



## FALL 2016 NEWSLETTER

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### Statistics for 2016, as of October

Here are the numbers or the year thus far:

- Dues payment, 99% of membership paid their dues, 6% had late payments
- ~45 Covenant Enforcement Letters
- ~35 Approved Architectural Reviews
- 15 Disclosure packets processed
- 56 Members of the CBFORUM

If you are curious on what your neighbors are doing to their homes, here is a summary of the Architectural Reviews to date.

Action	Requests
Siding	4
Fencing	3
Decks	3
Sheds	2
Roofs	2
Windows	2
Basement Egress	1
Gutters	1

### School Bus Stops

Did you know there are several Crestbrook community school bus stops on the East side of Dranesville Road and one on the West side for Herndon High School? Please think twice about your traveling speed and respect the bus stop sign. A common concern of the school bus drivers are the cars parked at these stops and students having to transit between cars to get on the bus. Please be conscientious of these concerns and be a part of ensuring students get on and off the buses safely.

### Crestbrook Corners

There are three 'entrances' to our community off of Dranesville Road which are enhanced with retaining walls, signs and plants. The retaining walls on the Butter Churn entrance were built by the original community developer. These walls are owned by the two homeowners, though they have allowed a previous Board to place plants and community signs within the same area. The other two entrances on Shallow Ford Road and Powells Tavern Place also have entrance features, plants and community signs. The Board has not spent any community funds on the maintenance of these corners lots for the past two years. Once signed easements are in place, the association will begin re-obligating funds for their maintenance beginning in 2017. Any questions related to this topic can be addressed at the Annual Meeting this month on November 9<sup>th</sup>.

## Resume Builder

As leaders in our household and careers why not share that leadership skill and become a Crestbrook Homes Association board member. This provides you the opportunity to protect your property investment, learn more about the community you live in and have the ability to influence actions that could improve our community. Contact any board member and share your desire to make a difference right where you live.

## Property Care

The summer was HOT and abusive not only to the yards but our air conditioning systems as well.

Common actions to take this fall is to aerate our yards and over seed. This will allow the soil to breathe and provide a good place for seed to germinate. Talk with your neighbors and maybe they will share the rental cost for commercial aerator. You may consider a fall fertilizer and weed control application at least four weeks prior to any grass over seeding.

Did your air conditioner work hard this past summer? A silly question right. Well the simple things to consider is to replace the air filter and clean up around the outside compressor to ensure the heat pump can function as expected this winter. Do a good inspection of the overall condition of both the internal and external parts of your heating and ventilation system. Check to see that the condensation line from the air handler stayed clog free. If you see something that does not look right, it may be time to have a professional checkup.

## Annual Meeting

The annual meeting will be Wednesday, 9 November 2016 at 7 PM, Hiddenbrook Clubhouse.

The Board plans to cover the following topics:

Board elections

Actions taken regarding six entrance corners

Re-Cap of 2016 activities

2017 Budget Proposal

2017 Schedule

-Yard Sale

-Spring Clean Up (Entrance Corners and Dranesville Road)

-Covenant Enforcement Inspections

-Dues Payment

-Finances

-Property owner comment

## Board of Directors

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

Unless otherwise announced on the website, the Board meets at 7pm on the third Wednesday of every month in the clubhouse of the Hiddenbrook HOA, 1508A Sadlers Wells Drive, Herndon.

## Communications

### **Spectrum Property Management:**

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### **To reach the Board:**

Crestbrook@Crestbrook.org

### **For communicating with other HOA members and the Board:**

Search for: CBFORUM in Yahoo Groups

### **For Crestbrook socialization:**

www.nextdoor.com/join

(use code "EWHGGT")

**Mailing Address** Crestbrook HOA  
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