



New Community Manager

Hello! My name is Audra Wallace, and I am your new Community Manager for Carisbrooke. I look forward to serving your community. Please feel free to contact me anytime with questions, suggestions, compliments, or criticism about the community. My contact information is as follows:

Audra Wallace, Community Manager
Property Management People, Inc.
703-771-9355 x19
audra.jw@pmpbiz.com

Community Pool Party & Lifeguard Appreciation Day

Date: Saturday, September 1st

Time: 4 – 8 PM



The HOA will provide hamburgers, hot dogs, and condiments, but you are welcome to bring your own items to grill. To help us purchase enough food, there will be a sign up sheet in the clubhouse. Please bring a side dish to share! ■

BOARD OF DIRECTORS

Kim McComas-President
Bill Hatchett-Vice President
Carol Joseph -Treasurer
Aaron Dudek-Secretary
Pasi Vorimo-Member at Large

Next BOD meeting:
August 16, 2007 @ 7 PM
Carisbrooke Clubhouse

ARCHITECTURAL REVIEW COMMITTEE

Bob McComas – Chair
Sue Eroh
Jeremy Wilcox
Michael Schimmel

Next ARC meeting:
August 14, 2007 @ 7 PM
Carisbrooke 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

Police Non-Emergency: 703-771-1021
Loudoun County Sherriff'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: 1-888-6673000

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Virginia Law Changes Affecting Carisbrooke Unit Owners

The Commonwealth Legislature and Governor have both approved a bill effective July 1, 2007 that changes many aspects of the Virginia Property Owners' Act.

Starting July 1, 2007 the Association can deliver official notices of membership or board meetings electronically instead of having to send copies by mail. In a future newsletter we will offer each property owner an opportunity to provide us with your email address. This would allow the Association to substantially reduce our copy and postage charges.

Another important change occurred in the preparation and delivery of Resale Disclosure Packets that are required under Virginia Law whenever a property is sold in any planned unit development.

In the late 1980's Virginia was one of the first states to adopt a comprehensive disclosure law and with the requirement of a personal inspection of each property a requirement, was among the strictest in the nation. At the time the maximum fee was set at \$100.00.

Effective July 1st the maximum fee has been increased by the Legislature to an amount not to exceed \$325.00.

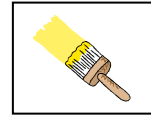
The Board of Trustees, following a review of PMP's actual costs for preparation, property inspection and all of the steps that go into preparing the package, has set the rate at \$200.00. In the past payment was made to PMP; effective July 1, 2007 payment will need to be made to Carisbrooke HOA. By law, the Association will then pay the management company.

PMP will still receive calls, process requests, conduct the research, perform the property inspection and compile the physical resale disclosure packet and handle all aspects of the transaction as Agent for Carisbrooke. ■

Pool Information

If you haven't received a pool pass application or if you are new to the community, please call PMP at 703-771-9355 and ask to have one e-mailed to you.

All residents entering the pool area must have a valid pool pass with a 2007 sticker. Members must be up to date on their monthly assessments or access to the pool will be suspended until assessments are paid. All guests are required to have a guest pass and must be accompanied by a member. To get your 2007 sticker or to apply for a new pass, please complete the application form and return to PMP. ■



Paint Colors/Color Schemes

Are you planning to paint your shutters, doors, or deck? Replacing your siding, trim, or roof? If so, please double check that the color you have selected is in compliance with the neighborhood color scheme and the Architectural Guidelines and Standards. To find out the designated color schemes for your home, contact PMP at 703-771-9355. As always, an approved Design Review Application is required for any exterior modification made to your home. ■

Lawn & Garden Maintenance

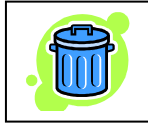
As a reminder, please be sure to maintain the grass, bushes, trees, shrubs, and planting beds on your property. Trees and branches should not encroach onto common area or sidewalks. Be sure that branches or leaves do not grow through the slats on your fence. All branches on trees hanging less than 6 feet from the ground should be pruned. ■

Complaints

We all have complaints once in awhile. Since life is not always perfect, even in Carisbrooke, we'd like to provide you with some procedures to follow for filing complaints regarding association issues. Complaints should be made in writing via email, fax, or postal service mail. The HOA will pursue all valid complaints, and will enforce the covenants of the association fairly and equally. However, whenever possible, we encourage neighbors to discuss problems that may occur amongst themselves, and use the association's enforcement procedures as a last resort. When some situations may call for some understanding and patience, remember that you may need the same understanding from your neighbors at some point. ■

