

AMBERLEA NEWS

Amberlea at South Riding Newsletter

Summer 2016

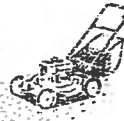
DON'T FORGET TO WATER

June is here — time for all residents to be watering the landscaping adjacent to their homes. The best way to water your plants is in the evening hours when the sun is starting to set or early in the morning, before the heat of day. Water for 15-30 minutes so the soil is completely saturated. Per By-Law 5.5(b)(1), each unit owner/resident is responsible for irrigating trees, shrubs and lawn areas serving their unit. In the event the Association is required to replace any dead or dying trees, shrubs or lawn area as a result of an owner's failure to provide adequate irrigation, etc, the Association may charge the unit owner for the replacement of such items. Please refer to R2015-3 for all landscaping related details. PLEASE NOTE: REMOVAL OF ANY LANDSCAPING WITHOUT PRIOR WRITTEN APPROVAL IS NOT ALLOWED.



NEW LANDSCAPE COMPANY

Due to the lack of care of our community over the past twelve months, and the snow removal debacle of January 2016, the Board has taken steps to remove Clippers Professional Landscape Services as the Association's landscape company. The new company is Heritage Landscape Services. You may see HLS in the community prior to that date; they are getting acclimated to the scope of work that needs to be completed so they hit the ground running when the contract starts 1 July.



NEW ASSOCIATION ATTORNEYS

The Board has replaced the Association attorneys, Chadwick Washington Moriarty Elmore & Bunn with Rees & Broome. The Board is optimistic the new attorneys will proactively address any legal issues and provide the appropriate guidance to ensure the best interests of the community are protected.

NEW SITE ADMINISTRATOR

Suzan Rodano is the new Site Administrator. With her help and expertise, we expect to bring our community back up to its proper condition. You can contact her at 703.385.1133.

IN THIS ISSUE

- New Landscape Company
- Basketball Hoops
- New Attorneys
- Landscape Maintenance
- Summer Fun Tips
- Pets
- New Residents
- Community Gym
- South Riding Community Events
- Protect Your Home
- Firework Safety
- Pest Control
- Recycling Can Upgrade
- Towing

The next HOA meeting will be Wednesday, July 13, 2016, 6:30pm at the South Riding Center located at 42420 Unicorn Drive.

TOWING ENFORCEMENT

Please take note that Road Runner actively patrols the community and has been given permission to tow any vehicle found in violation of parking regulations. 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 passenger side wheels within 2 feet of the curb) or parked facing traffic (passenger wheels must be adjacent to the curb). 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. Revoking a units amenity rights may also include being allowed to park on common element (street) parking. Your designated parking spots (garage and driveway) are the only allowed parking spots you may utilize if your amenity rights have been revoked. 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. Refer to R2015-2 for all the details on parking regulations.

NEW RESIDENTS

The Commonwealth of Virginia requires all new residents to register their vehicles with the DMV within 30 days of establishing residency. If you are an active-duty Armed Forces member who is



stationed in Virginia, you and your spouse, as well as eligible dependent children, can drive with valid licenses from out of state or from your home country. If you are the sole owner of your vehicle, you can drive it with valid out-of-state plates. If your vehicle is co-owned, all owners must be active duty military

personnel, or else you must register the vehicle in Virginia. Loudoun County Department of Taxation requires residents to display a Loudoun County decal within 60 days after moving into the county. The Treasurer will issue a Loudoun County decal free of charge if you present a paid receipt issued by your previous Virginia locality and it is for the same year as the current decals being offered by Loudoun County. For active duty military members, if your vehicle is titled solely to you, or jointly with a military spouse residing in Loudoun County because of military orders, it will qualify for exemption from local personal property taxation under the Servicemembers Civil Relief Act. Please provide proper documentation to management to prevent any inconveniences.

EXERCISE

Exercise is part of life for some and South Riding provides it's residents with many trails to go for a jog, walk or bike ride. We even have fitness trails. Others may have gym memberships but for some, they may not want the added expense or want to deal with warm temperatures. South Riding has a 24 hour gym available for it's residents. You can contact South Riding Town Hall at 703.327.4390 for all the details and a key fob.



MODIFICATIONS

"Doesn't the HOA have anything better to do than harass me for a missing window screen, or my trash can left curbside?" Violations are sent out to help ensure the high quality of living within our community which in turn helps maintain and preserve our property values.

