



SPRING 2016 NEWSLETTER

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Annual/Special Meeting

Thank you for those who attended the Annual HOA meeting held November 17th 2015. There were 13 members or approximately 3% of the membership in attendance who provided opinions on the business at hand and demonstrated concerns for their community.

The meeting included a special vote of the membership. This was an attempt to clarify aspects of the Declaration document. The Board appreciated the members who submitted their vote on the proposal. With almost 50% of the membership voting, the results were 144 in favor and 59 against. 305 votes in favor (which represents 75% of the membership) were needed for the measure to pass. There were not enough votes for the measure to pass, nor fail. The majority of the votes, however, were in favor of the measure – by more than a 2:1 ratio.

The Board does not believe that it fulfills its fiduciary duties to the owners and the intent of the Covenants by failing to maintain these features, which were constructed by prior Boards, and which the Board believes enhance

the value and desirability of the homes in the community. As the Board communicated in the mailing with the annual dues, after consulting with its attorney the Board, it believes it has the authority under the Declarations to continue maintaining these features. It is our intent to continue to use Association funds to maintain the entrance features and to enter into easement agreements with the owners of those six lots to do so.

The Board encourages the membership to get involved by supporting or leading an initiative that you believe will benefit all. One person, one action makes a difference. Become a Board member, be a neighborhood watch representative, join the covenant enforcement committee, or just assist your neighbor in keeping their property in good shape.

Budget

A lower annual dues fee was set at \$35 due to having not spent funds related to maintaining the corner lots. The budget is available by request through contacting Spectrum Property Management (Lisa@SpectrumPropertyMGT.com) or 703-307-2965.

Don't Forget

Annual HOA dues are due on April 15th. Please make your check out to Crestbrook Homes.

COMMUNITY YARD SALE

June 18th – join your neighbors!



2016 Initiatives

Entrance retaining walls & signs ownership

The Board has always believed that association owned the entrance signs and landscaping features because they were purchased using association funds and were installed with the intent to be of benefit and enjoyment to the community. The board will pursue easement agreements with the six lot owners in order to enter upon their lots to occasionally perform the maintenance of these features.

Communications

A new Yahoo Group was set up called 'CBFORUM' was established. The purpose of the group is to enable residents of the Crestbrook Homes Association to formally communicate with each other and with the Board of Directors regarding any matter concerning the Association. To date 50 members have joined.

This group is restricted to owners and residents (including renters) of the Crestbrook Homes Association. The Board encourages you to join, please follow these steps:

1. Establish a YAHOO email account
2. Go to "Groups"
3. Search for CBFORUM
4. Click the purple "Join Group" button
5. Enter your name and Crestbrook address for verification
6. Once information is verified, you'll be granted access to the group

Selling Your Home?

Don't forget that you're required by Virginia law to provide the buyers with a resale disclosure packet. To avoid delays, it's best to order the packet when you have a contract. See the 'Documents' section of the www.Crestbrook.org website for the printable form and additional instructions.

Spring Property Inspections

The semiannual community inspection will be taking place on April 30th, 2016. Please take a moment to review the condition of the exterior of your property and make any repairs or clean-up necessary.

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:

Lisa Cornaire, AMS
Office 703-307-2965
Lisa@SpectrumPropertyMGT.com

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
PO Box 222
Sterling, VA 20167