

# South Riding Proprietary

## Mission:

The mission of the South Riding Proprietary is to promote the health, safety, welfare and interests of all residents, preserving property values, enhancing the aesthetic beauty and fostering a spirit of community for all members.

## Vision

Our vision is for South Riding to be the most desired place to live and raise a family in Northern Virginia, recognized for its: Natural beauty, Outstanding events, Financial soundness, Reasonable assessments, Effective communications, Respect for cultural diversity, Community spirit.



# Governance

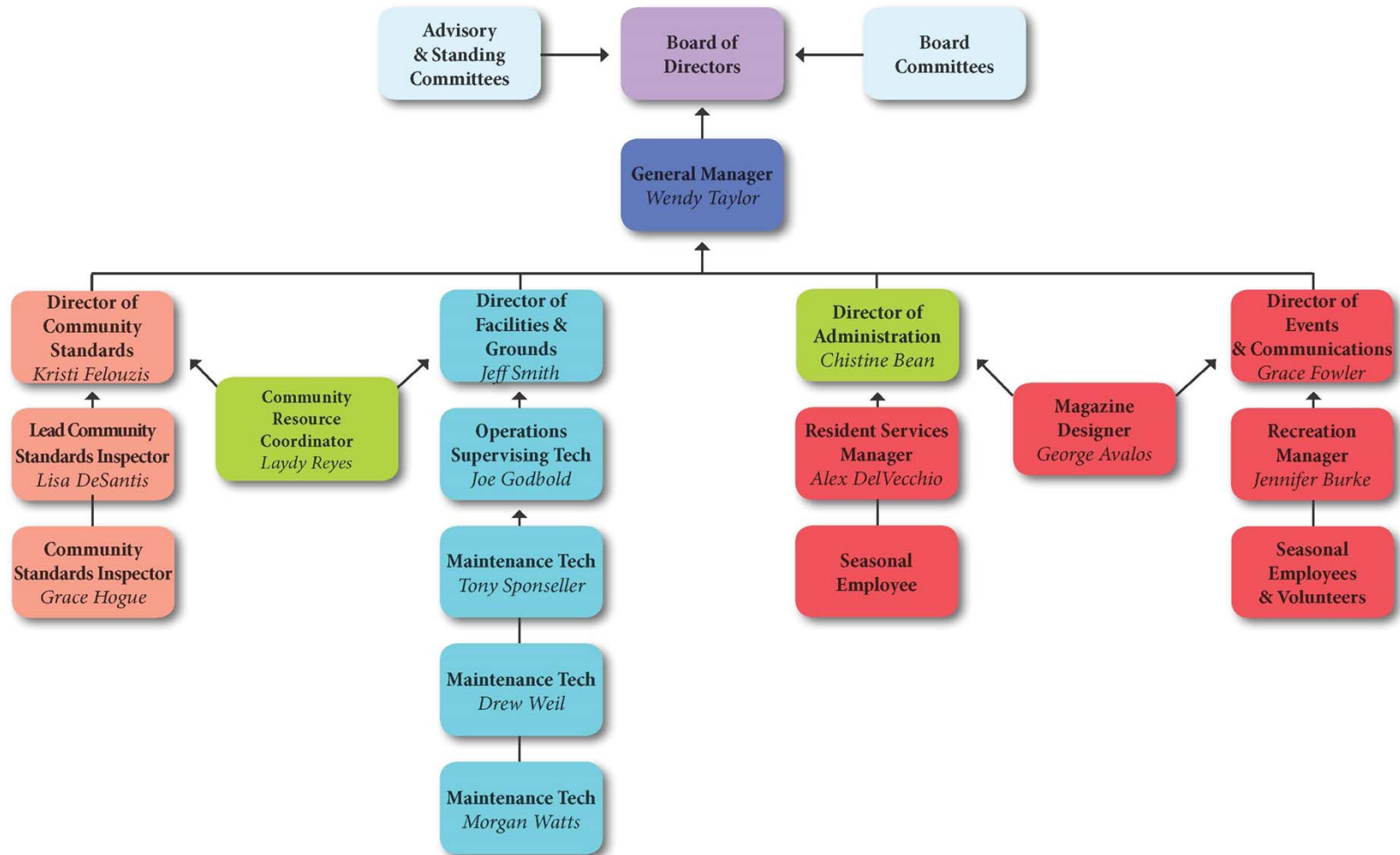
- 7 Member Elected Board of Directors (election for 3 seats in progress)
- Toll Brothers still holds up to two seats on Board
- Homeowners elect the Board, one vote per household
- Officers are elected amongst the Board members themselves
- Monthly Board meeting on the 1<sup>st</sup> Thursday of the month at 7 PM at SRC unless otherwise noted on website calendar.



