

AMBERLEA NEWS

Amberlea at South Riding Newsletter

Autumn 2016

HOA DUES GOING UP IN 2017

Based on the reserve study completed in September, the economy, and unanticipated expenses, the Board of Directors can no longer make adjustments to the budget without negatively impacting the HOA's financial health. The reserve study recommended in order to maintain the health of our community reserve, HOA dues should be \$242/month, this is a \$26 increase. While it is appreciated the burden such an increase can have, forgoing an increase would place an even greater burden on homeowners if a special assessment of up to \$3000 per unit must be levied.

HOA dues are increasing \$9.00 per month, from \$216.00 to \$225.00 per month. This increase will be effective 1 JANUARY 2017.

If you have automatic payments, please ensure adjustments are made prior to the new year to prevent late fees.

WINTERIZING

As it begins to get colder, if you have not done so already, please take the time to winterize your home. If your home is not properly winterized, you are at risk of serious home repairs.



Properly winterizing will help prevent your hose bibs from freezing, pipes from bursting, potential flooding and other unnecessary expenses for which you would be responsible.

Compliance inspections will begin after 24 November 2016.

To winterize: Shut off the main water valves (front and rear) located in the furnace area, remove all exterior hoses from the hose bibs, open the exterior hose bibs, once drained, return to the main shut off in the furnace area and open the bleeder valves. If your hose bib has a black plastic O-ring, it must be pulled upward to release trapped water.

These steps will prevent your hose bib from freezing and bursting. If you have any questions, please contact FirstService Residential at 703.385.1133.

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PARKING REGULATIONS

Prevent yourself and your guests from any inconveniences and unnecessary expenses this holiday season and take the extra time to ensure that your vehicle is not in violation.

Parking spaces are limited within the Amberlea community and with the holidays just around the corner, friends and family visiting will put the limited parking we do have in even greater demand. Each resident should be respectful of the other residents and guests and park within their garages and driveways (your designated parking spots). Regulatory Resolution R2015-2 requires units to utilize at least one of their two (2) designated parking spots (1 car garage) before using a common element parking. If you have four (4) designated parking spots (2 car garage) two spots must be utilized before using common element parking.

The most common towing violations are vehicles parked in no parking zones (typically marked by yellow curbs) or parked obstructing traffic (parking in alleys or not having both passenger side wheels within 2 feet of the curb) or parked facing traffic (passenger wheels must be adjacent to the curb). Vehicles in violation will be tagged for towing and/or towed as appropriate at owner's expense.

Most other parking violations will receive a warning before towing is implemented, but a warning is not required. Driveways are limited common element, within public view and vehicles in violation of parking regulations can be towed from them. Take the extra time to ensure that you and your guests are parking within the regulations to avoid unnecessary costs and the inconvenience of being towed or receiving a violation. Road Runner Towing Services has been granted permission to patrol our community for these violations and others.

HORSEPLAY

It has been brought to the attention of FirstService Residential children are jumping from deck to deck. This is a serious safety issue, that requires the attention of their parents. Also, please remind your children the air conditioning units, electrical boxes and drainage grates are not to be played on or near for their own safety.

LANDSCAPING

All trees have recently been trimmed. If you think a tree was missed around your unit, please contact Management. We also have two more leaf removals scheduled for this year. The next one should be performed just before Thanksgiving (weather pending) and our last one in December.

IT TAKES A VILLAGE

The Board of Directors and FirstService Residential work hard to keep the community in good repair. However, they can't be around all the time. Sometimes they may miss something that needs repair/replacement or may not be aware of an incident.

If you have an issue that you would like to bring to the attention of the Board, contact FirstService Residential at 703--385-1133.

Pumpkin Spice Latte

Ingredients

2 tablespoons canned pumpkin
1/2 teaspoon pumpkin pie spice, plus more to garnish
Freshly ground black pepper
2 tablespoons sugar
2 tablespoons pure vanilla extract
2 cups whole milk
1 to 2 shots espresso, about 1/4 cup
1/4 cup heavy cream, whipped until firm peaks form

Instructions

In a small saucepan over medium heat, cook the pumpkin with the pumpkin pie spice and a generous helping of black pepper for 2 minutes or until it's hot and smells cooked. Stir constantly. Add the sugar and stir until the mixture looks like a bubbly thick syrup. Whisk in the milk and vanilla extract. Warm gently over medium heat, watching carefully to make sure it doesn't boil over. Carefully process the milk mixture with a hand blender or in a traditional blender until frothy and blended.

