



## FALL 2015 NEWSLETTER

### Contents:

'Crestbrook Declaration Amendment Vote'

'Dranesville Guard Rail Initiative'

'Covenant Enforcement Opportunity Fall Inspection'

'Commercial Vehicles'

'COX Cable Presentation/Offer'

'Annual Meeting'

'Vote'

Your Crestbrook Homes Association Fall newsletter will focus on you making a difference in this community. It is your home, your castle, your investment; why not be a part of making improvements?

### **Make a difference and vote for a Crestbrook HOA declaration change**

In order for your HOA board to expend funds and maintain the corner entrances an amendment is required to the Crestbrook By-Laws / Declarations. Please reference the hard copy correspondence sent to you 29 June 2015 for 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.

Anticipate board members and possibly other Crestbrook members to solicit your proxy vote via e-mail, web announcements, phone calls and door to door visits. This 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 7pm on 10 November 2015. You and your vote matters so make a difference.

Thank you.

## **Make a difference by supporting a Dranesville Guard Rail Initiative**

During the September monthly Board meeting, two residents who live along Dranesville Road discussed their frustrations of at least two prior instances of cars crashing into their back fence. They desired the Board's support in approaching the Virginia Department of Transportation (VDOT) and requesting the installation of a guard rail along Dranesville Road. The Board believes that this would have a negligible impact on community aesthetics and would help provide protection for those homeowners whose residences back along Dranesville Road. The Board is soliciting feedback and volunteer assistance in this effort. If you would like to help, please contact us at [Crestbrook@crestbrook.org](mailto:Crestbrook@crestbrook.org). Attached to this document is some additional information from the homeowners impacted by this matter.

## **Cable Discounts now available for Crestbrook homeowners**

At the September board meeting, two COX Cable representatives presented the following offers to the residents of Crestbrook. Note that these are available to *existing customers*. Feel free to check it out and see if this will make a difference.

COX Advanced TV with Contour DVR, High Speed Internet and Digital Telephone – TV + INTERNET +TELEPHONE Bundle:

- Over 220 Channels, 170 in HD
- HBO, Cinemax, STARZ and SHOWTIME
- Record 2 DVR service (up to 6 DVR service, with whole home TV network )
- Up to 100Mbps Premier Internet
- Stay connect with access to over 400,000 Wi-Fi hotspot – With Contour intuitive App puts your favorite shows right at your finger tip at home and on the go.
- Unlimited local and nationwide long distance calls and TV Caller ID
- Wireless Cable Modem
- Free Professional installation

Offer @ \$99.99 per mo for 36 months with 2 years agreement. Soon \$109.99

COX Starter TV and High Speed Internet TV + INTERNET +TELEPHONE Bundle:

- Over 50 Channels, 17 in HD
- HBO, HBO On Demand, HBO GO, STARZ with STARZ PLAY and STARZ On Demand , ENCORE
- 1 x TV Receiver
- Up to 50Mbps Preferred Internet
- Stay connect with access to over 400,000 Wi-Fi hotspot
- Free Professional installation

Offer @ \$64.99 per mo for 12 months  
Limited time offer

Offer price is exclusive of tax.

Call your COX Neighborhood Representative for further information and immediate service  
Abdul Ajose: 703-861-1796  
[Abdulkabir.Ajose@cox.com](mailto:Abdulkabir.Ajose@cox.com)

## **Make a difference and pass the fall Covenant Enforcement inspection**

Isn't it exciting to know the Covenant Enforcement committee is providing you some motivation to clean up those shrubs, put the trash cans away and clean that siding before winter? The Fall Community Inspection is planned for 24 October. Feel free to join them and assist others by pinpointing items that violate our covenants. Please spend some time cleaning up your property and make a difference in our community's appearance.

## **Make a difference and report parked Commercial Vehicles**

Commercial vehicles are not allowed to be stored/parked in residential areas. This action is in violation of Fairfax County Ordinance 82-5-7

*"It is illegal to park any commercial vehicle, trailer, or semi-trailer on or adjacent to roads in residentially zoned areas, except one taxicab or limousine per dwelling unit if registered and licensed in the Commonwealth."*

Source:

[http://www.fairfaxcounty.gov/fcdot/parking\\_restrictions.htm](http://www.fairfaxcounty.gov/fcdot/parking_restrictions.htm)

If you see a commercial vehicle parked on our neighborhood call the Fairfax County Police non-emergency number (703-691-2131) with the location, license plate number, color and general description (box truck, van with ladders etc). Make the call and make a difference.

### **Make a difference and attend the annual Crestbrook Homes Association meeting**

Who: You!

What: Annual meeting to update homeowners of this year's activities

When: 7PM, 10 November 2015

Where: Hiddenbrook Clubhouse, 1508A Sadlers Wells Dr, Herndon, VA

Why: To fulfill the following agenda.