# Election

- Introduction of Board Members
- Introduction of Candidates
  - Estee LaClare
  - Karen MacDowell
  - Gary Smith
  - Gabriel Willis
- Introduction of Delegate Bell







# South Riding Financial Information

- Operating Budget of \$ 7,088,039
- Annual Income from Assessments: \$6,341,239
- Other Income: \$696,800
- Reserve Fund: \$7,549,146
- Reserve Annual Contribution: \$1,092,000
- Capital Fund: \$3,324,924



# Assessments

- Common Expense: \$ 2,840,869 (paid by all)
- Townhomes: \$1,019,140
- Multi-Family: \$33,202 (apartments)
- Single Family: \$883,330
- Common Drive: \$190,568
- Recreation: \$1,205,122
- Commercial: \$51,579
- Amberlea and Town Center Trash: \$117,425





# Financial Management Company

- SFMC

- Payments are sent to a lockbox. No payments are taken at Town Hall
- Account Representative
  - Shelby Collamer Office 703.392.6006 Ext 218
  - Email [scollamer@sfmtcinc.com](mailto:scollamer@sfmtcinc.com)



# Volunteer Opportunities

- Budget and Finance
- Recreation and Grounds
- Web and Tech
- Community Standards
- Neighborhood Watch
- Open Space Planning Working Group
- Events



