

# **CARISBROOKE**

## **Homeowner's Association**

December 2008

### **BOARD OF DIRECTORS**

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

Meeting dates: 3<sup>rd</sup> Thursday of each month  
7:00 PM – Community Clubhouse

### **ARCHITECTURAL REVIEW COMMITTEE**

**Bob McComas** – Chair  
**Jeremy Wilcox**  
**Chandra Walters**

Meeting dates: 2<sup>nd</sup> 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](http://www.pmpbiz.com)

### **COMMUNITY MANAGER**

Audra J. Wallace  
[audra.jw@pmpbiz.com](mailto:audra.jw@pmpbiz.com)

### **USEFUL INFORMATION**

**Carisbrooke website:** [www.carisbrookehoa.com](http://www.carisbrookehoa.com)

Police Non-Emergency: 703-771-1021

Loudoun County Sheriff's Office website:

[www.co.loudoun.va.us/sheriff](http://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](http://www.loudoun.gov)

Loudoun Water: 571-291-7880

Dominion Virginia Power: 1-888-667-3000

### **Carisbrooke HOA Annual Meeting**

Thank you to all Association members for an excellent turnout at the 2008 Annual Meeting of the Board of Directors. If you or anyone you know would like to volunteer on a committee or other special project, please contact PMP and we will find a place for you!

Carol Joseph and Aaron Dudek were each elected to serve on the Board for another 3 year term. The Board positions will remain unchanged – specifically Kim McComas as President, Michael Schimmel as Vice President, Michael Simmons as Secretary, Carol Joseph as Treasurer, and Aaron Dudek as Member at Large. ■

### **Message from ADS**

**Christmas Tree Recycling** – trees will be collected on your 2<sup>nd</sup> trash collection day of the week. All decorations, tinsel, garland, etc. must be removed from trees. Do not place trees in plastic bags.

**Inclement Weather** – Operating safely on the roads and in your community is ADS's primary concern. American Disposal Service will suspend collection in areas which are deemed unsafe due to snow or ice, or at a time when weather has deteriorated to the point where conditions are deemed unsafe. Since we live in an area where weather conditions can vary extensively, there may be times where operations continue in some communities and may be suspended in others. There are no adjustments or make up days for missed services due to inclement weather. Services are resumed on the next regularly scheduled service day.

If you have any questions, please call American Disposal Services at 1-703-368-0500, Monday through Friday from 8:00 AM to 4:30 PM. ■



## Trash/Recycle Bins

There are an alarming number of residents in Carisbrooke who continue to store their trash cans and recycle bins in their driveways or outside the front of their homes. This is a violation of the Carisbrooke Declaration of Covenant Conditions and Restrictions. Trash cans and recycling containers must be stored out of view of the street or adjoining properties at all times, except on scheduled pickup days. Containers should be placed out at curbside very early in the morning on pick up days or after dark the evening before. Storage in front or alongside of garages or the home is inappropriate. ■

## Law Effecting Resale Documents

Effective July 1, 2008, the law has changed in the Commonwealth of Virginia with respect to the production, dissemination and cost of Resale Disclosure Packets. The purpose of this article is to provide any interested party with the information necessary to request and obtain these mandatory packets.

It is no longer required that a seller pay in advance for Resale Disclosures. Although the requesting party may choose to pay in advance, it cannot be required. The fees associated with the Resale Disclosure are now considered "transaction-based" fees. In other words, although the charge is incurred at the time the Resale Disclosure is ordered, it will not be collected until settlement of the transaction. **If the transaction does not close within 90 days of the date of the request, the applicable fee will be assessed to the account of the property owner who requested the production of the disclosure packet.**

In general, the Seller or their authorized agent must request the Resale Disclosure. Under the previous law, the packet was to be delivered to the Seller. Under the new law, the packet is to be delivered in accordance with the written instructions of the Seller, which may include delivery to the purchaser.

