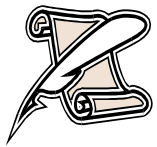


# Centre Ridge Regent Review



centreridgeregent.org

AUTUMN 2017



## Letter from the President

In the last newsletter, we provided an update on the extension of New Braddock Road. There is no new information on this issue at this time. The Board of Trustees is watching this closely and will continue to provide information as it becomes available.

As our community gets older, property maintenance becomes more important than ever. Property values are negatively affected by homes that are not properly maintained. Yards should be mowed and flower beds need to be clear of weeds. Bushes and trees need to be trimmed. Landscaping beds should be mulched. Painting, siding repairs, and other maintenance issues need to be addressed. Please take the time to take care of any maintenance issues around your home.

Some sidewalk repairs and crack sealing will be done over the next several weeks at the townhome areas throughout the community. Please slow down and keep your eyes open when this work is underway in the neighborhood.

School is back in session so please slow down and watch for children and school buses in the neighborhood.

Our annual meeting is scheduled for October 11. We must have quorum in order to hold the meeting. This is accomplished by those attending and by proxy votes for those who cannot attend. Failure to obtain a quorum requires rescheduling of the meeting. This is an expensive undertaking since we must advise all owners of the rescheduled meeting date. Please send in your proxies if you are unable to attend the meeting.

*Happy Fall!*  
*Jim Katcham, President*



## MEETING

### Centre Ridge Regent 2017 Annual Meeting

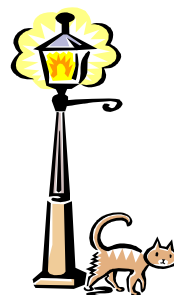
Wednesday, October 11  
7:00 pm

- \* Registration begins at 6:30 pm
- \* At the Centre Ridge Regent Community Center

### CANNOT ATTEND?

A quorum of residents in attendance or by proxy is needed to conduct the Annual Meeting. Failure to achieve quorum is a substantial added expense to the association to reschedule the meeting.

If you cannot attend, please fill out the proxy form included in this newsletter and turn it in to the Management Office at the Community Center.



## Streetlights

Please call the community center if you notice a streetlight that is not working properly. Please give the number (located on each pole) and the location of the streetlight.



## IMPORTANT NUMBERS

Centre Ridge Regent HOA Office ..... 703-968-7505  
 FAX ..... 703-968-2677

Fairfax County Animal Control ..... 703-691-2131

Poison Control ..... 703-625-3333

Sewer Line Breaks/Emergencies ..... 703-323-1211

American Disposal Services ..... 703-368-0500

Fairfax Co. Police (non-emergency) ... 703-691-2131

Fairfax County Government ..... 703-324-4636

Zoning Administration (for ARB  
 plats of property) ..... 703-222-1082



Just a reminder . . .

## Quarterly Assessments Are Due October 1st!

All homeowners are required to pay their quarterly assessments on time and in full in order to use the community pool or any other recreational facility (i.e., tennis and racquetball courts, workout equipment, Community Center). Remember—You are responsible for paying your assessment by the due date even if you do not receive the bill. If you do not receive your bill, please call 703-968-7505. A \$25.00 late fee will be assessed for payments that are more than 30 days past due.

Quarterly assessments are due by the first of the month in January, April, July, and October, and must be mailed to Centre Ridge Regent, P.O. Box 105007, Atlanta, GA 30348-5007. The Community Center Office cannot accept assessment payments.



Welcome  
 to Autumn!



## Community Center Hours

The Community Center is open during the following days and times:

Monday–Thursday	9:00 am–1:00 pm and 6:00–10:00 pm
Friday	9:00 am–1:00 pm
Saturday	9:00 am–2:00 pm (closed during summer)

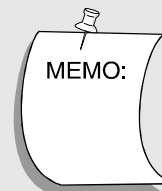
Community Manager: Mary Lynn Sallette (available Mon-Fri, 9:00 am–1:00 pm)

Address: 14275 Uniform Drive Phone: 703-968-7505 Fax: 703-968-2677

## Autumn Happenings

All meetings are held at the Community Center, unless otherwise noted.

- \* **Architectural Review Board:**  
 3rd Tuesday of each month, 7:00 pm  
*Applications MUST be received by 2nd Tuesday of each month*
- \* **Board of Trustees:** 2nd Wednesday of each month, 7:00 pm
- \* **Open Space Committee:** Meets as needed
- \* **Welcome/Social Committee:** Meets as needed



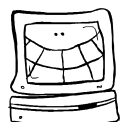
MEMO:

The bulletin board located on the lower level of the Community Center is available for ads

and other communications between residents of Centre Ridge Regent.