# Open Space Projects





# Town Hall Bandstand



4/10/14, 4/11/14, 4/14/14, 4/17/14



# BIKE TRAILS

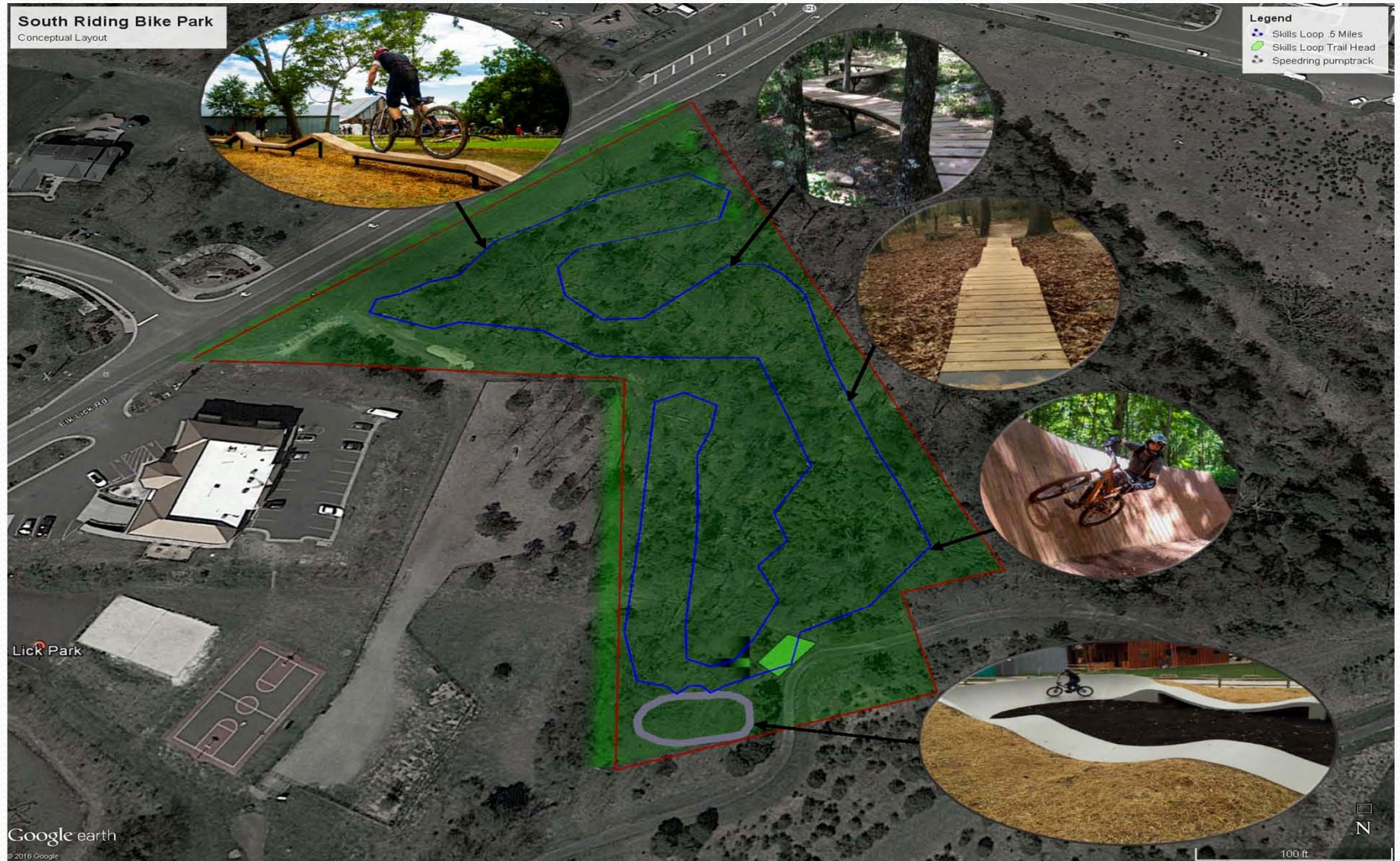
## DESIGN.BUILD.RIDE

Progressive Trail Design offers design/build services for any type of soft-surface trail conceivable. We offer everything from hand-built singletrack to machine-built crushed stone hiking trails. Trail features range from artistic stone work to timber framed bridges. Our primary goal is to present our clients with an unparalleled user experience and the security in knowing the job is done right.



