

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

MAY 2025

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

During 2025, the Board continues to maintain the community and strives to keep costs down as much as possible. The Board and Management regularly performs preventative maintenance and inspections. 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.

The Board contracted to have exterior doors painted which was completed last fall. Repairs were performed earlier this year on exterior railings to building entrances. You probably noticed dryer vent cleaning, gutter and downspout cleaning, tot lot mulching, and necessary tree work being performed this spring.

This year, as required by law, the Association contracted a Reserve Study to be completed. The Board reviewed the Reserve Study recommendations and, during the April meeting, reviewed bids and the budget to schedule needed maintenance and repairs to the community. In the coming weeks, contractors will be power washing the exteriors on all buildings, tree work will be performed to trim and clean up areas and remove dead trees. The Board contracted to replace the Hunters Square sign at the corner of Milic Street and Dumfries Road which is almost 40 years old and deteriorating. Painting of unit doors will continue throughout the year.

The largest project to be completed this spring will be work to our parking lots. The Board contracted to have the parking lots on Caspian Way and Niki Place patched, resealed and re-striped and parking places repainted with number assignments. In addition, concrete repairs have been performed to sidewalks and curbs. Management will be notifying residents when the work is scheduled to begin.

The Board and Management are working hard to maintain our community to the standards that will promote our comfort and the value of our homes.

Again, water expenses continue to remain one of the Association's largest expenses. Last year, water costs exceeded the Association's budget, hence an increase to the Association dues. 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.

Planning Ahead: 2026 Budget & Utility Cost Increases

As we begin planning for the 2026 fiscal year, it's essential for our community to prepare for possible changes from The City of Manassas that will impact both our HOA budget as well as our individual household budgets. The City of Manassas is currently reviewing a series of scheduled utility rate increases over the next several years to support their utility capital project plans. Understanding these increases is a critical part of budgeting wisely for the years ahead. They are currently reviewing plans for 2026-2030.

Here's a breakdown of the year-over-year utility rate increases currently being proposed for 2026 through the 2030 fiscal years currently in review:

- Electric: Annual Increase per year: 8.5%
- Water: Annual Increase per year: 8.5%
- Sewer: Annual increase per year: 3%

Greetings Everyone,

I hope everyone is looking forward to warmer temperatures, and the return of spring and summer. As a reminder, Hunter's Square property is considered private property and is exclusively for use by its residents and guests. If you see something or someone that appears out of place, or looks like they are lost or otherwise do not belong in the neighborhood, please notify my office right away.

Trespassing is a class one misdemeanor in the Commonwealth of Virginia and is punishable by up to 12 months in jail, and/or a \$2,500 fine. With respect to pets, all City of Manassas animal control ordinances apply within the confines of Hunter's Square. If you have any questions related to law enforcement or security operations, please feel free to contact me anytime.

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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.

HALLWAY ENTRY SYSTEMS

This year Management continues to address resident questions and issues with the new entry system. We have experienced some mechanical issues with the system at times when residents abuse the system. While the system is still under warranty, it is important that all residents remember that abuse of the entry system will incur costs to us all when repairs are required that are not covered by warranty. If a resident is responsible for breaking the system intentionally, that cost will be the responsibility of that individual. All owners are responsible for the fobs issued for the use of the VIZPIN system. Owners should not lend out their fobs and should report to Management if the fob is broken, lost or stolen. Owners are responsible for all activities associated with the fob assigned to that owner. Please note that activation hours may be adjusted with yearly time changes. Management will advise the community of any changes.

MARK YOUR CALENDAR

<i>Board Meeting</i>	<i>June 17, 2025</i>
<i>Board Meeting</i>	<i>July 15, 2025</i>
<i>Board Meeting</i>	<i>August 19, 2025</i>
<i>Board Meeting</i>	<i>September 16, 2025</i>
<i>Board Meeting</i>	<i>October 21, 2025</i>
<i>Board Meeting</i>	<i>November 18, 2025</i>
<i>Board Meeting</i>	<i>No Meeting in December 2025</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.

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 sun decks 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 remind 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.

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