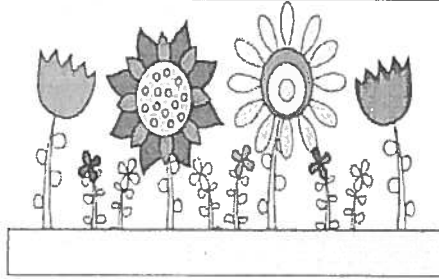


AMBERLEA NEWS

Amberlea at South Riding Newsletter

Spring 2017



RESOLUTION MODIFICATIONS

Per the By-Laws, this newsletter serves as official Association notice of Resolution changes. Several of the Association's resolutions have been amended and will be effective May 1, 2017. All resolutions are posted on the Amberlea website.

In an effort to keep dues as low as possible, most of the amendment changes were made to hold homeowners more accountable for costs association to expenses related to one individual rather than make the community as a whole pay for these expenses. All the amended charges are to cover the costs the Association pays to send out notices and handle the related administration.

While the Association is able to special assess units for expenses that relate to only their unit, language has been amended to make this policy. Some of the amendments are as follows:

- ◆ **Resolution 06-01 Complaint Procedures** – only change was to update Management's information
- ◆ **Resolution R2015-1 Rule Violations** – the main change was informing owners that if the Association sends out a Notice of Hearing Opportunity or a Hearing Opportunity, then an assessment of \$50 will be charged to cover the Associations related expenses.
- ◆ **Resolution R2015-2 Parking Regulations** – the main change was correcting language to ensure that BOTH right side tires are within 2' of the curb to prevent a vehicle from sticking out into traffic. Violation of this will result in towing at the owner's expense. The Associations towing company will add this to their parking enforcement 1 May 2017.
- ◆ **Resolution R2015-3 Exterior Maintenance and Modifications** – the main changes have revised some options for exterior lights, door hardware, and doorbells and have specified the exact amounts of assessments for modifications started or completed before having approval from the Board, dumping of hazardous materials and bulk items left curbside outside of normal trash collection periods.
- ◆ **Resolution R2015-4 Leasing Policy** – the main change will subject an owner to a \$50 fee for leasing before having approval from the Board. If you lease or plan to lease your unit then you should review this Resolution to prevent any inconveniences.

In This Issue

- Resolution Mods
- New Board Members
- Annual Meeting
- Pristine Community
- Kids at Play
- New Contractors
- Monthly Assessments
- Protect Your Property
- Architectural Changes
- Trash
- Spring Cleaning
- Summer Fun

NEW BOARD MEMBERS

A special meeting was held to provide residents the opportunity to become a Board member. Prospects were interviewed on 8 March 2017, prior to the regular Board Meeting.

Richard D'Amico and Amanda Curran were appointed to the Board as Directors.

HLS DOING GREAT

With our new landscaping company, snow removal for Stella was a success. The look of community landscaping has greatly improved as well and will continue to do so as we thaw out. There will be some spring plant replacements as necessary throughout the community. The landscapers will be fertilizing and prepping the grass areas for summer. Please be on the look out for signage showing areas treated.

KIDS WILL BE KIDS

Management has been receiving complaints from residents about children in the community. Jumping from deck to deck is extremely dangerous. Also, remind your children that the air conditioning units, electrical boxes and drainage grates are not to be played on or near for their own safety. Please respect others and their property in the community. Stay off of other resident's property. Be cautious of moving vehicles. Ensure your kids are supervised while playing. These are serious safety issues which require the attention of their parents. Parents, please take a moment to sit down and discuss with your children about the dangers and consequences their actions can cause.

OUR BEAUTIFUL COMMUNITY

Over the past few years, residents and the Board have noticed the overall look to the community has suffered due to careless contractors. The Board has taken actions to correct this by replacing the majority of the communities contractors. While the community has already see improvement, the overall goal is to have the Amberlea at South Riding looking new again within the next three (3) years.

If you see something that needs repair or replacement, tell the Board and Management so it can be addressed. If there is trash around the community, take a moment to pick it up. Pet owners, clean up immediately and every time after your pet. Doing these small things will help prevent the Board from further considering hiring a full time maintenance staff to clean up the community, which would affect our budget.

Make sure to properly water the landscaping around your unit. It is required after all. If you see landscaping that needs attention or replacement, let us know. Management has been out taking note of concrete that is in dire need of replacement as well. If you notice any concrete in need of repair, make sure Management or the Board are aware of them. If you have an issue that you would like to bring to the attention of the Board, contact FirstService Residential at 703-385-1133.

All of this will help meet that goal but to help get to that goal, the Board has voted to replace the exterior lights on homes. Replacements will mostly occur in conjunction with the painting schedule, which is a three (3) year rotation.

A community is not just its appearance, it's the people who reside within it. If you don't already, get to know your neighbors. Say hi, ask them how they are doing. Don't just go straight into your house without even a what's up nod. Let's make Amberlea the best community in Loudoun.