\*\*\*

The Community Center is available for rentals Friday, Saturday and Sunday evenings. See Mary Lynn to make a reservation or for more information.



CENTRE RIDGE REGENT WEBSITE!

[www.centreridgeregent.org](http://www.centreridgeregent.org)

# DUES PAYMENTS



### TO PAY DUES ONLINE:

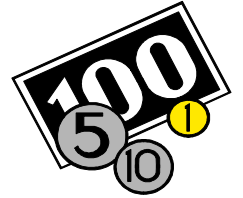
Log on to [www.smartstreet.com](http://www.smartstreet.com) and click "online payments". You may pay by credit card or set up recurring payments. You need your account number to do this. You can also call 1-888-705-0600.

### TO PAY DUES BY MAIL:

Please check your account numbers and the payment mailing address. Do not add spaces, dashes or numbers at the end of your account number.

Dues payments should be sent to:  
Centre Ridge Regent  
P.O. Box 105007  
Atlanta, GA 30348-5007

**The Community Center Office cannot accept dues payments.**



## From the Architectural Review Board

Please remember to fill out an Exterior Alteration Application for any exterior alterations to your home or property.

The ARB meets on the third Tuesday of every month. Applications must be turned in by the second Tuesday of each month.

## Be Aware!

The sun is setting earlier each day. Please drive slowly and carefully, and be aware of children who may be playing outside. Don't forget to turn on your headlights at dusk.

**THANK YOU!**



## Towing Company

Battlefield Towing (703-378-0059) is the towing company for Centre Ridge Regent.

- ◆ Do not park in the fire lanes or streets of the townhomes.
- ◆ Do not leave cars unattended in these areas.
- ◆ Do not park in residents' assigned parking spaces.
- ◆ Do not park in spaces over 48 hours
- ◆ Vehicles must be current on license plates and inspections.



## Reminder to Dog Owners:

Please remember to clean up after your pet, especially in common areas. Please keep your dog off other residents' property. This is a major problem, especially at the town homes. Please walk your dog on a short leash or flexi lead to a common area to pee or poop.

Here at Centre Ridge Regent, we all take great pride in the appearance of our yards and common areas so

please, neighbors, let's work together and make a renewed effort to do the right thing. Also please remember to keep your dog on a leash at all times.



**CENTRE RIDGE REGENT HOA**  
**Annual Meeting: Wednesday, October 11, 2017**  
**PROXY**

I/We, recorded owner(s) of a Lot in the Centre Ridge Regent Homeowners Association, Inc. do hereby constitute and appoint as my/our true and lawful proxy and attorney-in-fact:

**(Print name of person appointed. You may appoint any person *who is attending the meeting*, as your holder. If no one is appointed, the proxy holder will be the Secretary of the Association.)**

My Proxy shall have full power of substitution and revocation to cast my/our vote, unless (C.) is checked below, as if personally present at the Annual Meeting of the Centre Ridge Regent Homeowners Association, Inc. to be held on October 11, 2017 at 7:00 pm, and all adjournments thereof.

**(Choose only one)**

- \_\_\_\_\_ A. **FOR QUORUM ONLY.** This Proxy is to be used **ONLY** for the establishment of a quorum. Voting for Board Members or other matters is specifically unauthorized.
  
- \_\_\_\_\_ B. **UNDIRECTED PROXY ONLY.** This Proxy will be deemed to be an undirected general Proxy enabling the Proxy holder the discretion to vote as he chooses in my/our stead on all matters properly brought before the membership at the Annual Meeting.
  
- \_\_\_\_\_ C. **DIRECTED PROXY ONLY.** This proxy allows the holder *to vote only* in the election for Board Members and *only* for the nominees checked below. The candidates have applied to the Board of Trustees. You may vote for up to (5) five individuals only.
 

___ Suzanne Thompson	___ Tony De Gennaro	___ Jim Katcham
___ Elizabeth Miller	___ Todd Edwards	

The undersigned hereby ratifies and confirms that said Proxy and attorney-in-fact may do so by virtue of this Proxy. This Proxy shall not be revoked except by actual notice of revocation by the undersigned to the Secretary or the person presiding over the meeting.

