

CARISBROOKE

Homeowner's Association

Spring 2010

Pools Open May 29th



Any Carisbrooke resident in good standing with the HOA is entitled to use the swimming pool this summer. We are please to announce that pool will open Saturday May 29, 2010. The pool will be managed this year by Clear Blue Swimming Pool Service. Please note the following changes in pool operation hours:

Monday – Thursday	12 PM – 8 PM
Friday	12 PM – 8:30 PM
(Thru July 31st. After July 31st pool will close at 8 PM)	
Saturday	11 AM – 8:30 PM
(Thru July 31st. After July 31st pool will close at 8 PM)	
Sunday	11 AM – 8 PM
Public School Days	pool opens at 4 PM

If you need a 2010 pool pass application, please visit the new Carisbrooke HOA website at www.carisbrookehoa.com and download the form from the pool page. Please remember that all pool members and their guests must agree to and abide by the pool rules. We wish you a safe and enjoyable swimming season! ☺

NEW COMMUNITY WEBSITE!
www.carisbrookehoa.com

Check out the new and improved Carisbrooke website at www.carisbrookehoa.com! Here you will find lots of useful information such as upcoming events, how to make assessment payments, information on community amenities, trash pick up info, and more! Sign up to join Carisbrooke's listserv and receive important community information and updates via email. We hope you enjoy the new site and welcome your comments and suggestions. ☺

BOARD OF DIRECTORS

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

Meeting dates and times are posted on the community website: www.carisbrookehoa.com

ARCHITECTURAL REVIEW COMMITTEE

Jeremy Wilcox
Chandra Walters
Francis Fedor

Meeting dates: 2nd Tuesday of each month
7 PM – Carisbrooke clubhouse

MANAGEMENT INFORMATION

PMP, Inc.
101 Blue Seal Drive, Suite 100
Leesburg, Virginia 20175
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COMMUNITY MANAGER

Audra J. Wallace, CMCA®
audra.jw@pmpbiz.com

GET YOUR MOWER RUNNING!



It's time to get those mowers running! The Carisbrooke HOA Architectural Standards & Guidelines require that all lawns be kept mowed to a height not exceeding four inches. All patios, walkways, flower gardens, hedges, and trees should be neatly maintained. Failure to keep

your yard maintained could result in issuance of a violation. What's more, the HOA has the authority to correct the violation at your expense, if deemed by the HOA or its agent as detrimental to the community in a manner of health, safety, or is unattractive in appearance. Let's all do our part in keeping the community looking appealing and attractive! ☺

WE STILL NEED YOUR HELP!



Your community is only as good as you make it! We still need more volunteers! Out of 248 homeowners, we currently have 5 people volunteering for the Board of Directors and 3 people volunteering for the Architectural Review Committee (thank you Jeremy, Chandra, and Francis!). That's less than 0.04% participation. Please consider volunteering your time for the betterment of your community. We need volunteers for the following committees:

Recreation and Communications: This committee is responsible for all communication needs such as overseeing the input, as well as compilation, of the quarterly newsletter and coordination of any social events and community related activities as approved by the Board. This committee meets as needed. Several volunteers needed. Currently there are NO volunteers.

Neighborhood Watch: This committee is responsible for attending quarterly meetings held by the Loudoun County Sheriff's Office and reporting to the community. The committee meets as needed. Several volunteers needed. Currently there are NO volunteers.

Architectural Review Committee: This committee is responsible for approval of all architectural change applications. The committee meets the 2nd Tuesday of every month at the community clubhouse at 7 PM. There are currently 3 volunteers, which is the minimum required, but more volunteers are always welcomed.