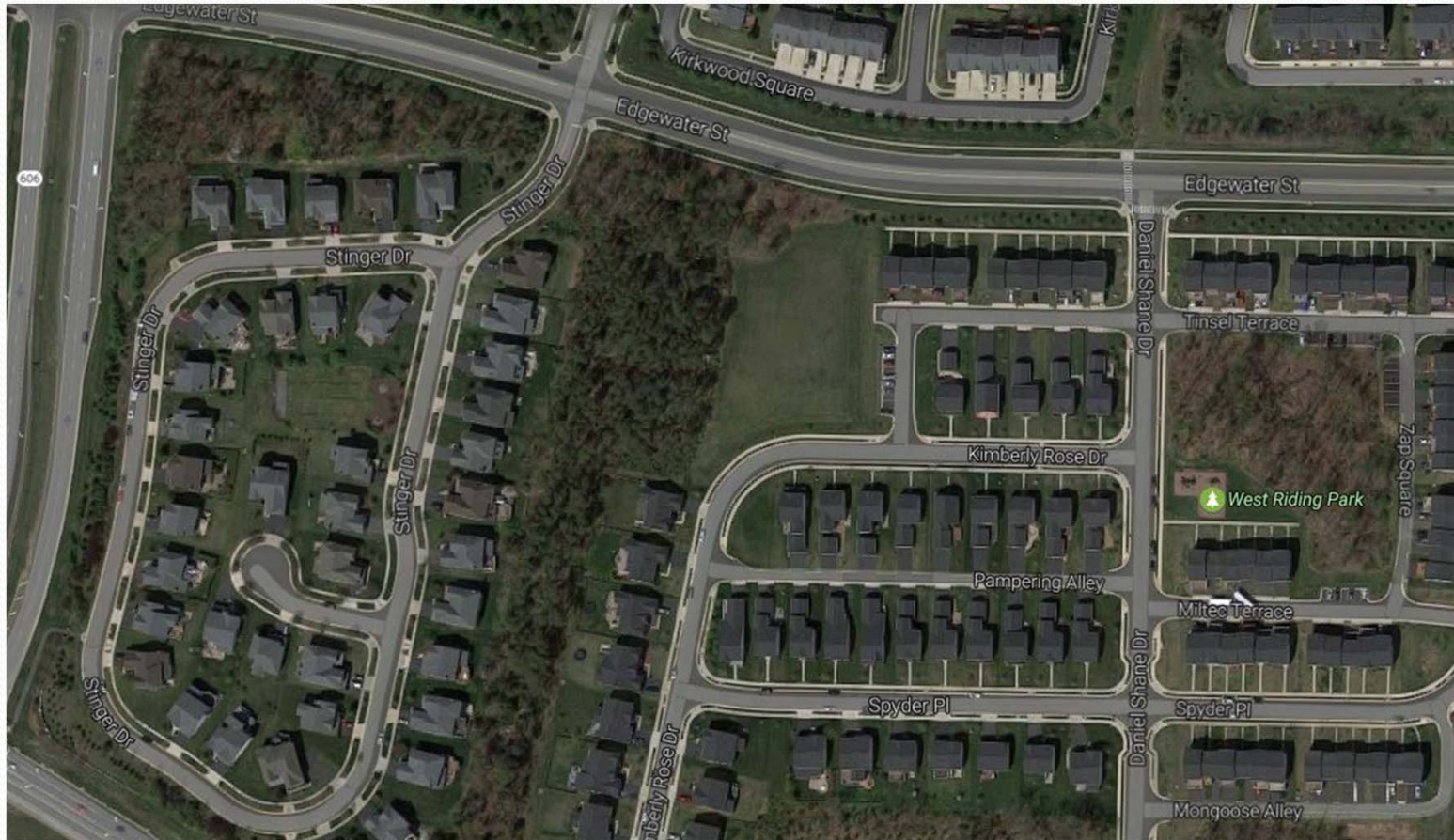


# Bike Trail





# Edgewater Park



A survey will be sent to the community regarding possible amenities for this location: Stage, Park, Athletic Field, Leave as is or other.

# Operations Department Functions

- What does the Operations staff do?
  - Contracting/overseeing work that requires a 3<sup>rd</sup> party vendor
  - Performs various repairs and projects in house saving time and money.
- What responsibilities are performed by contractors?
  - Grounds Maintenance (flowers, mowing, irrigation) \*CLS
  - Waste/recycling removal
  - Water quality management of the ponds
- What responsibilities are performed by Operations Staff?
  - Repairing and replacing street and common area signage
  - Tree removal
  - Opening and closing of pools each season
  - Responding to resident concerns regarding common area issues
  - Snow removal SRP streets
  - Cluster mailbox housing repairs
  - Maintain additional common areas that are not covered in the grounds maintenance contract



# Operations Department





# Who Should I Contact for Operations?

Residents can contact Staff ([townhall@southriding.net](mailto:townhall@southriding.net) or 703-327-4390) for any SRP related inquiry. However, if you would like a direct contact for your specific concern:

- VDOT streets contact VDOT for items such as:

- Potholes/ Snow removal
- Clogged storm water drains/ Traffic lights
- Animal, tree and debris removal from roadway