Keep the Community Clean

Littering is not only illegal, but ugly, harmful and expensive to clean. If you see trash on the street, please pick it up. Please also report any littering activity to the local police. ■



Trash-a-Plenty

Please secure your trash in proper trash containers and place curbside ON THE MORNING OF PICK UP DAY or after dark the evening before. American Disposal Services (ADS) picks up trash on Tuesdays and Fridays, with recycling and bulk pick up on Fridays. Please make sure the items you are placing for disposal are items that ADS can pick up. Certain items such as paint, tires, or other materials require special handling and ADS will not pick up. Contact ADS to schedule a bulk pickup or for more information at 703-368-0500 ■

Assigned Parking Update

The parking assignment plan has been established and approved by the Carisbrooke Board of Directors. The Association is now in the process of obtaining bids from paving contractors for seal coating the asphalt, line striping, space numbering, and repainting the curbs/fire lanes.

The reserved parking plan applies to house numbers 21700 - 21863 Kings Crossing Terrace only. Each non-garage unit owner in this section is assigned 2 parking spaces. Each garage unit owner in this section is assigned 1 parking space. The parking spaces were allocated in the most equitable way possible and every effort was made to give each homeowner a space (or spaces) as close to their unit as possible. The parking spaces will be numbered with a number that is not corresponding with the homeowner's address.

Once a contractor has been selected for the seal coating, striping, and numbering, the work will be contracted and the homeowners in this section will receive a letter in the mail with their parking space assignment(s) and hang tag(s).

Once the reserved parking goes into effect, the homeowner with reserved parking will have the authority to have a vehicle towed if it is parked in that homeowner's reserved spot.

The Board of Directors for Carisbrooke expects to review contractor bids at the next BOD meeting which will be held on August 16, 2007 at 7 PM in the club house. Another update will be communicated at that time, with the proposed date of road work completion and estimated date of implementation. ■

Outdoor Grill Safety

- ✓ The first step to cookout safety is to use fresh food. Store meats and perishables in an insulated cooler to prevent bacterial growth.
- ✓ Keep grills away from all flammable materials, including trees and shrubbery. Store unused starter fluid and charcoal briquettes away from the grill, preferably in a fireproof container.
- ✓ Keep your children away from the grill. Gas grills have an interior temperature of more than 800 degrees Fahrenheit. ■



Tennis Anyone?

With the increasing number of people (including non-residents) using the tennis courts for uses other than playing tennis, The Board of Directors has approved the installation of a lock on the tennis court gate door. 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. More information will be given in the next newsletter with specific procedures for obtaining a key and date of implementation of the lock. ■

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 Assessments Department at 1-800-366-8009 ext. 1011. ■



Group discount rates for CARISBROOKE HOA

CARISBROOKE HOA has arranged for special group rates to the BIG APPLE CIRCUS for its members.

**Show dates: Thursday, Oct.4th through Monday, Oct. 8th (Columbus Day)
Children 3 and under are FREE when held on lap. FREE parking!**

The ticket prices show the Seating, Box Office Price then Group Rate.

	Weekday (7 PM) Group Rate		Weekends, Fri. & Holiday 12:30 & 4:30 pm Group Rate	
Ringside	\$50	\$35	\$50	\$42
Mezzanine	\$29	\$24	\$42	\$34
Grandstand	\$30	\$21	\$30	\$22

***Prices and shows based upon availability.**

****\$5.00 handling fee per total order. We suggest families combine their order to spread this fee.**

11 AM Matinees on Wed., Thur., Fri., Oct. 3rd, 4th & 5th.

Ringside & Boxes \$13. Grandstand: \$8.00

To order call 1-877-407-8497 and ask for CARISBROOKE HOA group discount rate, or order on line at www.simplytixs.com/carisbrooke. To mail your order send check payable to: Twenty Plus Entertainment, 201 W, Baltimore St., Baltimore, MD 21201. Specify the Day, Date, Show Time, for the BIG APPLE CIRCUS, the number of tickets you are ordering, the price, the total, and please add \$5.00 handling fee.

Did you know the BIG APPLE CIRCUS has a Clown Care Unit that visits seriously and chronically ill children at Washington Children's Hospital? They also have a special CIRCUS for hearing and visually impaired, teach circus arts to enhance children's self-esteem, and provide tickets for disadvantaged children through not-for-profit organizations.