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www.mirror-ridge.org

Reflections

Best Yard Decoration Contests

Halloween Yard: Sunday, October 30th, 2005

Holiday Yard: Saturday, December 17th, 2005

The Mirror Ridge HOA will hold a "Best Halloween Yard" contest on October 30th and a "Best Holiday Yard" contest on December 17th.

Front exteriors of home must be decorated in time for the judging. The judge's panel will consist of HOA board and committee members (who are not allowed to vote for their own yards). We ask that all lights and displays be

on that evening for judging. Judging will be based on creativity, tasteful use of lights and decorations, and event theme:

10/30/05: Halloween Theme

12/17/05: Holiday Theme

Winners will be contacted within one week of the judging date. Winning house numbers will be published on the Mirror Ridge website: www.mirror-ridge.org and announced in our next newsletter.



Make your yard the spookiest!

Prizes: For each contest, First place will receive a \$50 Lowe's gift certificate, Second place will receive a \$25 Lowe's gift certificate, and Third place will receive a \$10 Lowe's gift certificate.

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A Doggie Reminder...

- Please remember to pick up after your pet! Don't forget your pooper scoopers and plastic bags while walking your dog.
- Please be aware of the ongoing leash laws for dogs. Loudoun County has laws that are very specific in these areas. We sometimes like to let our dogs run loose in open areas. This is a risk that can cause problems for people or other dogs on leashes. A dog running loose that an owner is unaware of, could have severe consequences for the dog and more specifically the owner. Overall, our community does a fairly good job at this.

Winter Safety Reminders

Lights – As a courtesy, please turn on your porch light during the dark evening hours. Many areas in Mirror Ridge are poorly lit.

Snow – Please make sure you shovel the sidewalk in front of your home.

Water – Turn off outside water supplies to avoid freezing and pipe bursting during the cold weather.

Trash Cans – Mark your trashcans and lids with your house number for easy retrieval on gusty days

Smoke Detectors – Daylight savings time ends 10/30/05 and this is always a good time to check the batteries in your smoke detector. If you need smoke detectors, please contact the Sterling Volunteer Fire Department at 703-430-7010. (smoke detectors are provided free of charge)

A Community Note

I would like to take this opportunity to invite all community homeowners to join the Mirror Ridge HOA board for its monthly meetings. These meetings are typically held on the second Thursday of each month at the Cascades library at 6:30 pm (although our October meeting will be a "community walk through meeting" held on October 6th in Mirror Ridge, by the playground on Mirror Ridge Place, circle). Catherine Payne, our property manager from Capitol Properties, is present for all of our meetings. Our typical meetings open with a homeowner forum whereby homeowners may voice their questions, comments, or concerns. The forum is very important for us because it allows the HOA board members and Ms. Payne to note any community suggestions and to also document any problems for corrective action. After the forum, the treasurer's report, committee reports, management report, and old business/new business are presented. If you are unable to attend these meetings, please keep in communication with Ms. Payne or any of the board members – we want to hear from you.

Everyone should have noticed the completion of our long awaited entrance signs. Dayle West will be working on the landscaping around these new signs and we are also discussing the possibility of adding some small solar lights to illuminate the signs in the evenings. The board is very pleased with the appearance of the entrance signs and would like to thank the following individuals for their assistance: Catherine Payne (project management), S. Myron (masonry work), and Irv Chilcoat (design).

HOA Monthly Meetings are held the second Thursday of every month. All homeowners are welcome!

I would like to ask everyone in our community to do what they can and help with community upkeep. Please do not litter and please clean up after your pets. If you see some litter, please help to pick it up. If you notice a home with occupants who are repeatedly littering or leaving dog waste in the common areas - then please report this activity to Catherine Payne for further action. (your name will remain confidential) Additionally, I would like to encourage everyone to participate in our community fall clean-up scheduled for November 5th @ 10 am.

Please feel free to contact me directly via phone or email: president@mirror-ridge.org or contact any of our other Board members.

With Warm Regards,

Shelley Grandy
HOA President

571-276-0377 (cell)



Fall Clean-Up

Do you think Mirror Ridge could use a little fall-cleaning this year? Join us by participating in Fall Clean 2005. By working together, we can improve our neighborhood and our community. We plan to meet on Saturday, November 5th @ 10 am by the Mirror Ridge Place circle playground. Volunteers will be given trash bags and assigned to a section of the community. To make things more fun....there will be hidden prizes and food/beverages provided. This is a great opportunity to meet your neighbors and also you can plan it as a family event to raise awareness of community service.

Help make your neighborhood a better place to live! Call Shelley Grandy @ (571)-276-0377.



Volunteers Needed!

You can volunteer as much or as little as you would like! Please call Catherine Payne at (703) 707-6404 if you are interested. Or, email Shelley Grandy at president@mirror-ridge.org.