Report a VDOT problem via phone (800) 367-7623 or via email visit <http://www.virginiadot.org/travel/citizen.asp>

- For street light issues contact NOVEC (703) 335-0500 and provide the pole number located near the bottom of the pole.
- Concerns with SRP common area or SRP streets such as:
  - Landscaping/ Trees/ Community signs and Facilities/Snow removal

Contact Staff ([townhall@southriding.net](mailto:townhall@southriding.net) or 703-327-4390)

# 2017 Events





NATIONAL  
**night  
out**  
*America's Night Out Against Crime*



Jingle  
Dash 



  
SOUTH RIDING  
TRIATHLON

Halloween   
Spooktacular



D  G  
*swim*



  
CORNHOLE  
TOURNAMENT

Ping Pong  
Tournament  


KIDS  
COMEDY SHOW 



# Volunteer

links online for each event





# Ways to Stay informed about SR News & Events

- [www.southeriding.net](http://www.southeriding.net)



- Subscribe to Emails



- South Riding Magazine



- “Like” us on Facebook





# Register on southriding.net

## User Profile

This area is where you can manage your website account and update your email information, create a new password or change your mailing list preferences. If you experience any difficulty with this page, please email [webcmte@southriding.net](mailto:webcmte@southriding.net).

First Name: \*

Last Name: \*

Email Address: \*

House Number:

Unit Number:

Street Name:

City:

State:

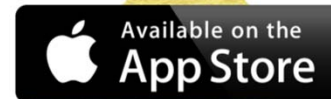
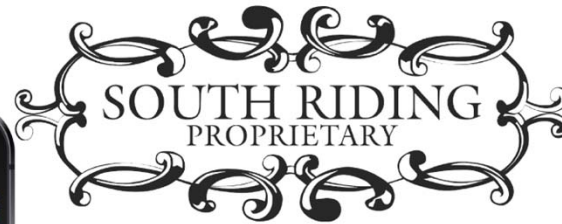
Phone:

## SRP Subscriptions

Would you like to receive information about South Riding Proprietary Special Events?

☒ Yes, send me information Special Events!

# SRP App



*Available Now!*

With the SRP app you can store your pool pass for pool entrance (MUST have a valid pool pass with a photo to use this feature), see upcoming events, view the Design & Maintenance Standards, and more.



# SR Pools

Town Hall



Meadows



SRC



## Hyland Hills Pool & Splash Park





# Pool Guest Policy

- To bring a guest to the pool, present your pool pass and the guest(s) will be deducted from your account. Residents must accompany their guests at all times. Each property is given 12 guest visits per year. **However, you may only bring in four (4) guests at a time.**

**You can no longer purchase additional guest passes at the pool, however you can purchase them:**

- Online - Go to “Amenities” and “SR Swimming Pools”. Click on the link to purchase. Residents must be in good standing to purchase. Visa or MasterCard will be accepted online with a 50 cent service fee. Passes can be purchased at any time and will be applied to your account.
- Stop by Town Hall, Monday – Friday, 9am – 5pm. Cash, check, Visa or MasterCard will be accepted



# SR Parks

- 9 playgrounds and 14 total park areas of various size and scope, and almost four miles of bike and pedestrian trails. Visit [www.southriding.net](http://www.southriding.net) to see the full list and maps to each park.





# Tennis Courts & Cardio Gym



- Tennis keys (\$20) and Gym FOBs (\$25) are available for purchase at Town Hall





# Commercial Update

- Eastgate
  - Royal Farms Gas and Convenience
  - 19 acres assisted living with 280 units
  - King's Spa

# Approved Avonlea – currently addressing soil issues

- Cinepolis Theater anchor-very high end movies
- Grocery
- Open square for entertainment perhaps an ice skating rink
- Just close on an additional 30 acres
- Upscale retail outlets
- 12 site work and 12 months building





# Other Projects

- Walmart Gas
- Bye Bye Baby & Bed Bath & Beyond
- Dulles Multi Purpose Center in 2017
- Hotel

# Community Standards Department

- What is the benefit of having a Community Standards Department in South Riding?
  - We help preserve property values and continue to keep SR as one of the best maintained communities in the area.