The new law stipulates that the seller can request the Resale Disclosure in either hard copy or electronic form. If requested in electronic form, the Seller may designate up to 2 additional recipients at no additional charge. Processing time allowed remains at up to 14 days from the order date unless a "rush" is requested, for which additional fees are levied. To order a Resale Disclosure Packet, please contact PMP at (703) 771-9355. ■

## Please Recycle Florescent Bulbs

People in the neighborhood are starting to use compact florescent bulbs in their driveway lamps, which is wonderful because they use so much less electricity and last so much longer. Most people are not aware, however, that compact florescent bulbs contain mercury, which is toxic. When these bulbs are thrown in the trash, the mercury is released into the environment. The more bulbs thrown away, the more mercury gets into the environment. Fortunately Home Depot collects these bulbs and recycles them safely. Please recycle these bulbs and help out the environment! ■



## Attention Dog Owners

We often receive complaints about residents allowing their dogs to roam the community without a leash and/or defecate on other people's lots. If you own a dog, please keep it leashed and do not let it do its business on other people's property. If your dog defecates on the common area, you are required to pick up any waste and properly dispose of it immediately. Failing to clean up after your pet is not only gross and inconsiderate but it is AGAINST THE LAW! ■

## Children Playing in the Streets

PMP has received numerous complaints about parents allowing their children to play in the streets and on private homeowner properties. If you are a parent, please talk to your children about this very important issue. Encourage your children to play in the grassy Association common area which is designated for play, versus the busy street or other homeowner's residences. We ask this not just out of respect for the residents, but foremost for the safety of your children. ■

## **Sports Corner**

### *Ashburn Lacrosse Inaugural Year*

Ashburn Lacrosse was recently formed to promote the sport of youth lacrosse in the Broad Run and Stone Bridge High School attendance areas. The club anticipates 250 players in its inaugural spring season that runs from March-June.

Due to the rapid growth of the sport in eastern Loudoun County the decision was made to split Eastern Loudoun Lacrosse into three new clubs. In addition to Ashburn Lacrosse, Algonkian Lacrosse Club will field teams in the Dominion, Park View and Potomac Falls areas and Dulles South Youth Lacrosse will represent the Briar Woods and Freedom areas.

All three clubs have been accepted for play in the Northern Virginia Youth Lacrosse League and will field teams for boys and girls ages 5 to 14. Registration for the Ashburn clubs spring season will begin on December 1<sup>st</sup>. Early registration will end on January 31<sup>st</sup>, but will remain open if space remains available. A one day try-out will take place at Old Redskin Park in February. Lacrosse equipment for boys will be available for rent to new players for a nominal fee. For more information about lacrosse in the Ashburn area go to [www.ashburnlacrosse.org](http://www.ashburnlacrosse.org). ■

### *Loudoun Field Hockey Association*

Loudoun Field Hockey Association is accepting online registration for girls in grades 3-12 and adults 18 and over for the Spring 2009 season. Beginners are welcome! Open Houses will be held March 7/8 which are free and open to the public. We are also seeking volunteer coaches and referees. Visit us at [www.loudounfieldhockey.org](http://www.loudounfieldhockey.org). For more info, please contact League Director Meg Dudek at 703-444-1020, x104 or [meg@loudounfieldhockey.org](mailto:meg@loudounfieldhockey.org). ■

### *Sports Camp*

DMB Sports Camp is hosting camps on Loudoun County public school holidays: Dec. 22 and 23 and 29-31; Jan. 2, 19 and 23; April 6-10 and 13. For children 6-13. Camps will run 9-4 with optional after-care. Summer Camp registration will begin in January. Visit us at [www.dmbssportscamp.com](http://www.dmbssportscamp.com). For more information, please contact Camp Director Meg Dudek at 703-444-8805, x104 or [mdudek@dmbssports.com](mailto:mdudek@dmbssports.com). ■

### *Flag Football*

Cascades Flag Football is accepting online registration for spring for boys and girls in grades K-8. Early-bird rates apply through Feb. 20. Visit us at [www.youthflag.com/cascades](http://www.youthflag.com/cascades). For more information, please contact Melissa Ryburn at 703-444-8805, x112 or [cascades@youthflag.com](mailto:cascades@youthflag.com). ■

## **Fire Marshal Offers Holiday Safety**

Each year fires occurring during the holiday season claim the lives of hundreds of Americans, injure thousands more, and cause millions of dollars in damage. There are simple life-saving steps you can take to ensure a safe and happy holiday according to the Loudoun County Fire Marshal's Office. By adhering to the following precautionary tips, residents in Loudoun County can reduce chances of causing holiday fires.

