



## SPRING 2015 NEWSLETTER

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### It's that time of year again

Spring covenants reviews will be performed the weekend of April 11th. The winter can take a toll on exterior fixtures. Take a moment to review your home and property. Some common items noted each year are:

- Dirty siding
- Trash/recycle in view of street
- Faded/peeling paint
- Broken/missing fence components
- Christmas/holiday décor still up

This year you will be sent a letter with a photo to make it easier to identify and understand the request.

### The fence that makes you wince

Do you own a fence along Dranesville Road? Well if your property backs up to Dranesville road then the answer is Yes. Please take some time, inspect the fence, re-attach loose or missing slates and if necessary reinforce or

reset those leaning support posts. As mentioned above, this will be a topic of close inspection in April.

### The street under your feet

Did you know that all of the streets within Crestbrook are maintained and regulated by Fairfax County and the State of Virginia? This means that the County and State are responsible for things like snow removal, maintenance and parking enforcement on these streets. If you have a concern/complaint, you can contact the following entities:

#### Department of Code Compliance

703-324-1300 (For issues with parking of inoperable, unlicensed, commercial vehicles or trailers) There are some exceptions to the parking rules, for more information please visit [www.fairfaxcounty.gov/code/vehicles/](http://www.fairfaxcounty.gov/code/vehicles/)

**VDOT: 1-800-FOR-ROAD (367-7623)** (For issues with signs, road maintenance, sidewalks, curbs, dead animal removal) More information on VDOT responsibilities can be found by visiting, [www.fairfaxcounty.gov/dpwes/utilities/road\\_maint.htm](http://www.fairfaxcounty.gov/dpwes/utilities/road_maint.htm)

You can also report an issue with a sidewalk or walkway online by visiting, [www.fairfaxcounty.gov/dpwes/utilities/walkrpt\\_frm.htm](http://www.fairfaxcounty.gov/dpwes/utilities/walkrpt_frm.htm)

**Dominion Virginia Power 1-866-DOM-HELP (366-4357)** (For street light outages or pole repairs) More information can be found by visiting, [www.fairfaxcounty.gov/dpwes/construction/streetlights/light\\_out.htm](http://www.fairfaxcounty.gov/dpwes/construction/streetlights/light_out.htm)

## **Your Vote Needed!**

Do you like the Association's corner entrances at Butterchurn, Shallow Ford, and Powells Tavern? Do you think they give our community an identity, a welcoming appearance, and overall add value to our community and hence to our properties? If so, the Board urges you to vote in favor of amending the declarations. The full explanation behind the need for the declaration change, and the actual changes are given below, but in a nutshell, voting yes will enable the Board to correct a legal issue of ownership and access, thus allowing the planting, mulching and upkeep to resume. Please reference the hard copy correspondence sent to you in February or the Crestbrook.org website for more details. The HOA needs 75% of the membership to vote "In Favor" of the following amendment:

Article VII of the Declaration of Covenants of Crestbrook Homes Association shall be amended to add the following new Section, following Article VII, Section 6.

**Section 7. Acquisition of Easements for Entrance Features.**

a. *The Board of Directors shall have the authority to acquire easements upon Lots for the purpose of construction and maintaining such entrance features, including signs and landscaping, as the Board of Directors, in its judgment, shall deem to benefit of the community and to enhance the preservation of the values of lots and homes.*

b. *The Board of Directors shall have the further authority to pay the owners of the Lots who grant those easements to the Association a reasonable sum, not to exceed more than the current annual assessment, for those easements.*

c. *The Board of Directors shall have the further authority to confirm and ratify, on behalf of the Association, actions of prior Boards of Directors in acquiring easements and constructing Association entrance features on Lots.*

d. *The cost of maintenance, repair, refurbishments and improvement of entrance features, including landscaping, may be funded by regular assessments if sufficient amounts are available to fund said costs, or the*

*Association may, but shall not be required to, propose a special assessment in accordance with Article V, Section 4 of the Declaration, to fund those costs.*

Time has been set aside at every board meeting for homeowner Q&A on this topic. You should anticipate that board members and possibly other Crestbrook members will solicit your proxy vote via e-mail, web announcements, phone calls and door to door visits. This is a good opportunity to talk to your neighbors and take an active part in the business of your HOA. You can also vote in-person at the annual meeting scheduled for 8pm on November 10, 2015. You and your vote matter!



## **Don't Forget!**

Annual HOA dues are due on March 15<sup>th</sup>. Please make your check out to Crestbrook Homes.

## **Crestbrook.org is not a bore**

Take a look at the new and improved [www.crestbrook.org](http://www.crestbrook.org) and see what you can find. Take the challenge and find your house floorplan within three clicks. The website also includes things like: the most recent meeting minutes, copies of previous newsletters, ARC review application and the governing documents. All of these documents are available to download and print. If you've visited the site before, please make sure you clear your cookies and browser history so you are directed to the correct servers.



## Water Line Replacement

The best deal going is paying Dominion Energy \$5.00 per month to insure the water line that runs from the street to your home. With our 30 plus year old homes, it's more likely a question of when rather than if there will be a leak, and the average cost to replace the pipe is around \$3,500. Check it out at: [www.dominionenergy.com/en/home-protection/water-line](http://www.dominionenergy.com/en/home-protection/water-line)



## 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 put your house on the market and not when you have a contract. See the 'Documents' section of the [www.Crestbrook.org](http://www.Crestbrook.org) website for the printable form and additional instructions.

## 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, the Board meets at 7pm on the second Tuesday of every month in the clubhouse of the Hiddenbrook HOA, 1508A Sadlers Wells Drive, Herndon.

## Communications

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### For outgoing news distribution:

[Crestbrooknews@gmail.com](mailto:Crestbrooknews@gmail.com)

### For Crestbrook socialization:

[www.nextdoor.com/join](http://www.nextdoor.com/join)  
(use code "EWHGGT")

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