

THE MAINSTREAM

Hiddenbrook Homes Association
www.hiddenbrookhomes.org

Volunteers Help with Playground Improvements

Board will hold a special joint meeting in October to discuss renovations.

The Hiddenbrook Board has recommended that the Pool Committee, the Clubhouse Committee, and the Tennis Committee hold a special joint meeting(s) to create a plan for the playground repairs.

In the meantime, the playground is in much better shape for the remainder of the summer and fall because the Board approved for safety repairs to the playground.

The swings are being repaired, Risk Notice signs have been posted, and a light bed of mulch has been installed with the help of community volunteers.

The Committees anticipate presenting a proposal to the Board by its October meeting. Once a resolution is reached, information will be sent via email blast to residents and posted on the message board in front of the clubhouse.



Left to right: Jacob Vicars; Eduardo from OC Landscaping; Pam Spencer; Eric Cangemi; Dian Tublin; Oscar Chavez from OC Landscaping. Also volunteering were Maureen Mehrer, Keith & Ben Brown.

Pool Hours

While Public Schools are Closed

Monday - Friday 11am – 9pm
Saturday & Sunday 11am – 9pm

When School Returns to Session (Aug 21- Sept)

Monday - Friday 4pm – 9pm
Saturday, Sunday & Holidays 11am – 9pm

Fairfax County Leaf Service Could End This Year

Fairfax County might discontinue leaf pickup after the 2023 season.

FFX Now reported that the Department of Public Works and Environmental Services has proposed terminating the leaf vacuum services it provides to thousands of residents after each fall, citing rising costs and “operational issues.”

A [survey](#) seeking public input on the recommendation has launched and will remain open until Aug. 18. Please be sure to complete the survey on the Fairfax County website.

“During the 2022-2023 season, the program experienced numerous setbacks including collection delays, staffing shortages, a larger volume of leaves than normal, and inclement weather,” DPWES said in a news release. “After assessing the service, County staff propose to discontinue vacuum leaf service when the upcoming season concludes, along with the tax imposed for the service.”



Approximately 25,000 residents get leaf collection service through the county, according to DPWES, whose Solid Waste Management Program staff works with private contractors to vacuum up leaves from the curb three times a season, typically between November and January.

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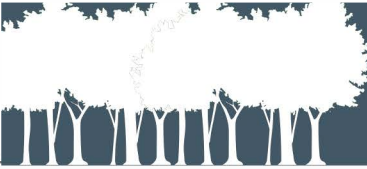
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Clearing the Air



Don't Be the Last to Know

Request a pre-meeting copy of board notes and agenda.

If you feel like you never know what is going on with Hiddenbrook or if you want to dive deeper into the many items that affect our community, all Hiddenbrook homeowners may receive a copy of the Board packet when it is prepared for our monthly meetings.

The packet is typically prepared 5-7 days prior to the meeting. Please reach out to Sequoia Management and request to be added to the Distribution list. Email Shannon@sequoiamgmt.com or Chelsea@sequoiamgmt.com to be added to the list and you will then receive them at the same time the board does so that you can review.



Clubhouse Committee New Date & Time



The Clubhouse Committee now meets at 6:30 p.m. on the first Thursday of each month. The meeting is open to all residents. Come join and participate. We are always looking for input and new volunteers.

Need to Know: If You Are Planning on Selling Your Home

Association issues further clarifications on July announcement about disclosures.

The Association recently notified all members of the new Resolution related to Resale Certification Fees, which are required upon the sale of your lot. To provide more clarification on the recent mailing, below is additional information aimed at clarifying any potential confusion.

Effective July 1, 2023, community associations are required to publish and make available a schedule of all applicable fees assessed as part of the resale certificate (previously known as the disclosure/resale packet) preparation and delivery process.



This requirement is not a process originating from or uniquely adopted by the Association or the management company. Virginia law requires that when reselling a unit or lot in a common interest community, the unit/lot owner must provide a potential purchaser with certain legally required information regarding the development, common elements/area, and the association. Owners who are selling their homes are required by law to provide potential buyers with this document at least 3 days prior to settlement.

- These are the documents you would request when selling your home, or that you received when you purchased your home. They include all the governing documents, financial information on the association, the current budget, minutes, reserve study, etc.
- An inspection is conducted as part of the disclosure to make any buyer aware if there are open architectural violations on the home or modifications made to the lot that the Association does not reflect a record of. If there is a reinspection ordered, that is when an additional inspection takes place.
- If at any time you need an update (financial or otherwise) and do not need the full package, that would be the Resale Certificate update.
- The Post-Closing fee is the transfer fee to the management company for the transfer process from one owner to the next.
- A rush fee is charged when it is ordered along with the package that is needed sooner than the 14 days provided to produce the package. This reduces the deadline to complete the package to 5 days.

