

# AMBERLEA NEWS

Amberlea at South Riding Newsletter

Winter 2016

## WINTER HOLIDAYS ARE OVER

The Board hopes everyone had a joyous and wonderful holiday season. All winter holidays are now past, so it's time to put away the lights and decorations until next year. Inspections will begin on January 21, 2016.

## HOA DUES

The monthly Association dues have remained the same for 2016. The Board is very hopeful that with accountability by all parties, the community will be back to its immaculate condition without going over budget. Please do your part by keeping the areas around your unit cleaned up and looking good to help ensure the pristine condition that led us all to our home purchases and give us the best community possible.



## GYM USE

One of the most common New Year's resolutions by Americans is to lose weight. Don't let the frigid temperatures prevent you from getting the exercise you want. Did you know there is a gym available to South Riding residents? All residents can use this gym 24 hours a day. The gym facility includes 6 cardio training machines, 2 treadmills, 2 stationary bikes and 2 elliptical trainers. If you would like to use the facility, contact Town Hall at 703-327-4390.



## RESIDENT CONCERNS

Sometimes some residents may feel timid bringing questions or concerns to the attention of the Board members or may feel their voice goes unheard and turn to other sources to release their frustrations. The Board members are aware of every complaint that makes its way to the South Riding Community Facebook page and in most cases have personally contacted the individuals to see what they as parents, residents, and/or Board members can do to help. The Board members take great pride in our community and really do go above and beyond to help ensure we have the best community possible. The Board members want the residents to know that they can contact them anytime, for anything. The South Riding Community Facebook page seems to be a great source of information, but please don't be hesitant to voice your concerns directly to the Board as well. The Board does want to hear from you and do want to help. You can email the Board of Directors at [ASRBoard@gmail.com](mailto:ASRBoard@gmail.com).

**The next HOA meeting will be Wednesday, March 9, 2016, 6:30pm at the South Riding Center located at 42420 Unicorn Drive.**

## In This Issue

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- Cable/Dish Install
- Towing
- Basketball Hoops
- Registering Vehicles
- Ballots
- Your Community
- Pets
- Flooding
- Violations

## **TOWING ENFORCEMENT**



Road Runner has been given permission to patrol the community and tow any vehicle found in violation of any 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 over 2 feet away from 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 unit's amenity rights may also include being allowed to park on common element (street) parking. Losing these rights is due to remaining in violation of the governing rules and regulations. 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 your parking is within regulation and avoid the unnecessary costs and inconveniences of being towed or receiving a violation.

## **VEHICLE REGISTRATION**



At the recent Board meeting, resident vehicle registration was discussed. Parking within the community is one of the top complaints from residents. With many residents in violation of the governing documents by not utilizing their designated spaces and having multiple vehicles parked on the street, requiring the registration of vehicles seems to be a reasonable route to ensure compliance by all residents. Road Runner, the community towing company, has offered to provide parking passes at no cost. There are a few items that require further research to ensure the initiative would work with minimal inconvenience or mistaken towing of resident vehicles. The ultimate goal is to ensure all residents are complying with the governing documents and to provide a more welcoming and accessible community for our guests. The discussion has been tabled until the next Board meeting. We encourage residents to attend the next Board meeting to take part in the discussion and provide feedback.

## **SEE SOMETHING, SAY SOMETHING**



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](mailto:ASRBoard@gmail.com). All information is kept confidential.

## **VIOLATIONS**

"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.

Communication is key. If you have concerns, questions, or just need a little extra time or clarification, contact us to help get the violation resolved before you end up with additional consequences. Ignoring notices sent from FSR will only cause more heartache on yourself.

## **INSTALLING CABLE**

Are you having cable, FIOS or a satellite hooked up?

The contractor will need access to the utility closets in order to complete your installation. Make sure you call management 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. Call 703-385-1133 to setup access to the utility closet prior to the arrival of your contractor to avoid any delays of your installation. Please note, no satellite may be installed on the roof. Any satellite installed on a roof will be immediately removed at the owners expense.

## 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.

## 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](http://Southriding.net) and click on Amenities.

## SNOW REMOVAL

We have been lucky so far this winter, with warm temperatures and no snow; but things are changing. We will soon have snow now that the cold weather is upon us. Snow plowing will be initiated automatically once accumulation reaches 2" and will continue throughout the duration of the storm. Plowing will conclude 12 hours from the end of the winter storm. Plowing will be completed on all paved, unobstructed driving lanes, parking areas, and sidewalks. Removing all items from your front stoop is very helpful for the snow removers. Please consider removing these items.

## FLOODING



With freezing temperatures, comes the chance of pipes freezing and bursting, causing thousands of dollars of damage to your unit and adjoining units. If you have not already done so, properly winterize your unit ASAP to help prevent this costly damage from occurring. All units were to have been winterized by November 1, 2015. If you are aware of a vacant unit, please contact management ASAP and make sure they are aware of the vacancy. We want to ensure that all units are properly winterized to prevent costly inconveniences.

## PET ISSUES, STILL A PROBLEM

It has been in almost every newsletter, brought up in countless Board meetings, and there have been many complaints received by management, the picking up of pet waste is still THE biggest issue in the Amberlea. The Board recently discussed requiring the registration of all pets in the community. Registration of pets will require each pet owner to pay a minimal registration fee and provide DNA of the pet through a quick and painless mouth swab. A contractor would be used to perform a DNA analysis on pet waste not picked up throughout the community. Pet waste, when found on the property would be sent to the contracted lab which would determine the pet responsible and subsequently the resident who did not clean up after their pet. The cost of the analysis would be recouped from the pet owners in violation. There were mixed feelings in the initial discussion by attendee residents and Board members but if implemented, it is believed that residents would enjoy a cleaner community without any unnecessary costs to their wallet. This proposal was tabled for further discussion at the next Board meeting. We encourage residents to join in on the discussion.



## WE NEED YOUR VOTE

The Board is working to change the language of some of the By-Laws. We need your vote. To make changes to the By-Laws requires 2/3 approval by the homeowner's. Ballots are included with the newsletter. Please complete the Amendment Ballot and email it to [ASRBoard@gmail.com](mailto:ASRBoard@gmail.com), or you can mail it to FirstService Residential. Please note the ballot requires the signatures of all grantees on the deed. If you have already voted, thank you; you need not vote again.

## CONTACTS

**FirstService Residential, DC Metro**, 703-385-1133; don.giacomo@fsresidential.com or Crystal.Gray@fsresidential.com

**AAA** – 703-818-8222

**Animal Control** – 703-777-0406

**Sheriff's Office** – 703-777-1021

**Town Hall** – 703-327-4390; townhall@southriding.net

**Toll Brothers Warranty** – 703-327-1692; cbolinger@tollbrothersinc.com

**Road Runner Towing** – 703-450-7555

**Board of Directors** – ASRBoard@gmail.com

**Amberlea website** – <http://dcmetro.fsrconnect.com/amberleatsouthriding>

PLACE  
STAMP  
HERE