# Inspections

Full Lot  
Maintenance  
Inspection  
Schedules  
are posted in  
the SRP  
magazine  
and on the  
SR website.



## HOME MAINTENANCE CHECKLIST

### COMMUNITY STANDARDS

#### CLEAN (free of mold/dirt)

- ☐ Siding
- ☐ Basement walk-ups and surrounds
- ☐ Front stairs and sidewalks
- ☐ Decks
- ☐ Fences

#### WOODEN TRIM (repair any wood rot)

- ☐ Awning doors and windows
- ☐ Gutter down
- ☐ Bay windows
- ☐ Dormer windows
- ☐ Bump-out areas
- ☐ Roof Line
- ☐ Porches
- ☐ Wood stairs

#### PAINT (all exterior trim should be the same color on the whole house)

- ☐ Trim
- ☐ Shutters
- ☐ Front doors
- ☐ Railings

#### STAIN (we look for a uniform & consistent appearance)

- ☐ Decks
- ☐ Fences

#### REPAIR/REPLACE

- ☐ Fence/gate repairs
- ☐ Falling/damaged lattice
- ☐ Missing shutters

#### LANDSCAPING

- ☐ Overgrown bushes, shrubs, trees
- ☐ Neat appearance
- ☐ Attractive landscape beds
- ☐ Fresh mulch
- ☐ Tree stakes

#### MISCELLANEOUS

- ☐ Bags of mulch, dirt, etc. to be stored out of view

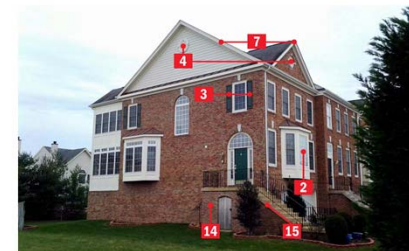
#### MAILBOXES AND POSTS

- ☐ Mailbox is BLACK
- ☐ Paint is not peeling/peeling
- ☐ Box has no visible rust
- ☐ 5 house numbers are in place
- ☐ Post is straight up and down
- ☐ Post is clean (free of green build up, etc.)



### KEY OF TERMS

1 WINDOW HEADER	9 COLUMNS
2 BAY WINDOW	10 RAILING
3 SHUTTERS	11 LATTICE
4 GABLE VENT	12 STAIR RISER
5 DOOR HEADER	13 STAIR TREAD
6 HORIZONTAL TRIM	14 BRICK WALK-UP
7 DIAGONAL ROOFLINE TRIM	15 STRINGER
8 DORMER WINDOW	16 PORTICO



**P**lease remember most changes to the exterior of your home and properly require prior written approval from SRP. This includes color changes, garage door replacements, trampolines and basketball goals just to name a few. Visit the South Riding website ([www.southriding.net](http://www.southriding.net)) to review the Design & Maintenance Standards for requirements and the Application for Exterior Modification. Please note, there is a **PENALTY FEE** of \$50 for every project started without the required approval.

Did you receive a letter from the Community Standards Department and you have questions or need a deadline extension? Use the personal contact information on the letter and reach out to us, we're happy to help.

The following sections of the community will receive a routine home inspection. If you are not certain what section you live in please visit [www.southriding.net](http://www.southriding.net) and click on "For Residents" and Community Standards Home Inspections.