Make the espresso or coffee and divide between two mugs and add the frothed milk. Top with whipped cream and a sprinkle of pumpkin pie spice, cinnamon, or nutmeg if desired.

**The next HOA
meeting will be held
Wednesday,
11 January 2017
6:30pm at the
South Riding
Center located at
42420 Unicorn Drive**

SNOW REMOVAL

For those of you who lived in the Amberlea last winter, you experienced not only one of our worst winters but very unsatisfactory removal of the snow. This was caused by not only an unacceptable lack of contract fulfillment but also in part by snow piled into the alleys and streets. Piling snow into the roadways severely impedes the plowing process. Please, DO NOT shovel snow from driveways, sidewalks and decks into the roadways.

Please shake snow from bushes and shrubs so that the weight of the snow does not cause damage to the landscaping. The replacement costs of damaged shrubs will be the responsibility of the homeowner for neglecting to properly care for the shrubs and bushes.

Please also remember to remove snow from the decks to prevent strain and structural damage. By doing so, it will also help to minimize leaks into units.

**The Amberlea at
South Riding Board of
Directors wishes you
and your family a
happy and safe
holiday season.**

RENTAL UNITS



Per the By-Laws only 15% of the total units may be allowed to be used as rentals if approved by the Board. By-Law 5.8(a)(6): "The Board of Directors shall determine whether a unit may be leased, and no unit owner shall lease a unit without the prior written consent of the Board of Directors." If you are renting your unit or plan to rent out your unit, you must make a written request to the Board of the Directors and submit a copy of the lease. Leasing prior to acquiring approval now requires a processing fee of \$50.00. The fee does not ensure approval but is to offset the costs incurred. Background and credit checks are also now required of all tenants. Please review Resolution R2016-1 for the new leasing policy. Please make all requests at least one month prior to the date you would like to rent or before a current lease is up. All requests should be sent to crystal.gray@fsresidential.com.

FIDO FAUX PAWS

To all of the responsible pet owners, THANK YOU for cleaning up after your pets. Have you considered not all people share your love for dogs? You live in a community with different types of people and being a good neighbor to them means picking up after your canine friend. Winter seems to be the worst time of the year for pet waste violations. Even in the cold, you must pick up your pet's waste immediately. For your convenience, there are pet stations located throughout the community for pet waste disposal. Failure to pick up your pet's waste every time is not only inconsiderate of your neighbors and disconcerting to the landscapers, it is also a Class IV misdemeanor and a violation of our governing documents. If you see a resident not pick up after their pet, report it to Animal Control at 703-777-0406 or management at 703--385-1133.



PREVENT THEFT

This time of year, theft from unlocked cars and open garages increases. Remember to lock your vehicle and remove or conceal any high-dollar items to greatly reduce your chances of becoming a victim. Satellite radios, cell phones and digital cameras are some of the most common items thieves look for. Your unlocked car can also give entrance to your garage and home if you keep your remote garage door opener in plain sight. Please remember to keep your car doors, garage and inside door locked to avoid the possibility of theft.

NEW SITE ADMINISTRATOR

Lynn Lee is the new Site Administrator. You can contact her at 703.385.1133.

CONNECTING WITH OUR COMMUNITY

Join our community on-line!

The Amberlea at South Riding website provides a variety of tools to enable resident's access to the information about our community.

From this website, you can easily access HOA meeting minutes, our Rules & Regulations and By-Laws, and forms, such as ARC Modifications. If you haven't already opened an account, we encourage you to do so at <http://dcmetro.fsrconnect.com/residentwelcome> and follow the on-screen prompts for Register Without a Code by entering your e-mail address.



Contacts

FirstService Residential 703-385-1133

AAA 703-818-8222

Animal Control 703-777-0406

Sheriff's Office 703-777-1021

South Riding Town Hall 703-327-4390
townhall@southriding.net

Road Runner Towing 703-450-7555

Board of Directors
ASRBoard@gmail.com

Amberlea website
[http://dcmetro.fsrconnect.com/
amberleaatsouthriding](http://dcmetro.fsrconnect.com/amberleaatsouthriding)

PLACE
STAMP
HERE