If you would like to be considered for any of these volunteer positions, please contact Audra Wallace at audra.jw@pmpbiz.com for more information or attend a Board Meeting. ☺

TENNIS & BASKETBALL COURT RENOVATIONS

In 2010 the HOA budgeted for the reserve expense of resurfacing the tennis courts and upper basketball court (to the left of clubhouse). Before this work begins this summer, we would like to reiterate that the tennis courts are not to be used for anything but playing tennis! Dogs,

bicycles, and skateboards are prohibited on the tennis and basketball courts. The cost of renovating the tennis courts will be approximately \$50,000 - \$60,000 and approximately \$8,000 for the basketball court. Any abuse or misuse of the courts will result in a void in the manufacturer and contractor warranties. We appreciate everyone's cooperation in helping to preserve and extend the useful life of the community's assets. ☺

STORM DRAIN NOT A SKATE PARK



It has come to our attention that children and/or young adults are still using the storm drain system behind Kings Crossing Terrace as a skate park. This type of activity will not be tolerated. Parents, please talk to your children about this important subject. Instances of misuse will be reported to the Loudoun County Sheriff's Office. ☺

ODD JOB DIRECTORY



We welcome any youngsters or teens interested in offering lawn mowing, dog walking, pet sitting, or babysitting services to place their names and contact information in the Carisbrooke HOA newsletter (with parent's permission). E-mail audra.jw@pmpbiz.com if interested. ☺

A REMINDER TO DOG OWNERS



It is very evident when strolling around the community that some pet owners are STILL not picking up after their dog. It is becoming such a big problem that residents are not able to enjoy our open space and tot lot. Also some pet owners are allowing their dogs to defecate on other residents lots! How inconsiderate is that?!

The HOA provides several pet waste stations with bags throughout the community – this is at a cost to the HOA.

However, many dog owners are still not using the bags to clean up after their dogs.

The proper disposal of pet waste is a Loudoun County Law. When a pet defecates within the boundaries of Loudoun County, it is the owner's responsibility to clean up the solid waste immediately. A person who violates the Loudoun County Animal Ordinance is guilty of a Class 4 misdemeanor and could be fined up to \$250.00 for each offense.

Not only does it not look or smell nice, but how would you like your child to walk or roll in dog feces? Additionally, dog feces left on the ground, especially near street and sidewalks, gets washed into storm drains and drainage ditches which flow to your local waterway....without being treated! Bacteria, parasites, and viruses found in pet waste can be harmful to water quality and human health.

If none of these points cause you concern, how about canine parvovirus being a highly contagious and serious disease caused by a virus that attacks the gastrointestinal tract? Dogs usually become infected when they ingest the virus that is passed in the feces of an infected dog. Canine parvovirus is resistant to changes in environmental conditions and can survive for long periods of time. So, not only can this disease negatively affect your wallet, but it also can cause serious illness or even death to your beloved dog.

It may not be the ideal task, but along with accepting the responsibility to feed and house a dog comes the responsibility of its hygiene. Cleaning up pet waste is good for your health, your dog's health, and the environment!

If a resident is seen not picking up after their pet, please report them directly to the county Animal Care & Control Department (703-777-0406) or the Sheriff's Office using the non-emergency line (703-771-1021).

It should be noted that the vast majority of dog owners do pick up after their dogs; it is just the inconsiderate few that do not. The Association sincerely commends and appreciates those people who consistently clean up after their pets. ☺

LET IT SNOW, LET IT SNOW?!



Remember just a few short months ago when our streets were covered in several feet of fluffy white snow? How

could we forget, right?! So far in 2010 Carisbrooke HOA has spent \$25,407.50 in snow clearing expenses (\$16,514.88 for townhome sections and \$6,892.62 for common areas). The Association budgeted \$3,592 in townhome snow removal and \$2,000 in common area snow removal for 2010, which resulted in over budget amounts of \$12,922.88 for townhomes and \$6,892.62 for common areas.....and the year isn't even over yet!