**The next HOA meeting
will be Wednesday,
10 May 2017, 6:30pm at
the South Riding
Center located at 42420
Unicorn Drive.**

**This will be the 2017
Annual Meeting.
All residents are
encouraged to attend.**

**Please don't forget to submit
your proxy vote!**

TRASH COLLECTION

Please ensure when trash is placed curbside, it is in a tied plastic bag then placed IN trash cans. If we are experiencing high winds, please be sure to secure the cans, so they do not blow trash throughout the community.

All recyclables are to be placed into the recycling (blue) trash can. Cardboard boxes MUST BE broken down before putting curbside and secured by either string or put into the recycle container.

Trash and Recycling may not be placed curbside earlier than 5:00 pm the day before pickup and must be removed from curbside by sundown the day of pickup.

Trash Collection Days:
Mondays - trash and yard
debris collection
Thursdays - trash and recycling
collection

To arrange for pick up for a large item, please call 703-818-8222 to give them prior notice. Certain items may be subject to a pickup fee.

If you need a replacement can
please email
southriding@republicservices.com

Help keep our community clean
and looking its best by picking up
trash lying around your home and
parking areas.

SPRING CLEANING

There are few rites of spring more satisfying than the annual clean. For many people, however, the pleasure comes only after the work is finished. Your spring cleaning may never become effortless, but you can make the project more manageable - and even enjoyable.



◆ AC UNIT

- * Spray the fins of the AC unit using moderate water pressure from a hose nozzle. Direct the spray from the inside out
- * Clean your outdoor unit on a day that's at least 60 degrees F, the minimum temperature at which you can test your air conditioner to ensure it's working
- * Change the furnace filter at least once every month for air conditioning and every 4 to 6 weeks during heating season
- * Don't forget to set your dampers to 'Summer' to ensure the best distribution of cool air throughout your home

◆ GRILLS

- * As the Amberlea is zoned as condominiums, grills should be at least 15' from the unit. The Fire Marshall can issue fines to those in violation.
- * Check for propane leaks and brittle hoses when replacing the tank and on a regular basis.
- * Clean inside of grill by wiping down grates, and burners. Remove burnt gunk from bottom of grill.
- * Change grease collection tray on a regular schedule

◆ LAUNDRY AREA

- * The vent on a clothes dryer can become clogged with lint over time, causing the dryer to dry less efficiently and resulting in dangerous house fires. To clean your dryer vent, remove the outside cover on the vent, and use a special lint brush with an extendable handle to clean the inside of the pipe

◆ OUTDOOR AREA

- * Spray and scrub driveways, siding and walkways. Then spray clean with a high pressure hose
- * Treat mildew spots with a solution of 1-part oxygen bleach to 3-parts water using a deck brush
- * Wash outdoor furniture. Most materials, including aluminum, plastic, wood, and wicker, can handle a solution of mild dishwashing liquid and water and a soft-bristle brush
- * Patching a screen. Tiny tears in nylon or fiberglass screens can be mended with a few drops of instant adhesive; small splits in metal screens can be fixed with epoxy. Larger rips, however require slightly more attention.

Double car garage units have vinyl decks called Duradek. These decks require special care when cleaning. Ideally, Duradek vinyl cleaner should be used, it is available from an authorized Duradek contractor or directly from Duradek. Follow the directions on the label. While all cleaning products are not always available in every market, the best option is to use a cleaning product that states it is safe for use on vinyl. Choose a gentle cleaner and always follow the manufacturers recommendations for use.

Here are a few popular examples:

- Vinyl Deck Cleaner (available from Duradek)
- Simple Green • Dawn dish washing liquid (diluted)
- Tide Detergent (diluted)
- Cascade Powdered Dish Detergent (diluted)

Use warm water and a stiff broom, scrubbing in a circular motion to loosen the dirt. Spray with a garden hose (under pressure) to wash away the loose dirt. Flush thoroughly with clean water.

Note: It is very important to remove all residue from cleaners used on your deck. While the cleaner itself may be gentle, when the sun 'bakes' the chemicals into the surface, your deck can experience discoloration. While Duradek is manufactured with UV and mold inhibitors, in some rare cases mold growth can be a frustrating issue with a little more work required to clean. If you are experiencing mold on your Duradek, Clorox® recommends using their "Outdoor Bleach" product diluted at 1-part Outdoor Bleach to 6-parts water, as per their recommendations for cleaning vinyl surfaces. Apply early or late in the day when the membrane surface is cool to the touch. Apply solution with a garden sprayer and allow to sit on the surface for a minimum of 10 minutes. Re-apply the solution to areas that begin to dry during this period. Use a soft bristle brush on a pole to scrub the membrane surface. Small remaining spots can be cleaned using a firmer bristle brush. Then rinse the entire area thoroughly with a garden hose.

BASKETBALL HOOPS

Why are basketball hoops not allowed in the Amberlea? Basketball hoops are not allowed within the community for the safety of residents and the liability to homeowners personal property. There are many basketball courts throughout South Riding that provide a much safer experience. If you need help finding a court, visit Southriding.net and click on Amenities.

EXTERIOR CHANGES? DON'T FORGET TO OBTAIN APPROVAL FIRST!

