

October 2006

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www.mirror-ridge.org

Reflections

Best Yard Decoration Contests

Halloween Yard: Saturday, October 28th, 2006

Holiday Yard: Saturday, December 16th, 2006

The Mirror Ridge HOA will hold a "Best Halloween Yard" contest on October 28th and a "Best Holiday Yard" contest on December 16th.

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:

10/28/06: Halloween Theme

12/16/06: 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.



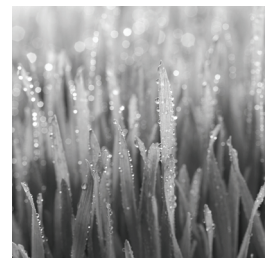
Make your yard the spookiest!

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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Landscaping Note



Please do not dump dirt (or allow contractors to dump dirt) from personal gardens onto the common grass area. When dirt is dumped over the grass it kills the grass in that area and planting new grass costs both time and money. Thank you!

Greenway Towing

Beginning November 1st, Greenway Towing will replace Battlefield Towing in servicing the Mirror Ridge Community. Greenway's tow lot is also located on Church road. New street signs will be posted throughout the community by November 3rd with Greenway's contact



information. The contact information will also be posted on our website. The contact info is:

Greenway Towing
1102 W. Church Road,
Sterling VA 20164
703.421.0121 phone
703.421.0140 fax

A Community Note

After careful review of the Reserve Funds, the Board of Directors voted to replace the asphalt on Carriage, Fireside, Paragon, Spectrum, and Surrey. The repaving took place during late September. The Board has received a lot of positive feedback in regards to the new pavement and the streets look great! We hope to repave the remainder of our streets in 2008.

In August Alex Landesco, MRHOA Secretary, resigned from the Board. Alex is in the process of moving but will still be around the community for a while. Alex, I would like to thank you for all your hard work and dedication to the Mirror Ridge community—you will be greatly missed! If anyone is interested in joining the Board of Directors please email me at the address below for more information. An interim Secretary may be appointed until elections are held at our Annual Meeting in April of next year.

The Board of Directors and Capitol Property Management have asked the County of Loudoun to investigate several homes in our development that have been suspected over having too many occupants. The residents of these units will be visited by county inspectors and necessary actions will ensue until the problem is corrected. If you suspect a home in our neighborhood is in violation of the Loudoun County Zoning Regulations, please contact Carolyn Toohey at Capitol Property Management as well as the Loudoun County Overcrowding Hotline at 703-737-8190.

Sang Go has graciously volunteered to update our community website—www.mirror-ridge.org. Sang is in the process of updates now and will publish the new site soon. In addition to the website Sang also helps Dayle West with landscaping. Sang, thank you for all your hard work!

Lauren Eckert
Mirror Ridge HOA President
Lauren.Eckert@gmail.com



Mirror Ridge Group Home

Loudoun County broke ground in August on their property in between Merchants and Mirror Ridge. A group home is in the process of being built. The group home will house no more than 10 residents of Loudoun County who are in the process of recovering from mental illnesses. The house is a duplex with 5 residents on each side. Each side will be

staffed 24/7. The group home is expected to open in 2007. If you have questions on the group home you may contact:

Larry Matheny, Program Manager
Mental Health Residential Services
(703) 771-5720 (office)
lmatheny@loudoun.gov

Supervisor Staton has rescheduled his visit to come out to the November HOA meeting to speak to the board and the homeowners about the construction of the group home. The board would like his help in getting several Architectural items implemented into the design of the group home. All homeowners are encourage to attend the meeting.

Annual Inspections Update

During the Annual Inspections earlier this year several units were cited for damaged louvers. It was stated then that it is not only part of upkeep of a unit, but most of all a safety issue. Squirrels can enter the opening, nest in the attic, and do major damage to your unit. The damages can include:

1. Chew wiring which will lead to fire hazard.
2. Chew through the drywall and enter your home.
3. Pass away or leave droppings in unit which will become a health hazard.

The louvers must be fixed and screen wire placed behind to comply with Mirror Ridge Arc Regulations. Please contact Irv Chilcoat with any questions.

