



March 2014

Homeowners near and far, it is time for you to be a star. Read to see what is ahead, and don't be misled.

This newsletter lists the volunteer staff of the association and our new property manager who began work for us on 1 January 2014. You will also see text refreshing the actions required to stay vigilant around our homes/community, the spring inspection focus, 2014 Community schedule, and the need to address our pet downloads, parking restrictions and a general cleanup request.

BOARD of DIRECTORS

President – **Mark Brabrook**

Vice President – **Bob Gardner**

Secretary – **Lew Thorp**

Treasurer – **Rob Garratt**

Neighborhood Watch - Vacant

Architectural Review – **Chris O'Donnell**

Website - **Chris O'Donnell**

Member At-Large – **Maria Asbill**

Thank You!

The board wants to recognize all homeowners who attended the annual meeting this past November. Your presence indicates support for maintaining the association and keeping an open dialog for improvements to the community.

Property Manager

The board welcomes Lisa Cornaire, owner of Spectrum Property Management as the new property manager for Crestbrook. The change was necessary in order to refine operations and have more oversight of actions that were overlooked or not considered in the past. For

more details about Ms. Cornaire please navigate to this web

page: www.spectrumpropertymgt.com

Communications

To reach the property manager:

Lisa@SpectrumPropertyMGT.com

To reach the board:

crestbrook@crestbrook.org

For news distribution only:

Crestbrooknews@gmail.com

For Crestbrook socialization:

www.nextdoor.com/join (to join use code "EWHGGT")

703-307-2965 Spectrum Office

703-439-2675 Facsimile

Crestbrook HOA

P.O. Box 222

Sterling, VA 20167

Security

As homeowners, we all want to feel secure in our homes. This feeling or condition is also desired throughout our community. Precautions are always prudent. Lock your house and car doors. Get to know your neighbor and collaborate on watching each other's property. The basic mantra of "If you see something, say something" applies to our community and not just the DC METRO. Last year, we were notified that a couple of vehicles were broken into and items, including a laptop, were stolen.

Spring Covenant Inspection

I know you can't wait...however you do know a fresh pair of eyes looking at your property can see things you may overlook. The end state is to keep our community properties neat and clean for all to enjoy and ultimately remain attractive for future buyers. Why not volunteer and be part of the inspection team? After the experience you may come away with something special you would like to do to your property or realize how you might assist your neighbor in maintaining the Crestbrook Covenants.

We challenge you to reduce the most common violations.

1. Trash cans visible.
2. Siding Mold and dirt.
3. Fence needs repair.
4. Christmas lights that are now out of season

Crestbrook Calander

- 15 March at 9AM Spring Cleanup, begins at the Butterchurn corners
- 1 April Annual Dues
- 8 April Board Meeting*
- 12 April Inspection
- 13 May Board Meeting*
- 7 June Spring Yard Sale, 9AM – Noon
- 10 June Board Meeting*
- 8 July Board Meeting*
- 12 August Board Meeting*
- 9 September Board Meeting*
- 14 October Board Meeting*
- 18 October 9 AM Fall Cleanup, begins at the Butterchurn corners.
- **11 November Annual Meeting***
- 9 December Board Meeting*

*Board and Annual meetings are at 7PM in the Dranesville Elementary Cafeteria

Pet Owner Courtesy

What more needs to be said? With pets come responsibilities and so please fulfill them. Just like when you “download” a file from the internet you have a destination for that file. When your pet “downloads” you alone must

take that download, pick it up and store it properly.

Snowfall – 12, 13 February

Thank you for those that got out and shoveled driveways, sidewalks and around the important fire hydrants! Did you get to know your neighbor a little better or catch up on the news within their life? The author of this newsletter shoveled for two hours and then spent three hours behind a neighbor's two stage 5.5 HP snow blower. Fun does come in many different ways and hopefully you had some fun as well.

Residential Parking Restrictions

There have recently been a few complaints from residents regarding commercial vehicles parking in the neighborhood. Our bylaws specifically prohibit junk vehicles, house trailers, or commercial vehicles (such as moving vans, trucks, tractors, trailers, etc) from parking in driveways.

There are additional Virginia Department of Transportation (VDOT) regulations relating to commercial vehicles in residential areas, trailers, inoperable vehicles, and cars parked headed in the opposite direction of traffic and parking cars in the yard. This information can be found via the Fairfax County website: http://www.fairfaxcounty.gov/fcdot/parking_restrictions.htm. Please take a look and prevent getting an unwanted notice from Fairfax County.

Cleaning Up the Neighborhood

You Board respectfully asks that if you are taking walks in the neighborhood and come across trash in the road, that you please take the initiative to pick it up and throw it away. By neighbors taking responsibility for trash when they see it, they help keep the Crestbrook community well maintained.

PLEASE KEEP A COPY FOR YOUR RECORDS

Crestbrook Homes Association

Architectural Review Request Form

Per the Crestbrook Homes Association Covenants, certain additions and modifications to Lots must be granted approval in writing from the Architectural Review Committee. Prior to granting approval, the Committee may request additional information and a site survey of the premises. All improvements and additions must conform to Fairfax County Code.

Name:	Date:
Address	
Phone	E-mail

Improvement or Addition

<input type="checkbox"/>	Deck/Porch/Patio	<input type="checkbox"/>	Exterior Paint/Stain	<input type="checkbox"/>	Shed/Exterior Building
<input type="checkbox"/>	Roof	<input type="checkbox"/>	Siding	<input type="checkbox"/>	Shutters
<input type="checkbox"/>	Satellite Dish	<input type="checkbox"/>	Swimming Pool	<input type="checkbox"/>	Fence
<input type="checkbox"/>	Other (specify)				

Details

_____ Number of attachments

For all improvements and additions, **include a copy of plans, drawings and/or samples, before and after colors, and dimensions** as appropriate, with sufficient detail for the Committee to understand your request. Plans or drawings should include the impact of the improvements or additions to your neighbor's house(s) and the street. Include materials and sufficient construction detail so the Committee can ascertain structural integrity (county code compliance will suffice).

Approval or disapproval by the Architectural Control Committee shall also be in writing. The Committee has sixty (60) days to approve or disapprove a request.

Submit Request and Plans To

Crestbrook Homes Association
ATTN: Architectural Review Board
P.O. Box 222, Sterling, VA 20167
Lisa@SpectrumPropertyMGT.com

Approval (Board Use Only)

Result: ___Approved ___Denied (pending violation correction, dues...) ___Revision Needed ___Other

Name: _____ **Signature:** _____ **Date:** _____

Name: _____ **Signature:** _____ **Date:** _____

Name: _____ **Signature:** _____ **Date:** _____