

# THE MAINSTREAM



## Snow Removal

Hiddenbrook residents—you are responsible for shoveling snow from the sidewalks along the periphery of your property.

Please shovel as soon as possible so that neighbors as well as school students and faculty can walk as safely as possible using the sidewalks.

Also, Fairfax County asks that if you have a fire hydrant near your property, please try to clear the snow away from the hydrant so that fire firefighters can get to it quickly in case of a fire emergency.

### Hiddenbrook Homes Association

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

1508A Sadlers Wells Drive  
Herndon, VA 20170

Property Manager:

Lisa Cornaire

[hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

#### Office Hours

Tues. & Thurs. 2-5pm  
or by appointment

(703) 318-7159 - office

(703) 437-9737- fax

(703) 437-9736 - pool

Mailing address:

PO Box 582, Herndon, VA 20172

## We Need You!

There are several committees that help the Hiddenbrook Board operate and help to keep our operating costs down. If you would like to join a committee or just learn more, please email [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com) with any questions or interest

**Hiddenbrook HOA dues were to be submitted by  
January 1<sup>st</sup>.**

## **Community Parking District Interest**

Over the last few months the Board has received several complaints from homeowners regarding the increase in the number of boats, RV's and trailers that are parked on our streets in Hiddenbrook. This topic was brought up again by the homeowners in attendance at the annual HOA meeting. The major concern regarding these vehicles being parked along the street is based on the safety hazards created by lack of visibility and decrease in lane width for cars passing each other. Other homeowners have expressed that the parking of these vehicles, both in driveways and along the streets, is a detriment to the overall aesthetic of the community.

Our Covenants and ARC Guidelines stipulate that these vehicles may not be parked in view of street on any lot but Fairfax County/VDOT ordinances have jurisdiction over the street parking. Therefore, in order to restrict the parking of these types of vehicles on the street, our community must be classified as a 'Community Parking District'. The community must gather signatures verifying greater than or equal to 60% support for the proposed district and greater than 50% support along each block.

This does not apply to regular vehicles or vehicles used by Federal, state or local public agencies to provide services. Recreational vehicles may be temporarily parked for up to 48 hours for the purpose of loading, unloading or preparing for a trip. For more information this topic please visit:

<https://www.fairfaxcounty.gov/transportation/parking/community-parking-districts>

Although the Board empathizes with the frustration some of our residents have expressed, without going through this process and achieving support for these changes, we have no power to remedy the situation. This leaves it up to the courtesy and respect between neighbors.

If you are interested in participating in a committee to achieve this goal, please contact Lisa Cornaire via email or phone or attend the next Board meeting on February 19<sup>th</sup> at 7 p.m. at the clubhouse.

## How to Sell Your Pool Membership

We know it is early, but it is time to start thinking pool season. As a reminder, it is the responsibility of the owner of the membership to sell/transfer it if they no longer wish to use the membership. Until they do so, the owner of the membership is responsible for the payment of the annual dues. Due date is April 1<sup>st</sup>.

Members can utilize several of the free on-line methods of advertising their membership for sale such as:

- Craig's List
- NextdoorHiddenbrook.com
- HerndonPatch.com

Members may also utilize community forms of advertisement such as:

- bulletin boards such as you might see in Panera Bread or local grocery stores
- talk to neighbors and friends to see if they know of anyone looking for a membership
- contact new families who may have recently purchased a home in the neighborhood and ask if they're interested.

**Remember, the swim and tennis club is open to anyone to join and is not restricted to Hiddenbrook HOA members only.**

Members may also convey their swim and tennis membership with the sale of their home subject to the following restrictions:

- The new owner must be made aware that there are separate dues which they will be responsible for if they accept the membership.
- The transfer paperwork must be completed at or before for the sale of the home and, the transfer papers must be immediately submitted to the club in order for the transfer to be validated.
- If the paperwork is not submitted, the membership will remain in the original owners name and as such, they will still be responsible for the dues payment.