For information, please visit www.dpor.virginia.gov

If you have any questions or need further clarification, please reach out to your management team at 703-803-9641 or email shannon@sequoiamgmt.com.



Swim Team Advances 8 Swimmers to NVSL All Star Meet

The Hiddenbrook Hurricanes had eight swimmers qualify for the NVSL All Stars meet after successfully hosting the Division IV championships on July 22 – including five who placed first.



The Hurricanes will be represented in 10 events at July 29 NVSL All Stars event. Results will be shared in next month's newsletter, due to deadlines.

"We had one of the most successful divisional championship meets in team history," team rep Neal Jarvis. "This was in no small part due to the incredible amount of time that many of our swim & team parents put in."

Two former NVSL presidents attended the Divisionals and raved about Hiddenbrook's organization, setup, and flow of the meet. One even suggested that Hiddenbrook host All Stars in the future. Jarvis said the meet was also an "incredible" financial success.

Hiddenbrook ended its regular season July 22 with a 223-197 win over Little Hunting Park to finish fourth in the six-team division for the season. Hiddenbrook placed fourth in the Divisional Relays in June.

Tennis Courts Are Good to Go

The Hiddenbrook Swim & Tennis club tennis courts are repaired and ready to use.

Interested in Tennis or Pickleball? Serve yourself up! The Tennis committee will be having a meeting Tuesday August 22 at 7pm at the Hiddenbrook clubhouse. Don't double fault this opportunity to meet fellow players!

The new reservation system for tennis play is being implemented and tested. The system is expected to be up and running within the next 60 days and signage for the courts installed. More news to follow.

Sign up and then show up at your designated time! As always, if the courts aren't reserved or no one is playing, you can just show up and play.

Please follow the rules of decorum and abide by the time limits if someone is waiting to play.

Pool Season Winding Down

We hope you are enjoying the summer at the pool before it closes for the season in September.

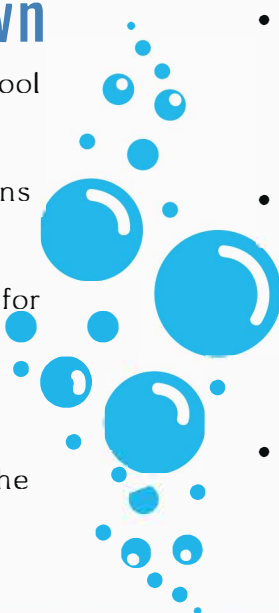
This year new umbrellas and new water fountains with "bottle filler" stations were installed.

Please help keep our pool clean and wonderful for everyone!

A few reminders:

- No Eating on the Pool Deck! This includes the tables and umbrellas. There is a designated Eating Area on the north side of the pool.

- Please pick up after yourselves and your kids. Concerns have been raised that the restrooms have been increasingly used as a locker room, not a changing area.
- Clothes and towels are being left and not picked up after use. The baby changing stations have been filled with leftover clothes and wet towels that make the area uncomfortable or unusable for our parents with newborns and toddlers.
- And if you are missing items, please check the lost and found area between the men's and women's restrooms.





Friday Night Live! August Lineup

Is it Friday night yet? One of the area's top summer attractions got underway May 5 at the Herndon Town Green at the rear of the Herndon Municipal Building (777 Lynn Street) when Under the Covers kicked off a summer-long music extravaganza that features a variety of bands through Aug. 25 to satisfy everyone's tastes.

Friday Night Live! is produced by the Dulles Regional Chamber of Commerce along with Title sponsor Volkswagen.

It is every Friday through August. Concessions open at 6 pm and the bands play from 6:30 to 10. The opening act starts at approximately 6:30 and the headliner starts at approximately 8 pm.

We'll see you under the Stars!

Friday Night Live! Lineup of Bands

Aug 4 The Reflex

Forged in the '80s under the neon lights and excessive hairspray, The Reflex is the ultimate '80s Tribute Band voted Best Cover Band in DC in 2019.

Aug 11 The Rockets

The Rockets are a 6-piece, powerhouse party band that have been based out of the Philadelphia area for nearly 40 years. The band keeps up with modern hits and brings a fresh approach to the classics by covering ALL styles of music including rock, pop, country, hip hop, and funk. The Rockets cover any song with a nostalgic authenticity while bringing a unique musical approach that sets them apart.