### 2017 INSPECTIONS

#### BETWEEN JANUARY AND JUNE

3A2	3A3	3A4	3A5	7	51	54	75	77	DEAN1	DEAN2
182	1C	2	3	48	12	13	14	15	17	20
38	49	61	66	80	92	93				

#### BETWEEN JULY AND DECEMBER

182	1C	2	3	48	12	13	14	15	17	20	21	22	23
38	49	61	66	80	92	93							

## ARCHITECTURAL ITEMS

# Community Guidelines



The screenshot shows the South Riding website header with a blue and yellow color scheme. The 'For Residents' link in the navigation bar is circled in orange. Below the navigation bar, the 'Community Standards & Inspections' link is also circled in orange. The page content includes a paragraph about protective covenants and a list of links for residents.

SR  
South Riding

News and Activities Photo Gallery Important Nu

About SR Amenities **For Residents** Events

Search S

**Community Standards & Inspections**

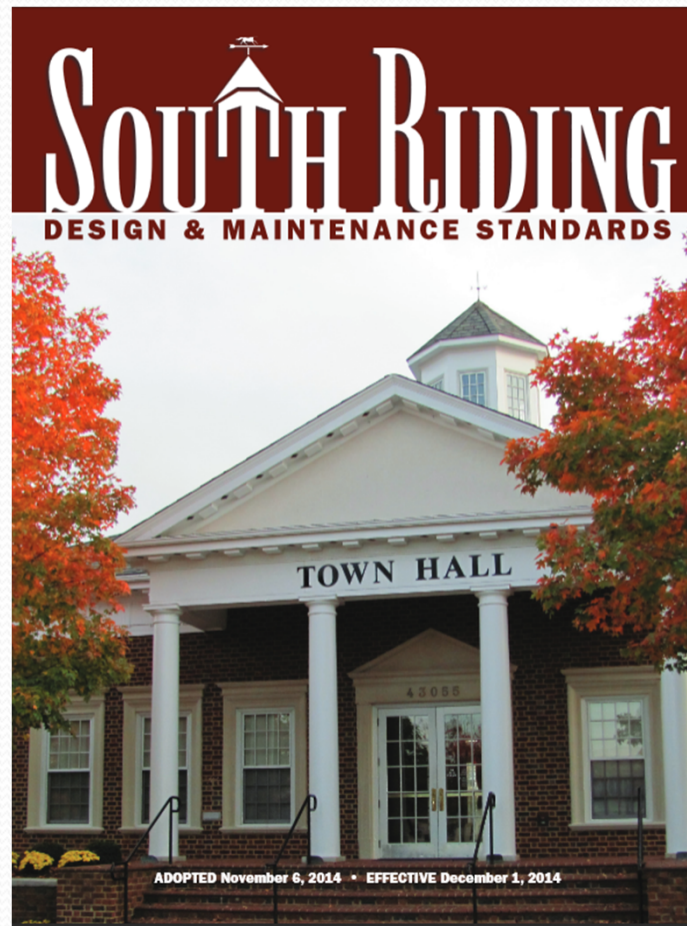
**Community Guidelines**

Protective covenants have been established to guide, preserve and maintain the overall aesthetic and to establish a harmonious community. These covenants protect our common goals of maintaining our community at its best and it is important all South Riding residents are aware of their rights and responsibilities imparted by the covenants.