Although the club is not responsible for selling or assisting members in selling their memberships, we will provide contact information for any current members who wish to sell their membership. **This exchange of information will only occur if the club has sold all of its memberships.** This information will not be prioritized in any particular order, and potential buyers may call one or all the contacts on the list. In order for a member to be added to the list, their dues must be paid in full for the season. Enclosed in the annual bill there will be an additional check box to notify the club that you are interested being added to the list. This should be returned with the annual dues payment so that you can be added to the list.

*(How to Sell Your Pool Membership – Continued)*

Lastly, the seller sets the price for the membership. The membership prices are based upon supply and demand and as such, members may be able to get more for the membership than they originally paid for it or, they may have to sell it for less than they paid for it. The price to purchase a membership through the club is set by the Hiddenbrook Board of Directors and may change from year to year.



## **Don't Let Your Pipes Freeze!**

(from the Fairfax County Emergency Preparedness January 2019 Newsletter)

Water has a unique property in that it expands as it freezes. This expansion puts tremendous pressure on whatever is containing it, including metal or plastic pipes. No matter the strength of a container, expanding water can cause pipes to break. Pipes that freeze most frequently are pipes that are exposed to severe cold, in unheated areas, and pipes that run against exterior walls.

### How to Prevent Frozen Pipes:

1. Keep garage doors closed.
2. Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing.
3. When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe - even at a trickle - helps prevent pipes from freezing.
4. Keep the thermostat set to the same temperature both during the day and at night. Set to a temperature no lower than 55° F.

For more tips, visit [www.redcross.org/get-help/howto-prepare-for-emergencies/types-of-emergencies/winter-storm/frozen-pipes.html](http://www.redcross.org/get-help/howto-prepare-for-emergencies/types-of-emergencies/winter-storm/frozen-pipes.html)

## Hiddenbrook Board of Directors

(Meetings are held on the 3<sup>rd</sup> Tuesday of every month at 7:30 p.m. in the clubhouse)

President	Joan Koss	joanekoss@outlook.com
Vice President	Chaz Holland	chazholland2@verizon.net
Secretary	Paige Dyer	paige_dyer@icloud.com
Treasurer	Pam Spencer	pspencer11@cox.net
Director at Large	Kristin Leveto	kjleveto@gmail.com

## Hiddenbrook Committee Chairs

ARC	Jason Wenrich	<a href="mailto:stringcheeseiphish@yahoo.com">stringcheeseiphish@yahoo.com</a>
Clubhouse	Pam Spencer	<a href="mailto:Pspencer11@cox.net">Pspencer11@cox.net</a>
Communications	Kristin Leveto	<a href="mailto:Kjleveto@gmail.com">Kjleveto@gmail.com</a>
Finance	Craig Graby	<a href="mailto:Craig@graby.net">Craig@graby.net</a>
Neighborhood Watch	VACANT	
Pool	Marcel van Vierssen	<a href="mailto:hbmarcelv@gmail.com">hbmarcelv@gmail.com</a>
Activities	VACANT	
Swim Team	Matt Pickworth	<a href="mailto:hiddenbrookswimteam@gmail.com">hiddenbrookswimteam@gmail.com</a>
Tennis	Charles Roswell	<a href="mailto:Roswells@icloud.com">Roswells@icloud.com</a>

If you are interested in joining any of the Hiddenbrook committees, please fill out the 'Committee Interest Form' from the documents page of the [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org) website and send it in to our property manager, Lisa Cornaire at [Hiddenbrook\\_Homes@hotmail.com](mailto:Hiddenbrook_Homes@hotmail.com)

If you are interested in receiving a printed copy of our monthly newsletter, please email your request to [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com).

# CLUBHOUSE CALENDAR

February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
		Clubhouse Rental				Clubhouse Rental
17	18	19	20	21	22	23
		7 pm Board Meeting				
24	25	26	27	28		

Are you interested in helping the community? We could use a **volunteer to compile this monthly newsletter**. (Any needed training can be provided.) Email Joan Koss at [joanekoss@outlook.com](mailto:joanekoss@outlook.com) for more details.