**In Witness Hereof**, the undersigned has executed this document on the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

(Address) \_\_\_\_\_

(Name) \_\_\_\_\_ (Signature) \_\_\_\_\_

**IMPORTANT**  
**Mail or drop off the completed form to:**  
**14275 Uniform Drive, Centreville, VA 20121**  
**If you have any questions, please feel free to call the Community Manager at (703) 968-7505.**

# 2017 BOARD OF TRUSTEE CANDIDATES



These homeowners are submitting their names for re-election to the Board of Trustees:

## SUZANNE KUNZ THOMPSON

I am a Virginia native, having attended Woodson High School and George Mason University. I have lived in Centre Ridge Regent for 19 years and worked for First Savings Mortgage Corporation in Tyson's Corner for 24 years. In my free time, I walk a lot with my German Shepherd. I believe it's important to maintain property values in our community. Cleanliness of the community is one of my priorities as well as property maintenance. I have volunteered for the community clean up on a regular basis. I believe it's important for the townhomes to be equally represented with the single family homes on the Board of Trustees. I worked extremely hard to get the dog park installed in the community this year. Note: Suzanne has served on the Board of Trustees for six years and currently is the Treasurer.

## TONY DE GENNARO

I have lived in Centre Ridge Regent since 2001 with my wife and son and have served on the Board of Trustees for the past eleven years. I am retired from the United States Air Force with over 20 years of service. My background includes over thirty years in the security field. I think it's important to make a difference in the community. I am concerned about crime in the community, especially with the recent surge in crime in the area. I am glad that the streetlights have been installed in the townhome areas of the community. I look forward to serving the community for another term on the Board of Trustees.

## TODD EDWARDS

I have lived in Centreville since moving to Northern Virginia in 1989. Victoria and I moved to Centre Ridge Regent in February of 1997 after the completion of our new house. We have three daughters and value the amenities of our neighborhood. I have served on the Board for several years and enjoy participating in the governing of Centre Ridge Regent. I would like to contribute to the community once again by serving on the Board of Trustees for Centre Ridge Regent. It is important to me to keep Centre Ridge an excellent neighborhood to live in and raise our families. I worked on the installation of the pathway from the gas pipeline across Picket Oaks Rd. Note: Todd currently serves as the Secretary.

## ELIZABETH MILLER

Thank you for your consideration as a Nominee for the HOA Board of Trustees. My name is Elizabeth Miller and I have been a Northern Virginia resident since 1968 and a Centre Ridge Regent resident since 1993. I am currently Senior Manager for Strategic Programs Development at Versar, Inc. Having raised my two boys in this community, I have personally witnessed its growth and its changes. I am committed to continuing the legacy of prudent HOA management and increasing community awareness and participation. I believe everyone has a responsibility to their community: maintaining its value and safety while taking advantage of opportunities for engagement. I hope to continue to reach out to the community and use this appointment as a platform for practical governance.

*continued on page 6*

## JIM KATCHAM

I have served on the Board of Trustees for 14 years and prior to that was a member and chair of the Land Use Committee. Currently, I am the liaison for land use issues. I have lived in Centre Ridge Regent for 20 plus years and believe we have a great community. I think budgets and spending need to be done conservatively; getting the best quality service for the best possible price. Additionally, the Board needs to ensure that capital reserves are adequate for improvements and replacement of Centre Ridge's infrastructure. I view the rules of the community as being important in maintaining equity for all; but, I also understand that these rules do need to be reviewed periodically. In the past, I have served as Secretary, Treasurer, Vice-president and President of the Board of Trustees. Note: Jim currently serves as the President of Centre Ridge Regent.

### NEIGHBORHOOD BOARD CANDIDATES:

No candidates have filed applications to be considered for nomination to the Neighborhood Boards.



Residents:  
Please save visitor parking spaces for visitors!



**P·T·A**  
Centre Ridge Elementary School

***CENTRE RIDGE  
Elementary PTA  
Wants You!***

### **Why Join the PTA?**

**The Centre Ridge PTA works with the school and staff to ensure that every child succeeds.**

**We sponsor many events and activities that help enhance and expand our students' experience beyond the classroom.**

**Please visit our new website at [www.centreridgepta.org](http://www.centreridgepta.org) or contact us at [info@centreridgepta.org](mailto:info@centreridgepta.org) to learn more!**

[www.anicira.org](http://www.anicira.org)

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