

# HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

JULY 2024

## 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)



## Message from the Board

For 2024, the Board continues to maintain the community and keeps costs down as much as possible.

The Board and Management regularly performs preventative maintenance and inspections. Dryer vent cleaning, gutter and downspout cleaning, and any necessary tree removal will resume.

Management regularly visits the property to address homeowner issues, to assure that trash issues are resolved and that the community is in good order. The Board continues to pursue delinquent accounts with the Association's legal firm.

Water costs are rising and continue to remain one of the Association's largest expenses due to issues from leaking condensation lines, running toilets, leaking shower drains and faulty water heaters. We encourage all our owners and residents to inspect and properly maintain their kitchen, bathroom and HVAC systems to save water and to cut costs for you the owner as well as the Association.

This year began with the installation of the new entry system which is designed to work through an app on your cell phone or by an assigned key fob. All owners were notified by letter in February on the instructions to download the app and to register with Burke Community Management for access to the system. Management also was required to coordinate installation of Knox boxes at each entry with the Fire Marshall in April. Management has programmed and supplied entry fobs to residents that have requested a fob. At this time, we still have a number of owners/residents who have not registered with Management for entry access. We have scheduled the system to be activated by July 15, 2024, and will be active from 8:00 p.m. to 6:00 a.m. daily. The system activation hours will be adjusted this fall with the time change and early sunsets to discourage unauthorized visitors to the buildings.

If you have not yet obtained electronic access to the entry system, it is important that you contact Burke Community Management asap at 703-361-9014 to set that up.

## COMMUNITY POLICE/SECURITY

Greetings Everyone,

As the City of Manassas continues to grow through the years both with population and development, it certainly can bring new challenges to our neighborhoods. The increase in mass transit such as new bus stops, or additional sidewalks being developed linking areas that were previously not connected can at times bring in people to Hunters Square that otherwise have no legitimate or legal purpose for being here. Please keep a sharp eye out for potential individuals trying to use Hunter's Square as a 'hang out,' or 'lunch break' area. Hunters Square is posted private property, and is enforced under Va Code 18.2-119 as a class one misdemeanor punishable by up to 12 months in jail, and or up to a \$2500.00 fine, or both. If you have any questions related to police/security issues please feel free to contact me.

OFC/DET Michael S. Youlen  
Peace Officer  
VA-31st Judicial Circuit  
9104 Church Street  
Suite 200  
Manassas, VA 20110  
Dispatch-703-774-9786  
[www.31stvapeaceofficer.org](http://www.31stvapeaceofficer.org)

## MARK YOUR CALENDAR

<i>Board Meeting</i>	<i>August 15, 2023</i>
<i>Board Meeting</i>	<i>September 19, 2023</i>
<i>Board Meeting</i>	<i>October 17, 2023</i>
<i>Board Meeting</i>	<i>November 21, 2023</i>
<i>Board Meeting</i>	<i>No Meeting in December 2023</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.*

## SPRING AND SUMMER MAINTENANCE OF YOUR HOME

With the temperatures warming, it is important that you have your HVAC system inspected and serviced before you need your air conditioning. It is recommended to have the system inspected twice each year to assure that it will cool properly in the summer months and heat properly in the winter months. Remember to change the filter every three months for better air quality.

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.

Your consideration for the safety and health of our neighborhood is appreciated. If we all work together, we can keep our community beautiful as well as keep our costs down.

## SUMMER REMINDERS

1. Please be reminded that bicycles and scooters should not be left on the common grounds and are not to be stored in hallways.
2. Decks & patios shall be maintained in a neat and orderly manner by the unit owner. Decks & patios shall not be used for storage of interior furniture, other storage or trash. Please do not put flower pots or planters on the front stoops of the buildings.
3. Maintenance on vehicles is prohibited on common grounds or in the parking lots.
4. Picnic areas are for the use of Hunter Square residents and their guests. Use of gas/non-electric grills is not permitted on ground floor patios. Grills must be moved 15 feet from the building while lit and returned to the patio for storage AFTER extinguished. Grilling on sundecks or balconies is strictly prohibited. No gasoline, liquid petroleum or propane gas filled stoves or similar devices shall be stored in an enclosed area. When using the grills at the established picnic areas, please make sure to remove all trash and have someone attend the fire at all times. Please do not grill during high winds and do not leave grills unattended.
5. Please do not allow dogs or cats to run at large in the common grounds. Please do not tether your pets to patios, fences, trees, stoop railings or on the common grounds.

## 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:

1. Please teach your children not to play on the gates of the dumpster surrounds. Not only is this a dangerous practice to the participants, but it also damages the gates and hinges. The replacements and/or repairs will be a cost to the Association's budget.
2. 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. We ask that all trash be placed into the dumpster and not on the ground surrounding the dumpster or on the pavement in front of the dumpster enclosure.
3. Please do not dispose of your household trash in the trash receptacles at the tot lot or the picnic areas. Please carry your household trash to the dumpsters.
4. Cat litter is not to be disposed of in the pet stations on the community grounds. The vendor will not pick up the used litter.

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

## **PET ETIQUETTE**

### **Sec. 18-8. - Allowing animals to urinate or defecate on public property or property of another.**

"It shall be unlawful for any person knowingly or willingly to allow any animal belonging to that person to urinate or defecate on any public property, or the private property of another without the consent of the owner of the property or his agent, provided that it shall not be unlawful to allow urination or defecation by such animal within the curb or gutter area of a public street or roadway, and provided that defecation by an animal on public property shall not be unlawful if the owner of the animal removes the animal's excrement immediately and disposes of it in a public trash receptacle or in a public sanitary sewer, or on the owner's own property in a lawful manner."

With the oncoming warm weather, it is important that pet owners remember that the City of Manassas has a code (noted above) that requires pet owners to pick up their pet's waste from public areas in our neighborhood. Hunters Square has four designated dog walk areas that are marked with signage, two on Caspian Way and two on Niki Place. Pet waste stations are installed for the owner's convenience, two on Caspian Way and two on Niki Place. Waste bags are stocked each week and waste is picked up weekly by a service.

There have been numerous complaints regarding pet waste in common areas. Please be considerate of your neighbors, especially our youngest residents who love to play in our yards. It is important that we all make sure our pets are controlled and that our grounds are clean from animal waste.

### **Sec. 18-9. - Animals causing unsanitary conditions or odors.**

"It shall be unlawful for any person who owns, keeps or controls any animal to keep that animal in such a manner as to cause unsanitary conditions, or in such manner as to cause offensive odors beyond the boundary of that person's own property."

It shall be unlawful for any person to knowingly or recklessly leave food outside for the purpose of feeding stray animals if doing so results in unsanitary conditions or attracts wildlife, with the exception of birds. Prior to prosecution for any offense under this chapter, the offender shall be given a written warning for the first occasion where a violation is reported and then observed by an enforcement officer. The written warning shall be addressed to the owner of the property upon which the food is found."

The Code for the City of Manassas makes it unlawful to leave food outside to feed stray animals (noted above). It is not sanitary to leave food out for stray cats and dogs and that food will attract wildlife that may adversely affect our community. Please be reminded not to leave any food items outside your unit that will attract any animals.