### **\*Preventing Christmas Tree Fires\***

Special fire safety precautions need to be taken when keeping a live tree in the house. A burning tree can rapidly fill a room with fire and toxic gases.

Selecting a tree for the holiday: Needles on fresh trees should be green and hard to pull back from the branches, and the needle should not break if the tree has been freshly cut. The trunk should be sticky to the touch. Old trees can be identified by bouncing the tree trunk on the ground. If many needles fall off, the tree has been cut too long, has probably dried out, and is a fire hazard.

Caring for your tree: Do not place your tree close to a heat source, including a fireplace or heat vent. The heat will dry out the tree, causing it to be more easily ignited. Keep the tree stand filled with water at all times.

Disposing of your tree: Never put tree branches or needles in a fireplace or wood-burning stove. When the tree becomes dry, discard it immediately. The best way to discard of your tree is by taking to a recycling center or having it hauled away by your community pick-up service.

If you purchase a artificial tree, be sure it is labeled as fire-retardant.

Always unplug all lights before leaving home or going to sleep.

### **\*Holiday Lights\***

Maintain your holiday lights: Inspect holiday lights each year for frayed wires, bare spots, gaps in insulation, broken or cracked sockets, and excessive kinking or wear before putting them up. Use only

lighting that is listed by an approved testing laboratory.

Do not overload electrical outlets: Do not link more than three strands, unless the directions indicate otherwise. Connect strings of lights to an extension cord prior to plugging the cord into an outlet. Make sure to periodically check the wires, as they should not be warm to the touch.

Do not leave holiday lights on unattended.

### **\*Holiday Decorations\***

Use only non-flammable decorations: All decorations should be non-flammable or flame-retardant and placed away from heat vents.

Never put wrapping paper in a fireplace: It can result in a very large fire, throwing off dangerous sparks and embers.

Do not hang stockings near open flames.

### **\*Candle Care\***

According to the Loudoun County Fire Marshal's Office, candles were among the leading causes of accidental fires in Loudoun County homes in 2008.

Avoid using lit candles: If you do use them, make sure they are in stable holders and place them where they cannot be easily knocked down. Never leave the house with candles burning.

Never put lit candles on a tree: Do not go near a Christmas tree with an open flame, whether it is a candle, match or lighter.

As in every season, ensure that you have working smoke alarms installed on every floor of your home, test them monthly, keep them clean and equipped with fresh batteries at all times. Remember to practice your home escape plan. If you have further questions or would like additional information on holiday safety, contact the Loudoun County Fire Marshal's Office at 703-737-8600. ■

## **2009 Budget Approved by Board**

The Board of Directors approved the 2009 Operating Budget for Carisbrooke HOA at the November 20, 2008 board meeting. A copy of the approved budget was mailed to all owners of record on November 25, 2008.

In accordance with the Declaration of Covenants, Conditions and Restrictions, the Board elected to increase the assessments to \$84.25 per unit/per month for single family detached homes and \$88.60 per unit/per month for townhomes. The change will be effective January 1, 2009.

For Carisbrooke members who do not pay their assessments electronically each month, new payment coupons will be printed and mailed at the end of December. If you have arranged to pay your dues by automatic debit or recurring payments, please be sure to update your payment amount starting with the January 2009 payment. ■

### **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 the PMP Corporate assessments office at 1-800-336-8009 ext. 1010. ■

### **Political Signage**

Election Day was November 4<sup>th</sup>. Please remember to remove all political election signage from your property. ■

## **CONGRATULATIONS SPARTANS!**



Broad Run defeated the two-time defending champion Amherst County to win the Virginia AA Division 4 State Championship title! Way to go Spartans!