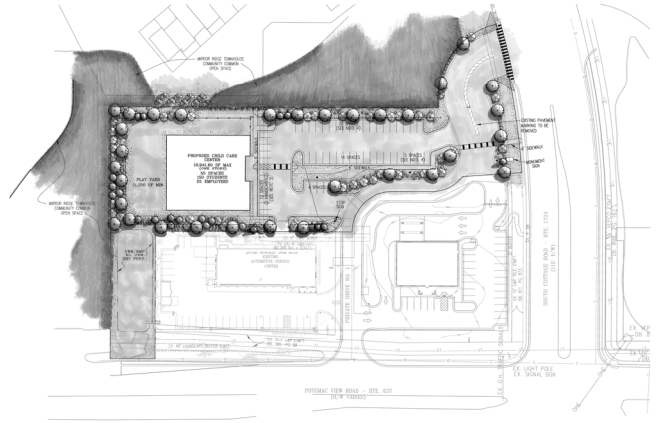


Update on Daycare Construction

Christine Glickner, the Attorney for the Developer of the Daycare Center attended the October 12, 2006 Board Meeting and presented the Association with new information and updates. Distributed in the meeting, a rendering to represent the actual building's appearance and an updated version of the landscaping plan. The Developer has agreed to plant a double row of Leyland Cypress evergreen trees, off set and spaced fifteen (15) feet apart, within a fifteen (15) foot in width buffer area along the Mirror Ridge Community. A solid wood plank

fence, 6 feet high, will be placed on the boundary line of the daycare as well. At the Associations' request, the Attorney has agreed to provide notice of the construction start date to the Capitol Property Management in an effort to ensure proper notification is sent out to all Mirror Ridge residents. Construction is currently

projected to start in Spring 2007. If you have questions or comments, please contact Carolyn at ctoohey@capitolcorp.com.



A Note from the MRHOA BOD Treasurer

Our Association is funded by homeowners' assessments. Some of the things that the assessments pay for include trash collection, landscaping, snow push, management fees, and maintaining, repairing and replacing streets and sidewalks.

While most of us pay assessments when they are due, a small number of homeowners have delinquent ac-

counts. These delinquencies hurt our Association and consume a great deal of time to resolve.

At the August 10, 2006 meeting, the MRHOA Board of Directors implemented an additional delinquent account fee to supplement already existing fees and penalties.

For accounts delinquent beyond the

original 30 day grace period, a \$50 fee will be assessed automatically. This procedure will be effective October 31, 2006.

If your account is currently delinquent, please pay promptly. If you are current on your payments, the October 1, 2006 invoice need to be paid before October 31, 2006 to avoid this additional delinquent account fee of \$50.

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 10/29/06 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)

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.

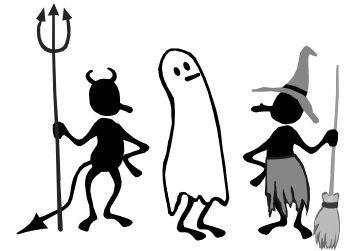
2. Older kids should know where they can go, what etiquette they must follow, safety rules, carry a flashlight or a lit device, and have an absolute deadline for returning home.

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.

Holiday Trash Pickup

As a reminder, there is no pickup on Thanksgiving, Christmas, or New Year's Day. Trash or recycling will be picked up on the next scheduled collection day.

As always, Thanksgiving is on a Thursday and no trash will be picked up. Christmas and New Year's Day both fall on Mondays this year so trash will not be collected until the Thursday of that week. Please make



sure all trash is placed outside no earlier than the evening prior to pickup.

Interested in Advertising Here?

Mirror Ridge homeowners can advertise in the quarterly newsletters for free! If you would like to include a business card size ad they are available on a first come, first serve basis. Larger ads are also available for a fee. Please contact Carolyn Toohey at Captiol Property Management for more information.

MAURICE SAYLOR, Realtor®
DIRECT: 703-404-4852 CELL 703-926-
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- Closing/**Settlement** Consultation

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- Provide List of **Proven Vendors**, Appraisers, etc. & Track Activity
- **Closing/Settlement** Consultation



MIRROR RIDGE

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Mirror Ridge Homeowner's Association
c/o Capitol Property Management:
3914 Centreville Road
Suite 300
Chantilly, VA 20151

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 Carolyn Toohey :

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

phone: (703) 707-6404
fax: (703) 707-6401

e-mail: ctoohey@capitolcorp.com

HOA Meeting Dates

HOA meetings are held at 6:30pm on the second Thursday of each month. Locations vary, please see posted signs for each meeting.

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

November 9th
December 14th
January 11th
February 8th
March 8th

Annual Meeting April 19th

HOA Board & Committee Members

President, Lauren Eckert:

president@mirror-ridge.org

Vice President, Irv Chilcoat:

vicepresident@mirror-ridge.org

Treasurer, Len Weiser:

treasurer@mirror-ridge.org

Secretary, Open Position:

secretary@mirror-ridge.org

Member-at-large, Neil Falcone:

atlarge@mirror-ridge.org

ARC, Jaime Eckert:

arc@mirror-ridge.org

Landscaping, Dayle West:

landscape@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**