



SPRING 2019 NEWSLETTER

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With 2019 well underway it is time consider what comes next in our joy of home ownership. Spring cleaning comes to mind as well as submitting Architectural Reviews (property improvements) for board approvals. Even though our HOA does NOT own the streets in front of our property, we wanted to review the state and county parking rules. Let's park according to rules to ensure safe transit through the neighborhood. Not being able to see around corners is annoying and opens ourselves up for a possible fender bender.

Schedule for 2019

What is planned this year?

- April 13th - Spring Covenant Inspection
- June 15th - Community Yard Sale
(rain date 6/22)
- Board Meetings- 7pm @ Hiddenbrook Clubhouse. See website for dates.

Board Position Available

There is currently a vacancy on the Board of Directors. If you are interested in joining the Board, please plan to attend the next board meeting to submit your interest. In order to be appointed to the Board, you must be a member in good standing. This means your dues should be paid and there should be no outstanding violations on your property.

Cresbrook Board

President	Mark Brabrook
Vice President	Chris O'Donnell
Secretary	Lew Thorp
Treasurer	Rob Garratt
Member at Large	Vacant

Dog Leash Laws

Don't forget that Fairfax County requires the dogs be leashed when in public areas. To report dogs running at large, please call 703-830-1100. To learn more about responsible dog ownership, please [click here](#).

Spring Inspections

Your HOA will conduct those friendly action reminders (see schedule) to keep our homes and property in compliance with our covenants. You are welcome to participate in the biannual inspection. Just let the board know and we will give you the rally point and time for inspectors. You may discover something new about your community.

The spring inspection typically finds the following:

Area Needing Attention	Action Required
Siding	Cleaning
Mail Box	Repair, Re-set, Paint
Landscape Shrubbery	Trim, remove
Trash / Recycle Bins	Hide from street view
Chimney Caps	Repair, Paint

Please stop and look at your property and then take action to maintain your castle. Remember to submit an architectural review form to the HOA board to document your improvements and confirm the action planned remains within established covenants.

Community Contest

The Board is considering a community-wide holiday decorating contest in the months of October and December. A few volunteers from the community would be helpful to help judge and place signs in the yards of the winners. If you are interested in volunteering, please contact the property manager or better yet, attend a Board meeting.

COMMUNICATIONS

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Street Parking Rules

The following rules apply to residential street parking in Virginia / Fairfax County. If you see a violation, don't hesitate to call 703-691-2131, the police non-emergency. The data below was extracted from:

<https://www.fairfaxcounty.gov/transportation/parking/parking-restrictions-and-related-issues>

Parking Issue	Comments	Ordinance
Parking adjacent to stop sign	Parking not allowed within 30 feet of stop sign. Police will enforce.	Fairfax County 82-5-1(a)(7)
Driveways	Parking not allowed within 10 feet of driveways.	Fairfax County 82-5-1(a)(2)
Fire Hydrants	Parking not allowed within 15 feet of hydrant. Police/FRD will enforce on both public and private roads.	Fairfax County 82-5-1(a)(4) Fairfax County PFM Chapter 9
Intersections	Parking not allowed in or within 20 feet of the intersection. Radius is from where the pavement begins to curve for the cross street.	Fairfax County 82-5-40
Vehicles present line-of-sight problems to vehicle drivers and to pedestrians	Parking not allowed in or within 20 feet of designated crosswalk.	Fairfax County 82-5-1(a)(5) State 46.2-888
Unattended/Abandoned vehicles on public roads	Vehicles are considered unattended if left for 15 days without being moved at least 300 feet, unless parked within 500 feet of the property where the vehicle is registered. 40 days after being towed, the vehicle can be declared abandoned. The vehicle can then be sold/disposed of. Trailers are considered vehicles in this statute. Police will enforce.	Fairfax County 82-5-29
Parking on wrong side of two-way roads	Vehicles must be parked facing direction of travel lane. Vehicles may park on either side (in the proper travel direction) of a one-way road if not otherwise prohibited.	VA 46.2-889
Parking vehicles on lawns	It is a zoning violation to park vehicles on lawns for more than 48 hrs. Generally, only 25% of front lawn in R1-R2 can be paved or otherwise made into a driveway; only 30% of front lawn in R3-R4.	Fairfax County PFM 11-100