The Amberlea is a Condominium Homeowners Association and our governing documents require that the Association approve all proposed architectural changes before any work is started [By-Law 5.7]. The exterior walls and everything beyond is considered "common elements". The importance of this requirement cannot be overstated when you consider the reason for such a restriction. Membership in a community association requires compliance with pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of each home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values.

Getting the Board to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! To make a request for any modifications to your property, go to the Amberlea website <http://dcmetro.fsrconnect.com/amberleaatsouthriding>. A link can also be found on the SouthRiding.net website. Once you log in to the site, click "My Community", "Forms and Documents", "Association Documents". The "Architectural Modification Form" is located on the last page. Fill out the request form completely, including signatures from your neighbors, and mail it to the address at the top of the form, or you can email it to arc.dcmetro@fsresidential.com or fax it to 703-591-5785. Attach any photos that are applicable to your request as well. Some of the more common modification requests include screen doors, hardware changes, and plant material. If you're not sure if you need to fill out a modification request form, please feel free to contact FirstService Residential.

SUMMER FUN

South Riding has a large variety of summer activities in the community — Concerts, Movie Nights, Pool Parties, the Triathlon and more. There are many fun and exciting activities for adults and kids. Be sure to read the monthly South Riding magazine and visit the website for dates and times of events.

APRIL and MAY ARE GREAT MONTHS TO ...

Start planning for your summer vacation. Check out the Sunday travel section of the newspaper. Send for brochures of far away places with strange sounding names. Maybe you're willing to save up for an extra special vacation next year, and make this the year you visit interesting places—a Loudoun County winery, a brewery or maybe the D.C. Cherry Blossoms.

It's time to start thinking about what you're going to plant in your balcony containers. Will it be vegetables, flowers or herbs this year?

ASPARAGUS and GOAT CHEESE OMELET for TWO

INGREDIENTS

1/2 pound asparagus, cut into 3 inch pieces (about 2 cups)
2 teaspoons butter, divided
Kosher salt and freshly ground black pepper
5 eggs, beaten
2 ounces goat cheese, crumbled
1 tablespoon finely chopped chives (optional)

DIRECTIONS

Melt 1 tablespoon of butter in the skillet over medium high heat. Add asparagus and toss to coat with butter, add 2 tablespoons water and cover. Let steam until asparagus are cooked to desired doneness, about 4 minutes. Season to taste with salt and pepper, remove from pan and reserve.

Add remaining butter to pan and place back over medium high heat. When butter has melted pour in beaten eggs. Using a rubber spatula gently loosen the edges of the egg as they set, tilting pan to allow liquid egg to run underneath.

Once the eggs in center have just begun to set sprinkle crumbled goat cheese down center of omelet, then place asparagus over goat cheese and season eggs with salt and pepper.

Cover pan with tight fitting lid, remove from heat, and allow residual heat to continue cooking eggs until almost completely set with just a thin layer of liquid egg on top (about 1 minute)

Fold sides of the omelet into the center to cover the filling. Gently slide onto a plate and sprinkle with chives. Serve immediately.

PROTECT YOUR HOME WHILE YOUR AWAY

While you're away from home, make sure your personal property doesn't end up in the hands of a burglar. Protecting your home can be as easy as making it look occupied while you're gone. Here are some simple measures you can take that can pay off in security and peace of mind: Have someone you trust pick up mail and newspapers every day. Leave a radio on. It signals to a burglar that someone's home. Also, turn the volume adjustment on your telephone bell down so a prowler will be less likely to hear the ringing of an unanswered call. Use automatic light timers. Set them to turn lights on and off in different rooms at different times. If you plan to be gone for just a few days, park a car in the driveway or ask a neighbor to park a car there. This not only gives the impression you're home but also stops burglars from backing up a van and loading your possessions.

MONTHLY ASSESSMENTS: DON'T GET BEHIND — IT COSTS MORE!

We all know that if we run out of money before all of our bills are paid each month it ends up costing us more money in the long run with late-fees and interest accumulating. It's easy to understand how important it is to have enough money available each month to meet our financial obligations. However, when deciding which bills to "juggle" and which to pay remember that your monthly association dues are just as important as your mortgage payment.

The Association must also meet financial obligations and in order to do so, it depends upon the timely receipt of your monthly association dues. When our community's budget is approved by the Board, it assumes two things: the amount of income must equal the amount of expenses, and, that each homeowner will pay their association dues in a timely manner. If one or the other fails to happen, the association has a cash flow problem and it usually results in costing all homeowners more money. If you let your assessment become delinquent, in order to bring your account current, you will have to pay more than the original monthly association dues amount. Late fees, interest charges and, if applicable, various administrative and legal fees must also be paid. The bottom line: Don't juggle your monthly assessment payment. Pay on time and avoid paying more (and possibly losing more!) in the long run.

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.



2017 BOARD MEETINGS

8 May 2017
12 July 2017
13 September 2017
8 November 2017

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/
amberleatsouthriding](http://dcmetro.fsrconnect.com/amberleatsouthriding)

PLACE
STAMP
HERE