Please remember that exterior modifications require **prior** written approval from the Board. R2015-3 notes most modifications and which ones do not require approval, if a modification is not listed, a request is required.

Remember, communication is key. Ignoring notices sent from management will only cause more heartache on yourself.

FIREWORK SAFETY

With summer just around the corner, it means that soon the night sky will light up with the bursting of beautiful lights.

Star Spangled South Riding is just one of our local events in which fireworks are a part. If you plan to join in the celebration, the Board would like to remind everyone to please be safe.



Follow all local laws regarding fireworks and do not light any fireworks on your deck or closer than 20 feet from

any structure.

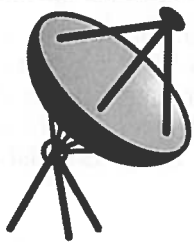
RECYCLING CONTAINER UPGRADE



AAA has discontinued the 18 gallon unlidded container and the 35 gallon lidded container with a larger, more sturdy 65 gallon lidded container. The Amberlea was not part of the swap out, however, we do have the option to receive a larger container. Some have already been seen around the community. What do you need to do to receive the new container? Email southriding@republicservices.com

and they will schedule the switch free of charge.

CABLE AND DISH INSTALLATIONS



Are you having cable, FIOS or a satellite hooked up? Amberlea is a condominium association and as such, the outside is common element. Satellite dishes are not to be installed on the roof of any unit. Any satellite installed on a roof will be immediately removed at the owners expense. The proper mounting locations are on the balcony or in the front landscaped area. Permission to install a satellite is required prior to installation. Please send in an Architectural Modification request for written approval. R2013-1 is the guiding resolution for all satellite installations.

Cable providers need to access the utility closets in order to complete cable installations. Please contact management at 703.385.1133 to schedule access to the utility closet **prior** to your cable contractor arriving. Gaining access without permission is trespassing and will be prosecuted to the full extent allowed by law.

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. Turn the volume on your landline 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. Park a car in your driveway or parking space. If you plan to be gone for just a few days, park your second car in the driveway or space, or ask a neighbor to park a car there. This stops burglars from backing up a van and loading your possessions.

LEMON BARS

Lemon Cake Ingredients:

16 ounces angel food cake mix
1 (22-ounce) can lemon pie filling
1 cup finely shredded coconut

Bottom Lemon Cake:

In mixing bowl, combine cake mix, pie filling, and coconut.

Stir until thoroughly mixed (do not add any liquid).

Spread this mixture in a 10 by 15-inch baking pan.

Bake for 30 minutes in a preheated 350 degree oven.

Cool.

Creamy Frosting Ingredients:

8 ounces cream cheese, softened
1/2 cup butter, softened
2 1/2 cups powdered sugar
1 teaspoon vanilla
Lemon zest, for garnish

Top Creamy Frosting:

Combine all ingredients until blended well.

Frost the Bottom Lemon Cake.

Garnish with sprinkles of lemon zest and cut into 1 1/2 by 2 1/2 inch bars.

Cover and refrigerate overnight for best flavor.

Yield: 10 to 12 servings

If you have a recipe you would like to share with the community, please email it to ASRBOARD@gmail.com

DEHYDRATION AND HEAT REPLATED ILLNESSES

- Keeping well hydrated is very important.
- Children (and adults) must remember to drink. Do not wait until a child says they are thirsty before offering fluids. At this point, they are already dehydrated, so be sure to provide plenty of fluids before going outside, while out in the heat and afterwards.
- Playing in the hot summer sun means lots of fluid losses, so avoid strenuous activity during peak sun hours (10 am- 6 pm). Look for shade and take lots of breaks.
- Seek medical attention immediately for any signs of heat-related illness.

HELMET SAFETY

- An appropriate helmet must be worn whenever a child is "on wheels." This means bicycles, scooters, skates, rollerblades, skateboards and more!
- The helmet must fit properly.
- Helmets can be life saving and can protect a child from serious injury.
- Be sure the right type of helmet is being used.
- Moms and dads should wear helmets as well to set a good example for the young ones.

TIPS FOR SUMMER FUN

Sun Protection

You all know how important sunscreen is, but did you know that it expires? A good rule of thumb is to use the sunscreen in the same season that you bought it, then toss it.



Avoid sun exposure during peak sun hours (10 AM – 6 PM).

- Wear protective clothing and a wide brimmed hat and sunglasses (with 99-100% UV protection).
- Sunscreen is a must (on sunny and cloudy days)! Look for products with UVA and UVB protection and an SPF of at least 15
- Sunscreen should be applied liberally 30 minutes before going out in the sun, and reapplied every two hours or sooner if swimming, sweating or toweling off.