Landscaping Committee

Dayle West is our hard working Landscaping Chairperson and she could use some help from time to time. Her committee is responsible for the points listed below. Please contact Dayle directly if you would like to help out. 703-444-9449

- Determine how best to use the landscape budget and implement.
- Review landscape maintenance contract and help to monitor contractor compliance.
- Observe the condition of community common grounds, help identify problems and recommend corrective actions, when possible.
- Assist with judging the "Best Yard" competition.
- Help water new plantings and assist with small plantings, as necessary.

Community Activities / Programs

- Develop and organize annual community programs such as community yard sales, yard contests, community block parties, etc.

Neighborhood Watch

- Work with the Mirror Ridge Neighborhood Watch to keep an eye on the community and report any suspicious activities to sheriff's office. This could include just watching the areas directly by your home or driving through community on a scheduled basis.

Community Clean-up

- Work on community clean-up projects and help with ideas on how to reduce litter.
- Assist with Fall/Spring community clean-ups.
- Pick up trash one day/week for quick clean up. Approx. 20 minutes per week. (just trash along Mirror Ridge Place / Mirror Ridge Court roads that is an eyesore).

Most Beautiful Yard Contest

The Board of Directors extends its thanks to all residents who spruced up their yards for the Beautiful Yard contest, and especially to those of you who keep your yards clean and attractive all year long. Beauty is in the eye of the beholder and the eyes this time belonged to Shelley Grandy (Board member) and Dayle West (landscape committee). The criteria they used were overall landscaping, composition, and use of seasonal color. Congratulations to the winners and to all who everyday help make our community a pleasant place to live.

This time... THE WINNERS ARE:

First Place (\$50 Lowe's Gift Certificate)

21063 Semblance Drive

Second Place (\$25 Costco Gift Certificate)

21068 View Glass Terrace

Third Place

221 Beacon Drive

Honorable Mentions

223 Beacon Drive, 21045 Semblance Drive, & 46618 Carriage Court

MIRROR RIDGE HOME SALES



The Loudoun County real estate market has been very strong over the past few years. Since May 2005, approximately 10 Mirror Ridge town homes have sold in our community for record prices!

The sales prices have ranged from \$420,000 to \$445,000 for town homes without garages and \$506,100 for a town home with a 2 car garage.

(this is public information from the Loudoun County Real Estate Tax, Assessment & Parcel Database website)

<http://inter1.loudoun.gov/webpdbs/default.htm>

Trick or Treat Tips ~ For Children

1. Children of any age should be accompanied by a parent or adult. Young teens who still trick or treat may resist this notion; if they trick or treat without an adult, set firm rules and require a child to carry a cell phone that can be used in the event of an emergency.

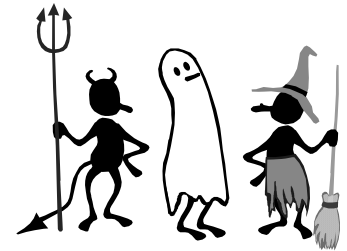
2. Older kids should know where they can go, what etiquette they must follow, safety rules, carry a flashlight or a lit device, and have an absolute deadline for returning home.

3. Purchased costumes should be made of flame-retardant material. Costumes should also be reflective of the local weather.

4. Children should walk, not run, from house to house and stay on the sidewalk or at the side of the road facing traffic.

5. Children should stay in well lit areas and should only visit homes that have their outside lights turned on. Children should not go inside homes.

6. Before your children eat their candy, make sure you inspect it. Throw out any treats that are not wrapped, those in torn or loose packages, or any that have small holes in the wrappers.



Trick or Treat Tips ~ For Residents

1. Pick up objects in the yard, sidewalk, or driveway that could create safety issues and be sure any tools are safely put away.

2. Check hoses, flower pots, and extension cords. Think "trick or treat safety" when decorating.

3. Keep your house well-lit and inviting, or if going for a spooky home theme, make sure trick-or-treaters know your

house has a welcome-mat extended.

4. If you do not wish to participate in "Trick or Treating", please turn off your exterior lights and you should not be bothered.

5. Be sure your pets are secured and put away, or appropriate arrangements are made. Some pets become frightened; others may become territorial or even aggressive. You don't want your pets

If you are driving on Halloween

Be extra careful when driving. Children are excited and may forget safety rules. When driving in areas with children, slow down and watch for them. Enter and exit driveways slowly and pay extra attention.

scaring trick or treaters any more than you want kids frightening your pets.

Speed Limits and Parking Reminder

Please remember the speed limit on Mirror Ridge Place (county road) is 25 MPH. The speed limit is 15 MPH on all other streets within our community. Please watch carefully for all pedestrians and especially always keep in mind the safety of the children in our community.



Please remember that Visitor spaces should not be used by residents at any time and should not be used for permanent parking. We thank you for your consideration of your neighbors.

Also, make sure you adhere to the parking regulations of Mirror Ridge that stipulate only one vehicle per parking space, no



double-parking. This parking regulation includes motorcycles.

No parking area, either on the streets or on the "Common Area" shall be used to park or store boats, trucks larger than pick-up or camper size, or detachable recreational vehicles and trailers.