Aug 18 The Screaming Monkeys

Screaming Mönkeys have been rocking the DC area for the last 10 years to overwhelmingly enthusiastic crowds who connect with the band's passion for recreating everyone's favorite songs. Journey, Kansas, Whitesnake, Aerosmith, Bon Jovi, Def Leppard, The Police, Pink Floyd, AHA, and Tears for Fears, are among the bands on their play list, as well as Katy Perry, Lady Gaga, Bruno Mars, Pink, Walk the Moon, One Republic, and Maroon 5.

Aug 25 Social Call

Social Call is a touring, high energy "reminiscent rock" band from Eastern Pennsylvania. You will hear songs from your favorite LPs from your parent's record collection as well as all your favorites and a few you forgot that you loved so much.



A complete schedule can be found at
www.herndonrocks.com/schedule



Pet of the Month

🐾 🐾 🐾 **Mabel** 🐾 🐾 🐾



Todd Huse and Mabel, a mixed breed.

Clearing the Air About Indoor Air Filter Units

We've all suffered to varying degrees from poor air quality lately. Canada wildfires and who knows what else have become health concerns for young and old, no matter if you are indoors or out.

As for indoors, home air purifying device use is growing in popularity. But do they work? It's mostly been a get what you pay for, and when checking Amazon or Costco, for example, prices range from \$99 to \$1,000 based on quality and square feet covered.

Replacement filters are another factor. More expensive units have longer-lasting filters and some come with replacements built into the price.

One Hiddenbrook homeowner who has invested roughly \$1,000 in air purifiers said that his devices register a higher number of particles indoors when air quality outdoors is poor.

“That says a lot for how much bad air can get inside your home,” he said.

This is not an endorsement, but for those considering it, here it goes:

The Shark Air Purifier MAX with Anti-Allergen Nanoseal and HEPA Technology is \$249.99 at Costco. It received 67 5-star ratings out of 90 that were given. It handles up to 1,350 sq. feet of coverage and uses anti-allergen HEPA multi-filters.

LEVOIT has purifiers on Amazon for less than \$100 that clear allergens from home pet hair, dust, and smoke and covers up to 1,095 square feet.

The Alen brand was named Consumer Reports' top pick two years in a row (pictured). The Alen BreatheSmart 45i is priced around \$430, and its larger room, 75i model, which covers more square feet, is around \$769. Both are super quiet and one nice feature is that its front covers can blend in with furniture.

Better Homes & Gardens rated Levoit Compact True HEPA as the best brand “budget” buy for and its Core400S Smart for a large-room model. It rated Levoit's 300S Smart as best for a small room. Blueair Blue Pure 411i Max for best to rid rooms of odor. It rated Dyson as the best “splurge” unit and Bissel Air400 as the best “overall.”



AUGUST 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 6:30pm Water Aerobics 	2	3 6:30pm  Clubhouse Committee Mtg 6:30pm Water Aerobics 	4	5
6	7 6:30pm Water Aerobics (Makeup Class)	8 6:30pm Water Aerobics 	9	10  7:15pm Communications Mtg 6:30pm Water Aerobics 	11 6:30pm Water Aerobics (Makeup Class)	12
13	14	15  7pm Board Meeting 6:30pm Water Aerobics 	16	17 6:30pm Water Aerobics 	18	19
20	21 Pool Hours Change FCPS 1st Day of School 	22  7pm Tennis Mtg 6:30pm Water Aerobics 	23	24 6:30pm Water Aerobics 	25	26 
27	28	29 6:30pm Water Aerobics 	30	31		

HIDDENBROOK BOARD OF DIRECTORS

President	Clive Bayliss
Vice President	Matt King
Treasurer	Eric Cangemi
Secretary	Chris Gray
Member at Large	Judd Schulke

HIDDENBROOK COMMITTEE CHAIRS

Architectural Review (ARC)	Walter Rivera
Clubhouse	Eric Cangemi
Communications	Chris Gray
Pool	Marcel van Vierssen
Activities	Eric Cangemi
Swim Team	Robert Yost
Tennis	Tony Roane

Interested in Volunteering to Make Hiddenbrook Better?

Please fill out the 'Committee Interest Form'
on the documents page of our website
www.hiddenbrookhomes.org

Send it in to our property manager,
Shannon Cook, at shannon.sequoiamgmt.com

Now Accepting
Pet of the Month Nominees

Email a picture of your pet to
pbergeron333@gmail.com



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Mainstream is fully written and edited by resident volunteers. It should not be considered an endorsement of any businesses that it reports on.

If you are interested in receiving a printed copy of our monthly newsletter, please email your request to Chelsea Miller at cmiller@sequoiamgmt.com

