

HUNTERS SQUARE AT CEDAR CREST COMMONS NEWSLETTER

MAY 2026

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 2026, the Board continues to maintain the community and strives to keep costs down as much as possible. Preventative maintenance and inspections are performed regularly. 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.

Projects completed in 2025 include the required Reserve Study, VIZ Pin system upgrades, parking lot repairs and concrete repairs, replacement of the community sign, inspection and jetting the sewer lines, replaced bench on Caspian Way, tree trimming and/or removal, quarterly cleaning of the building gutters, dryer vent cleaning, painted exterior handrails, power washed building exteriors, updating the community website, installation of Amazon Key to facilitate package deliveries during door closings, and continued painting of unit doors.

Per the required 2025 Reserve Study, the Association's recommended contribution to Reserves for 2026 fell below the required contribution of \$300,000. The Virginia General Assembly deferred passage of legislation in 2024 for HOAs to make mandatory dollar contributions each year to their Reserves, but the likelihood of the passage of this law in 2025 or 2026 was expected. In order to be compliant with anticipated new laws, the Board calculated the best path for the Association to be compliant. With the new assessments collected in 2026 and regular monthly contributions to the Reserves, this solution will keep the Association in compliance with the recommendations of the 2025 Reserve Study. Our community is now 39 years old and as our community ages, added maintenance is necessary and costs are now much higher for materials and labor.

The Board would like to pursue additional projects in 2026, budget allowing, such as replacement of the dumpster fencing as well as hallway door painting. Continuing projects are tree maintenance, quarterly cleaning of building gutters and dryer vent cleaning. Water costs remain the highest expense for our community followed by trash removal costs. We encourage all our owners and residents to inspect and properly maintain their kitchen, bathroom and HVAC systems and to save water and to cut costs for you, as well as the Association.

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

Greetings Everyone,

I hope you're ready for spring and summer as much as I am. I look forward to seeing everyone in the neighborhood in the weeks and months ahead. Hunter's Square over the past six months has had no major crime or security issues, and we always aim to keep it that way. As with most things in life, situations can change drastically in a very short amount of time. When you're coming and going, please keep a watchful eye out for suspicious person(s) or any other entities that may be out of place in the neighborhood. No matter how small of an issue it may seem, please feel free to call or email me about so it can be investigated as soon as possible. As a reminder, Hunter's Square is private property and is solely for use by its residents and their guests. Any trespass violations may result in arrest and or monetary court fines. Please enjoy the warm weather, and feel free to contact me with any questions or concerns.

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

MARK YOUR CALENDAR

<i>Board Meeting</i>	<i>May 19, 2026</i>
<i>Board Meeting</i>	<i>June 16, 2026</i>
<i>Board Meeting</i>	<i>July 21, 2026</i>
<i>Board Meeting</i>	<i>August 18, 2026</i>
<i>Board Meeting</i>	<i>September 15, 2026</i>
<i>Board Meeting</i>	<i>October 20, 2026</i>
<i>Board Meeting</i>	<i>November 17, 2026</i>
<i>Board Meeting</i>	<i>No Meeting in December 2026</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.

Your Responsibilities as a Hunters Square Homeowner

1. All repairs and maintenance of heat pumps/air conditioning units are the sole responsibility of the homeowner and at the sole expense of the owner of that unit.
2. Pet owners are responsible for cleaning up their pet's waste. There are four pet stations located throughout the community for collection of pet waste. Damages by an owner's pets to any Common Area or Limited Common Area are the responsibility of the pet owner and costs shall be reimbursed in full to the Association by that pet owner. If damages are the result of a guest's pet, the owner being visited will be responsible for reimbursement of costs of that damage. The owner of the unit will be responsible for costs incurred for damages by a tenant's pet.
3. Unit owners shall reimburse the Association for any damages to Common Areas or Limited Common Areas due to negligence, abuse, or failure to perform all maintenance and repair work within the unit for which the homeowner is responsible. If a guest should cause the damage, the owner will be responsible. Non-resident owners are also responsible for any damages from their tenants.
4. No permanent parking of inoperable vehicles is permitted in the parking lots. You must have current license tags and inspection stickers. Major maintenance of vehicles, such as engine rebuilds, brake work, fluid changes or having the vehicle on jacks, is a safety issue and is prohibited. If you need to change a tire, please do not leave the vehicle unattended on jacks. Use of Common Area outlets and water spigots are prohibited. No recreational vehicles, such as boats, RVs, or camping equipment can be parked in the parking lots.
5. Parking in Hunters Square between 10:00 p.m. to 6:00 a.m. requires a parking pass/sticker. **Please contact Burke Community Management Group, 10428 Business Center Court, Manassas, Virginia 20110, telephone number 703-361-9014 to make arrangements to obtain your vehicle parking pass. BCM office hours are Monday – Thursday 9:00 a.m. to 4:30 p.m. You can reach BCM via email by noon on Fridays. If you are not available during business hours, Burke Community Management will work with you to make sure that you can obtain your pass as quickly as possible.**

If a parking pass is not visible or displayed properly, your vehicle will be towed. If you should be towed, you will need to contact the tow company directly to determine the location and charges on your vehicle. The tow company name and telephone number are listed on signs posted as you enter the community parking lot.

The Association does not receive any of the funds collected by the tow company. You must negotiate any charges or refund requests with the tow company.

6. Maintenance and replacement of windows, sliding doors, and unit doors are the responsibility of the owner. If you want to replace your patio door, windows or unit door, please contact Management for approval from the Association. Special fire code provisions are required for Unit doors, so Management can assist with those requirements.
7. Owners may not paint the exterior of their unit, including patios, without approval from the Association.

SUMMER REMINDERS

1. 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.
2. Please be reminded that bicycles and scooters should not be left on the common grounds and are not to be stored in hallways.
3. 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.
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

1. Please make sure to deposit your trash into the dumpster and not on the ground around the dumpster. The trash company will not pick up any garbage on the ground. If you have large items to be disposed of such as furniture, please contact Management for information on how to dispose of those items. PLEASE do not block the dumpster gates with trash or large items. This prevents the trash company from accessing the dumpster to pick up the trash. They will leave the dumpster full when they cannot access the dumpster. This requires Management to schedule an additional pickup from another company which leads to additional costs to you the owner and the Association.
2. 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.
3. 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.
4. Please do not dispose of your household trash in the trash receptacles at picnic areas. Please carry your household trash to the dumpsters. Please remind our littlest residents to pick up their trash after using the tot lot and picnic areas.
5. If you are having repairs or remodeling your unit, please note that you cannot deposit construction trash/debris into the dumpsters. Please advise your contractor to make alternate arrangement for trash removal.

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