Neighborhood Watch

As the Fall approaches, the neighborhood as a whole has been fairly quiet in regards to undesirable activities. There continues to be isolated incidents that I have personally observed and responded to. I have had to call the sheriff's department on a couple of nights to report activity in the circle on the end of Mirror Ridge Place at the playground. They responded fairly quickly in each instance. If other homeowners are aware of any suspicious looking activity, do not feel embarrassed to call the sheriff's department.

They welcome any assistance to observe situations. As always, if there is an immediate situation that requires assistance, dial 911 for emergencies or contact the Sheriff's Office at (703) 777-1021 for non-emergencies. ~Neil Falcone, Member-At-Large

Police Presence



As we mentioned in our last newsletter, the Mirror Ridge HOA initiated increased involvement with the Loudoun County Sheriff's Department. The Sheriff's department is now closely monitoring the loitering in playground areas at night and identifying illegally registered vehicles. This effort is part of their community outreach program that we requested recently. With their increased presence known, we the homeowners, can actively notify the Sheriffs department if we see suspicious activity.

Again, Their phone number is (703) 777-1021. Please also inform the HOA board of any persistent problems so that we can possibly remedy a situation internally.

Landscaping Update

Dry August has been a challenge for our landscaping, and we have worked hard to keep our new and not-so-new plantings watered.

Our plans for Fall include landscaping to enhance our new community signs, working with the Chase View community to develop some additional screening between our properties and, as the budget permits, planting additional trees throughout our community. We will also address the removal of the dead trees.

If interested in helping to develop/enhance some planting beds, please call Dayle at (703) 444-9449.

AND HOPE FOR RAIN.

~Dayle West



Community FAQs

Question: I have noticed a home in our community which seems to have too many people living there. I am concerned – what should I do?

Answer: Please contact Catherine Payne at Capitol at (703) 707-6404 and the issue will be investigated. The HOA bylaws limit the number of individuals occupying a residence.

Additionally, Loudoun County currently has a law in place which limits the number of individuals

occupying a residence. Loudoun County has two full time inspectors who will investigate any reported violation and fine the owners of the residence up to \$5,000 in fines and possibly prosecute for criminal conviction if found guilty.

Anyone who has a complaint about an overcrowding situation in Loudoun County is encouraged to call the **Overcrowding Hotline at 703-737-8190.**

Mirror Ridge

Mirror Ridge Homeowner's Association
c/o Capitol Property Management:
1155 Herndon Parkway, Suite 100
Herndon, VA 20170

EMAIL UPDATES:

If you would like to receive your Mirror Ridge Newsletter and other important updates via email, please send us an email to president@mirror-ridge.org and type subscribe in the subject line.

Important Contacts & Dates

Property Management Contact

Should you have any concerns regarding the Mirror Ridge property, please contact Catherine Payne :

Capitol Property Management
3914 Centreville Road
Suite 300
Chantilly, VA 20151

phone: (703) 707-6404
fax: (703) 707-6401
e-mail: cpayne@capitolcorp.com

HOA Meeting Dates

HOA meetings are held at 7pm on the second Thursday of each month at the Cascades library.

All homeowners are encouraged to attend these meetings. Next meeting dates:

October 6th *
November 10th
December 8th

*The October 6th Meeting will be a "community walk through meeting" held in Mirror Ridge Circle (near the playground on Mirror Ridge Place)

HOA Board & Committee Members

President, Shelley Grandy:
president@mirror-ridge.org
Vice President, Irv Chilcoat:
vicepresident@mirror-ridge.org
Treasurer, Alex Landesco:
treasurer@mirror-ridge.org
Secretary, Len Weiser:
secretary@mirror-ridge.org
Member-at-large, Neil Falcone:
atlarge@mirror-ridge.org
ARC, Ed Talhame:
arc@mirror-ridge.org
Landscaping, Dayle West:
landscape@mirror-ridge.org
Parking, Ed Talhame:
parking@mirror-ridge.org

Trash, Recycling, & Days

TRASH – Monday / Thursday

- Household waste only. No construction, remodeling, or hazardous waste such as pesticides, paints, oil, gas, antifreeze, corrosive chemicals, etc.

BULK ITEMS – Thursday

- Notify customer service at American Disposal at least 24 hours in advance. 703-368-0500

RECYCLING – Monday

- Acceptable items are newspapers, glass food & beverage containers; aluminum & steel cans; #1 & #2 plastic bottles and jugs. Plastic containers used for insecticides, herbicides, petroleum products, or automotive fluids are not acceptable. No plastic bags please.

HOLIDAYS

No pickup on Thanksgiving, Christmas, or New Year's Day. Trash or recycling will be picked up on the next scheduled collection day. Recycling bins can be purchased for \$10.00 by calling the number below.

Have trash/recycling at curbside by 6:00 am on collection days.

American Disposal Services
Customer Service: (703) 368-0500