First Aid

Summer fun can bring accidents. No matter how careful we are with our children, accidents will happen. When one happens, taking care of it quickly is vital. Having a First Aid kit handy can relieve the pain and worry for both the parent and the child. You can either purchase a kit and add things or make your own. Here is a list of items recommended to have on hand:

- Small scissors
- Gauze pads
- Hydrocortisone cream
- Adhesive bandages, various sizes
- Tote bag or small box/ one for the car & one for the house.
- First aid manual, read it before you need it.
- Syrup of Ipecac to counteract certain poisons
- Disposable, instant-activating ice bags, used to minimize swelling
- Over the counter antihistamine, for minor allergic reactions
- Acetaminophen for pain, fever, sprains & strains
- Tweezers
- Adhesive tape
- Antiseptic cream

Tape important phone numbers on the lid, Poison Control, your doctor, etc. You may also want to keep a copy of your health insurance information in the box. Learning CPR and the Heimlich maneuver may save a life. Hopefully, you'll never need it, but if you do you'll be ready.

Tick Bites

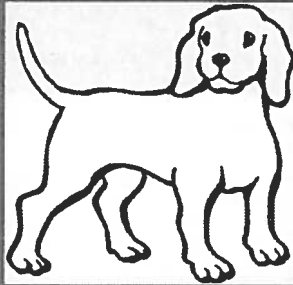
Ticks are responsible for a variety of illnesses including Lyme disease and Rocky Mountain Spotted Fever. These diseases can be very serious. Learn ways to protect your family. Some suggestions include:

- Protective clothing (long sleeves, long pants, tucking pants into socks)
- Tick/bug repellent
- Insect repellent for pets
- Staying in the center of paths, keeping away from overgrown areas and not sitting directly on the ground
- Performing tick checks on all family members every day
- Being aware of signs/symptoms of tick-related illnesses
- Call the doctor with any concerns and questions

FIDO FAUX PAWS

Dog Owners!

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. 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. Please do your



part and pick up after your pet and ensure that other residents do the same. Anonymous reports may be made to Animal Control at 703.777.0406 and Management 703.385.1133.

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. Repairs or replacements may be missed. There may be incidents that we need to be made aware of. If you have an issue that you would like to bring to the attention of the Board, please contact FirstService Residential at 703-385-1133 or e-mail the Board at ASRBoard@gmail.com. All information is kept confidential.

PEST CONTROL

How to Control Ants:

These tips will be especially helpful this season because the ant populations are bigger this year. The spring rains have softened up the soil and generally provided a more favorable living environment for pests. The nicer the environment, the bigger the families they have!

Your Home

- Clean trash containers and trash areas
- Use tight fitting trash lids
- Repair dripping hose connections
- Dispose of uneaten pet food daily
- Keep counters and floors free from food crumbs

Mosquitos:

With Zika now in our region, it is important to ensure there is no standing water near your unit. There are several products on the market you can use to prevent the attraction of mosquitos. You can plant marigolds and other flowers in containers that repel mosquitos. With a little preventative care, you can minimize the chances of mosquito bites.

Spider Infestations:

Many residents are seeing spider infestations around their units. There are products on the market you can use that will kill them. Be sure to read the directions prior to use to ensure the product you choose is safe for children, pets and plants. Also, be kind and make your neighbors aware prior to any spraying.

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 Amenities.

2016 HOA MEETINGS

The Board meets the second Wednesday of July, September and November



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 access HOA meeting minutes, our governing documents, and forms, such as the ARC Modification request. If you haven't already opened an account, we encourage you to do so at <http://dcmetro.fsrconnect.com/amberleaatsouthriding> and follow the on-screen prompts for "Register without a Code" by entering your e-mail address.



SOUTH RIDING COMMUNITY EVENTS

South Riding has many events this summer — Concerts, Movie Nights, Pool Parties, the Triathlon and more. There are many fun and exciting activities for adults and kids. Check out www.southriding.net for a full listing of events and details.



KIDS AT PLAY!

With all the warm sunny days that Spring and Summer bring us, our children tend to take full use of these enjoyable days and head outside to play.

We just want to remind you to 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.

We all know that the kids just want to be outside having fun, but talk with them and make sure they are having fun in a non-destructive, appropriate way with respect to others selves and property.

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>