to rust or loose concrete. Recycle bins were added to the recycle huts to replace missing recycle bins. The current trash contract is under review as there have been some missing pick-ups with the contracted trash company. Efforts to resolve these issues have been frustrating and the Board and Management has heard your concerns.

In 2023, the Board contracted with another legal firm to pursue delinquent accounts. Due to their efforts, many of the delinquent accounts have been settled and the attorneys are working on the few remaining outstanding accounts. The Board is striving to increase our Reserves Account. This year, the Association satisfied the loan from September 2016 that paid for our parking lot paving, hallway refurbishments and other work in the common areas. That monthly amount in our budget allotted to the loan payment will now be deposited into the Reserves so that we can make the Association finances healthier.

For 2024, dryer vent cleaning, gutter cleaning, dumpster pad cleaning, and any necessary tree removal will resume. The Board plans to have the dryer vent cages replaced in the spring as many have fallen in disrepair. This will be done when the spring cleaning is scheduled. The picnic tables will be replaced at the Caspian Way picnic area. Due to costs, hallway door painting will continue but not all doors will be painted at the same time. Power washing the building exteriors and plant bed remediation will be decided in the coming months.

It is expected that before 2024 arrives, the new security system will be in place at each building entrance. Several of the issues that the community experienced this year have been resolved but the homeless issue was overriding. As many residents requested resolution to this problem and the majority agreed to the additional assessment, the Board contracted with a local security company to install a security system that will only allow only residents and their guests access to each hallway. A system will be set up for deliveries as well. Management will be contacting each owner to obtain the necessary information to set you up in the system so that you will be able to access your building. Look for this in the coming weeks.

COMMUNITY POLICE/SECURITY

Greetings Everyone,

Please remember to lock & secure your personal belongings including your motor vehicles. As we move into colder weather seasons there is traditionally always an uptick in larcenies from motor vehicles. Hunter's Square like many neighborhoods sees foot and vehicular traffic 24 hours a day, 7 days per week. In addition, please keep a watchful eye out for unauthorized person(s) loitering or trespassing within your building. Homeless individuals during colder nights will seek out any opportunities to get out of the weather for a few hours. Please feel free to contact me if you have any questions or concerns.

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MARK YOUR CALENDAR

<i>Board Meeting</i>	<i>No Meeting in December 2023</i>
<i>Board Meeting</i>	<i>January 10, 2024 Annual Meeting</i>
<i>Board Meeting</i>	<i>February 20, 2024</i>
<i>Board Meeting</i>	<i>March 19, 2024</i>
<i>Board Meeting</i>	<i>April 16, 2024</i>
<i>Board Meeting</i>	<i>May 21, 2024</i>
<i>Board Meeting</i>	<i>June 18, 2024</i>
<i>Board Meeting</i>	<i>July 16, 2024</i>
<i>Board Meeting</i>	<i>August 20, 2024</i>
<i>Board Meeting</i>	<i>September 17, 2024</i>
<i>Board Meeting</i>	<i>October 15, 2024</i>
<i>Board Meeting</i>	<i>November 19, 2024</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 via ZOOM 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.

TRASH AND RECYCLING

If you have any questions about the Manassas City's trash and recycling program and what items you can dispose of, please call 703-257-8252 and you can check on Facebook, Comcast channel 28, or Verizon channel 38.

Reminder: Please do not remove the recycle bins from their enclosures or use the recycle bins for regular trash. Regular, unrecyclable trash only should be placed in the dumpsters. Please place all trash into the dumpster and not on the ground surrounding the dumpster or on the pavement in front of the dumpster enclosure.

If you have large items, such as furniture or mattresses, please put them on the side of the dumpster enclosure next to the fencing, NOT in front of the gates to the dumpster or on the pavement. You can also contact Management at 703-361-9014 to advise of large items at the dumpster. The Association pays an additional fee for removal of these items.

Your help will keep our community clean and tidy! Thanks!

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. This continues to be a problem in Hunters Square. Remember that the By-Laws state that only two pets are allowed in each unit.



2. Please remember to dispose of cigarette butts appropriately. Cigarette butts do not belong in the common yards, patios, or flower beds. This presents a fire hazard as well as being unhealthy for all our residents and pets.