In order to defray the financial impact on homeowners, the Board of Directors for Carisbrooke elected to borrow funds from the townhome and common area reserve accounts so that the snow contractor could be paid and the Association could continue to pay for its regular operating expenses as well. The amount borrowed from reserves will need to be repaid by the homeowners to the reserve account. This fall, the Board of Directors will meet to formulate the 2011 budget and to determine the rate at which the reserve accounts will be repaid. Please be prepared for the extreme snow expenses incurred so far this year to impact the 2011 and 2012 budgets and assessment rates. ☺

YARD SALE



Carisbrooke HOA will host a community yard sale on **Saturday, June 5, 2010 from 8 AM – 12 PM**. Ads will be placed and signage will be provided by the HOA. Take advantage of this opportunity to sell unneeded items that are taking up space in your cupboards, closets, and garages. Join in and sell your stuff or walk the neighborhood and maybe pick up a treasure or two! ☺

MAKING ASSESSMENT PAYMENTS



On January 1, 2010 Carisbrooke HOA transferred its banking relationship to Community Association Banc (CAB), a division of Mutual Omaha Bank. Effective this date, all assessment payments were to be made to CAB. Questions and Answers for homeowners:

What are my payment options?

- Coupon payment- Coupon booklets were mailed in

mid-December 2009 with the new banking information. PLEASE REMIT ALL 2010 PAYMENTS TO CAB AT THE ADDRESS SHOWN ON THE COUPON. If you have not received your coupon booklet, or the coupon booklet was incorrect, please contact PMP at 301-694-6900 x1004.

- Recurring ACH/direct debit through PMP- If you were using this option in 2009, PMP has transferred your current information to the new bank. No other action is required on your part. To enroll in direct debit through PMP please request and complete an ACH authorization form by e-mailing sara.droneburg@pmpbiz.com.

- If you were set up for recurring auto payments through SmartStreet, please note this option is no longer available. Other payment arrangements should be made.

- One time E-check- Log on to cabanc.com and click on the Homeowners tab, then click on "Homeowners Pay Assessment by E-check". Please have your coupon ready.

- One time credit card - Log on to cabanc.com and click on the Homeowners tab, then click on "Homeowners Pay Assessment by Credit Card". Please have your coupon ready. Credit cards accepted are MasterCard, American Express, and Discover.

- Electronic Bill Payer: What should I do to inform my bank of the change? If you are currently making your payment using an on-line banking system via your bank, you will need to change the payment address. Payments made to the old address will be returned to you and may result in a late fee. Please find the new address below.

Carisbrooke HOA
PO Box 62678
Phoenix AZ 85082-2678

What will happen if I pay my HOA dues to the wrong bank?

Payments received by SmartStreet will be returned to the Homeowner. Other payment arrangements should be made.

Will my account number change?

Yes. CAB will be able to read either the new account code or the one printed on the payment coupon. Please include either number on all payments.

We appreciate your patience during this conversion; please know that we are committed to making the process go as smoothly as possible. Should you require assistance please call PMP at 1-800-336-8009, extension 1004 to speak to with Sara Droneburg. ☺

TRASH, TRASH, AND MORE TRASH!



Please remember that trash shall not be kept, stored or allowed to accumulate on any Lot. Containers containing the same may be placed in the open on any day on which a collection is to be made (and not prior thereto). Trash is collected by American Disposal Services on **Tuesdays and Fridays**. At all other times trash containers shall be stored so that they are not visible from elsewhere in the Community. Storage in front of or alongside garages or homes is inappropriate. Please put all household trash in a securely tied, heavy-duty trash bag and place it in a tightly covered trash can. Alternatively, if a covered trash can is not used, all household trash must be placed in a black heavy-duty plastic bag, at least 3.0 mil thickness, and securely tied. Trash bags that break or cans that spill over and deposit trash into the common areas creates an added trash removal expense to the community and the cost to pay for this service comes out of everyone's pocket. Please be mindful and secure your trash and only place it out for pick up on designated pick up days! ☺

NEW RECYCLING/TRASH TOTERS



As part of Carisbrooke's newly signed trash and recycling removal contract with American Disposal Services (ADS), they will be providing one 64 gallon recycle toter to all single family detached residences and one 64 gallon trash and one 64 gallon recycle toter to each townhome residence. ADS plans to deliver these toters in mid to late June. There is no additional charge for this initial delivery of toters.

Please keep in mind that trash and recycle receptacles must be stored out of sight unless it's a pick up day (see article above)! Remember to label your toters with your address (use stickers not spray paint). There will be a replacement fee charged by ADS for any toters that are lost or stolen. ☺