



Pool Is Open

The Carisbrooke Homeowners Association pool opened Saturday May 24, 2008. **The regular hours**



are 11 AM to 8 PM daily through Labor Day, with the exception of school days in which the pool is open from 4 PM to 8 PM.

If you have not already done so, please complete a pool registration form and return to PMP for processing. If you did not receive an application or if you have misplaced it, please contact PMP at (703) 771-9355 and we will send one to you. **In order to receive your pool pass your homeowner association dues must be current.**

Upon registration, each family will receive 2 guest passes at no charge. Additional guest passes will be sold for \$2.00 per pass. The passes will expire September 1, 2008. Guest passes will be available for purchase through the PMP office in Leesburg or at the pool in exchange for a check made payable to Carisbrooke HOA. Cash will not be accepted. ■

Reminder about Tennis Courts

Reminder to all residents: the tennis court door is locked. This was a Board decision made last fall as a result of the increasing number of people (including non-residents) using the tennis court for uses other than playing tennis. Notice regarding the tennis court lock was made in the Aug. 2007 and Nov. 2007 newsletters.



Any Carisbrooke resident who is in good standing with the HOA and is interested in using the tennis courts can obtain a key by tendering a \$10 non-refundable fee. Please contact Property Management People, Inc. at (703) 771-9355 for information about obtaining a key. ■

Thank You

The Carisbrooke Board of Directors would like to express a sincere "THANK YOU" to Scout Pack 1106 for their community clean up event in Carisbrooke. Their hard work and contribution to the community are much appreciated! ■

BOARD OF DIRECTORS

Kim McComas-President
Michael Schimmel-Vice President
Carol Joseph -Treasurer
Michael Simmons-Secretary
Aaron Dudek-Member

Meeting dates: 3rd Thursday of each month
7:00 PM – Community Clubhouse

ARCHITECTURAL REVIEW COMMITTEE

Bob McComas – Chair
Sue Eroh
Jeremy Wilcox

Meeting dates: 2nd Tuesday of each month
7:00 PM – Community Clubhouse

MANAGEMENT INFORMATION

PMP, Inc.

741-K Miller Drive SE
Leesburg, Virginia 20175
Phone: (703) 771-9355
Fax: (703) 771-9366
www.pmpbiz.com

COMMUNITY MANAGER

Audra J. Wallace
audra.jw@pmpbiz.com

USEFUL INFORMATION

Carisbrooke website: www.carisbrookehoa.com

Police Non-Emergency: 703-771-1021

Loudoun County Sheriff's Office website:

www.co.loudoun.va.us/sheriff

Loudoun County Public Schools: 571-252-1000

Loudoun County Government: 703-777-0100

Loudoun County website: www.loudoun.gov

LCSA: 703-771-1095

Dominion Virginia Power: 1-888-667-3000

Billing Questions?

If you have questions concerning HOA dues, address or name changes, billing issues or would like to sign up for direct debit for HOA dues, please contact PMP's Finance Administrator, Christina Mamone, in the Maryland Corporate Office at 1-800-366-8009 ext. 1010.

Annual Inspections Continue

Annual Inspections have begun and will continue until fall depending on the weather. Letters will be sent to properties which require maintenance and/or appear to have unapproved or unacceptable exterior changes. We would appreciate everyone's understanding of why such inspections are necessary in a homeowner's association, and we ask for your prompt compliance with any issues that are brought to your attention.

Architectural changes that have not been approved by the Architectural Review Committee will require an application to be filed. Any new exterior modification or addition requires an application. We appreciate owners who submit their applications before making a change! If you receive a letter about a change, please fill out an application and return it with a copy of your property plat, a description of the change and a picture, diagram or drawing.

If you receive a letter and feel it has been sent to you in error, please advise PMP (preferably in writing) and we will investigate and respond to you. We ask all residents to keep in mind that these inspections are conducted as a means to ensure property values for all Carisbrooke homeowners. Thank you in advance for your cooperation.

If you should have any questions during this process please contact the PMP at (703) 771-9355. ■

Storm Water Drainage Pond Work Behind Kings Crossing Terrace

Within the next 30 days, Loudoun County will be performing maintenance on the storm water drainage pond behind Kings Crossing Terrace. If you live in this area, you may experience some construction noise as there will be dump trucks, a small excavator and a crew working. Maintenance will be performed only Monday - Friday and will start after 8:30 AM. The County is initiating the maintenance in order to improve the drainage function of the pond. ■

Reminder to Parents

Parents, please do not allow your children to play in the streets and parking lots in the townhouse sections. This request is for the safety of your children. Visibility is limited in some areas when driving around corners.

Message to all residents: PLEASE SLOW DOWN AND BE ALERT!! ■

Start Your Engines!

Avoid getting a "Friendly Reminder" notice from PMP! Turf areas should be mowed at regular intervals, maintaining a maximum height of four (4) inches and a minimum height of two (2) inches.

Planted beds must be kept in a neat and orderly manner. ■



Barbecue Safety

It is the time of year when the nice weather arrives and outdoor cooking begins. Below are some tips from the National Fire Protection Association (NFPA) that they hope will help:

- Always supervise a barbecue grill when in use.
- Position the grill well away from siding, deck railings and out from under eaves and overhanging branches.
- Keep children and pets far away from grills: declare a three-foot "safe zone" around the grill.
- With charcoal grills, only use charcoal starter fluids designed for barbecue grills and do not add fluid after coals have been lit. NEVER use gasoline!
- With gas grills, be sure that the hose connection is tight and check hoses carefully for leaks. Applying soapy water to the hoses will easily and safely reveal any leaks.
- All propane cylinders manufactured after April 2002 must have overfill protection devices (OPD). OPDs shut off the flow off propane before capacity is reached. OPDs are easily identified by their triangle-shaped hand wheel.
- Always follow the manufacturer's instructions and have the grill repaired by a professional, if necessary.
- Remember to keep your grill clean! Periodically remove grease or fat buildup in trays below grill so a hot grill cannot ignite it.
- Wear short, close fitting or tightly rolled sleeves when cooking. Loose clothing can dangle onto grill and catch fire.
- DO NOT store the propane tanks for your gas grills indoors.
- REMEMBER! Propane and charcoal BBQ grills must only be used outdoors. If used indoors, or in any enclosed spaces, such as tents, they pose both a fire hazard and the risk of exposing occupants to toxic gases and potential asphyxiation.

"Practice Safety and Enjoy the Summer!"