- Approve minutes
- Review four Committee Reports
- Summarize 2015 Board Activities
- Nominate two new board members
- Present the Financial report
- Cover new business, vote on the Declaration Amendment

There is no question – if you attend the meeting, you can make a difference. The HOA Board will be strengthened by an informed community. The best way for this to occur is for you to attend the Annual Meeting. Please come out and express your opinions in any opportunities presented to you. Truly get out and vote to make a difference.



## **Board of Directors**

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

## **COMMUNICATIONS**

### **Spectrum Property Management:**

Lisa Cornaire, AMS

Office 703-307-2965

[Lisa@SpectrumPropertyMGT.com](mailto:Lisa@SpectrumPropertyMGT.com)

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

[Crestbrook@Crestbrook.org](mailto:Crestbrook@Crestbrook.org)

### **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")

### **Mailing Address**

Crestbrook HOA  
PO Box 222  
Sterling, VA  
20167

## CRESTBROOK HOMEOWNERS: YOUR HELP IS NEEDED

Since Dranesville Road was widened several years ago traffic has dramatically increased and so has the average speed of that traffic. Those of us that live along Shallow Ford Road and Rock Chapel Road – backing up to Dranesville Road - know this all too well. We hear the cars approaching this area at high rates of speed with their engines racing in both directions. This can be heard all hours of the day or night.

The Virginia Department of Transportation (VDOT) will not make corrections or enhancements to this area to prevent the amount of vehicle accidents that have intruded into the backyards of houses that line Dranesville Road. These accidents have resulted in two known fatalities. One of the victims wasn't found for at least 6 hours *after* the police were alerted of an accident. This particular accident damaged three separate properties, traveling completely through two backyards before hitting a house – that fortunately was unoccupied at the time. The driver was impaired at the time of the accident.

There have been at least eight accidents that have caused property damage to fences, sheds, and trees/bushes. Flying debris from one accident caused pieces of the homeowner's fence to break a window in their house while the occupants were home.

Just a couple of months ago, another car, driven by an impaired driver, damaged two fence lines and the trees the owners put up to protect their properties. This accident also destroyed a shed and its contents in one of those yards. Less than 30 days after that accident, another impaired driver damaged yet another section of fence from the previous accident before fleeing. This driver was arrested based on information taken from his vehicles license plate that was imbedded into the fence from the accident.

Several letters and emails have been exchange with VDOT regarding this serious safety hazard. VDOT's latest response to this problem was that they will install "safety counter-measures... and pavement markings (puppy racks)." They have installed four orange stacks at the corner of Powells Tavern Place on Dranesville Road and will paint the roadway. VDOT also suggested Fairfax County Police Department should be made aware. FCPD has been made aware in the past by homeowners. (See VDOT's full response is below.)

We are unclear as to how marking the road and placing stacks will calm an already impaired driver and/or the constant flow of speeders. What is desperately needed is a permanent safety measure in the form of a guardrail which may prevent these out of control vehicles from impacting private property and endangering the residents therein. It is unreasonable for VDOT to imply that a guardrail will present 'an unwarranted fixed-object hazard, making is less safe for motorists.' These are the very motorists that are causing property damage, fatal accidents, and the potential to harm anyone simply standing in their own backyard.

***Your support is needed to make VDOT aware that this is a community problem and not just an issue for individual homeowners. Lives could be lost if a car enters a backyard occupied by kids playing or homeowners simply enjoying their outdoor space.***

**Support the installation of guardrails along Dranesville Road between Powells Tavern Place and Route 604 by contacting:**

- Dranesville District Supervisor, John W. Foust at 703.356.0551 or dranesville@fairfaxcounty.gov
- VDOT Northern Virginia District Engineer, Helen L. Cuervo, P.E. at helen.cuervo@vdot.virginia.gov

Excerpt from VDOT:

*As mentioned in our earlier email, guardrail is utilized to protect motorists from fixed-object hazards that are of a greater nature than the guardrail itself. These include hazards such as bodies of water, bridge piers, and steep slopes that do not allow a motorist the opportunity to recover and re-enter the roadway. In addition to shielding motorists from a greater hazard, site-specific conditions are analyzed, as small variances from site to site influence the engineering of a particular rail system. In order to perform correctly, the rail portion of the device has to deflect away from the roadway in order to absorb energy and redirect an errant vehicle back on to the roadway. Standard guardrail generally requires a minimum of four (4) feet of deflection to perform correctly.*

*Accordingly, when we reviewed the location adjacent to your property, we determined that site conditions were incompatible for the use of guardrail. Placement of a rail system in front of the sidewalk would not only introduce an unwarranted fixed-object hazard, making it less safe for motorists, but if struck would deflect at least four (4) feet, or more, into the path of the sidewalk. Given these circumstances, I hope that this information provides more clarity concerning our review.*