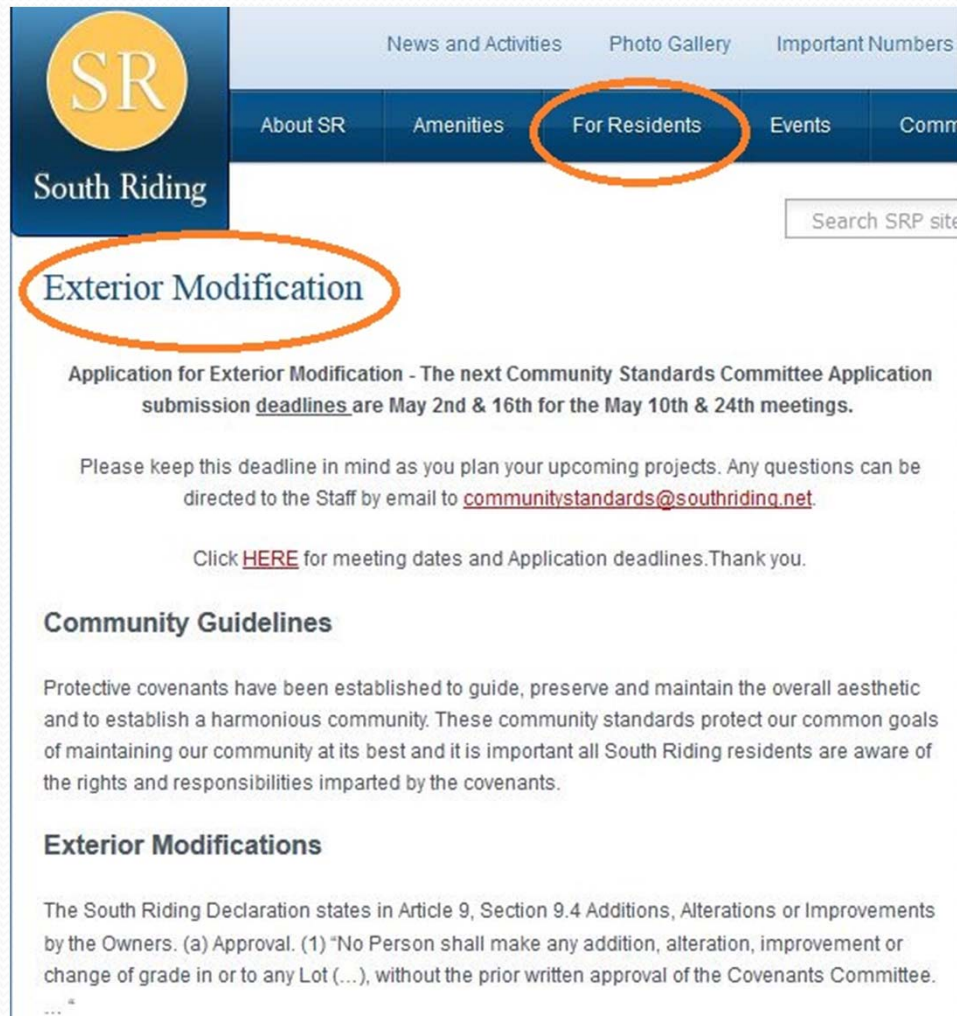
- [Declaration for South Riding](#)
- [Design & Maintenance Standards](#)
  - [Updated - Decks \(10/2015\)](#)
  - [Updated - Fences \(5/2016\)](#)
  - [Updated - Mailboxes \(10/2016\)](#)



# Design and Maintenance Standards



# Applications for Exterior Modification



The screenshot shows the South Riding website. The header includes a logo with 'SR' and 'South Riding', and navigation links: 'News and Activities', 'Photo Gallery', 'Important Numbers', 'About SR', 'Amenities', 'For Residents' (circled in orange), 'Events', and 'Comm'. A search bar is also present. The main content area features a section titled 'Exterior Modification' (circled in orange). Below this title, the text reads: 'Application for Exterior Modification - The next Community Standards Committee Application submission deadlines are May 2nd & 16th for the May 10th & 24th meetings.' It then states: 'Please keep this deadline in mind as you plan your upcoming projects. Any questions can be directed to the Staff by email to [communitystandards@southriding.net](mailto:communitystandards@southriding.net).' A link is provided: 'Click [HERE](#) for meeting dates and Application deadlines. Thank you.'

## Community Guidelines

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## Exterior Modifications

The South Riding Declaration states in Article 9, Section 9.4 Additions, Alterations or Improvements by the Owners. (a) Approval. (1) "No Person shall make any addition, alteration, improvement or change of grade in or to any Lot (...), without the prior written approval of the Covenants Committee. ..."





The Community Standards  
Department is here to assist you.

[CommunityStandards@southriding.net](mailto:CommunityStandards@southriding.net)



Questions?