

▶ **Visit Our Website**

www.mirror-ridge.org

Reflections

Board of Directors Takes Action to Stop Speeding

Due to Homeowners' complaints about speeding on Beacon Drive by Homeowners vendors and visitors, the Board of Directors has decided to place stop signs at the intersection of Image Court and Beacon Drive.

Speed bumps were an option, but due to cost and possible damage to automobiles were not approved.

The signs will be in place sometime in January 2006 and enforcement by the



Loudoun County Sheriff's department has been requested. Additionally, speeding on Mirror Ridge Place and Mirror Ridge Court will also be enforced by the Sheriff's department. Failure to obey a traffic sign is three or four points on your

driving record.

People living or visiting the Mirror Ridge subdivision are reminded 15 mph is the speed limit on private streets in Mirror Ridge. 25 mph on Mirror Ridge Place and Mirror Ridge Court are the only exceptions.



Inside this issue:

| | |
|-----------------------------------|---|
| Community News | 2 |
| Volunteers Needed! | 3 |
| Best Holiday Yard Contest Results | 3 |
| Speed Limits and Parking Reminder | 4 |
| Landscaping News | 5 |
| Mirror Ridge Common Areas | 5 |
| Dates & Contacts | 6 |

Annual Meeting

Thursday, April 20th at the Cascades Firehouse

If you cannot attend, please send in your proxy to Capitol Property Management prior to the meeting. If we do not obtain quorum at the meeting, then the meeting must be adjourned and rescheduled in May with a reduced quorum requirement. This postponement can be very disruptive to our board as it creates an unnecessary delay and the board loses some momentum during the one month lag.

Community Watch Magnets

In an effort to increase knowledge and participation in our Community Watch Program, magnets will be distributed to every household in early 2006. The magnet will allow each homeowner to keep the number to the Loudoun County Sheriffs Office handy.



A Community Note

I hope everyone had a safe and enjoyable holiday! As we look forward to 2006, hopefully avoiding any major snowstorms and then on to the warmer spring months, I anticipate many community members will be doing some of the usual spring cleaning and home improvements. These efforts benefit the individual return on home investment but also benefit the Mirror Ridge community. Prospective homeowners see the pride we take in our homes and purchase the community as much as they purchase the individual homes. Please note that most exterior changes to your home do require review and approval by the Architectural Review Committee (ARC), so please complete the required form and get approval prior to beginning your project. This form can be obtained from our property manager, Catherine Payne and ARC guidelines can be found on our website: www.mirror-ridge.org.

Our 2006 Annual Meeting will be held on Thursday, April 20th, 2006. We normally hold our meetings on the second Thursday of each month, however we are making an exception for the Annual meeting by holding it on the 20th rather than the 13th. We have opted to make this change due to the fact April 13th is right before the Federal tax deadline and many people may be concentrating on their income taxes during that week. I would like to stress the importance of the annual meeting and urge as many homeowners as possible to attend. If you cannot attend, please send in your proxy to Capitol Property Management prior to the meeting. If we do not obtain quorum at the meeting, then the meeting must be adjourned and rescheduled in May with a reduced quorum requirement. This postponement can be very disruptive to our board as it creates an unnecessary delay and the board loses some momentum during the one month lag.

Our 2006 Annual Meeting will be held on Thursday, April 20th, 2006. All homeowners are encouraged to attend!

I would like to mention that the Mirror Ridge HOA Board of Directors has two open positions to fill in 2006 – so if you are interested, please contact Catherine Payne for more details and an application. The new officers will be elected at the Annual meeting. Additionally, we have several volunteer and committee positions available. The more people we have involved with the community, the more we can accomplish and the quicker we can do it – so please volunteer a little time!

During 2006, our board is planning to work on ways to keep Mirror Ridge free from trash and debris. We are planning to hold a community “Spring Clean” in May and then a “Fall Clean” in early November. Additionally, we are discussing the possibility of adding lights to the two new brick entrance signs as well as a security light by the Mirror Ridge (circle) playground at the end of Mirror Ridge Place. As always, we are concerned with keeping Mirror Ridge a safe and clean neighborhood. Please feel free to contact me directly via phone or email: president@mirror-ridge.org with any concerns or contact any of our other Board members.

With Warm Regards,

Shelley Grandy
HOA President
571-276-0377 (cell)



February 9th Meeting



We have arranged for our community patrolling officer, a member of the Loudoun Community Policing Team, to attend our February 9th HOA meeting (6:30 pm) at the Cascades Library and speak to our group. This is an excellent opportunity to get to know our patrolling officer and discuss any neighborhood traffic problems or other concerns with him. Last year, Deputy Gonzales spoke at one of our meetings and provided great insight into how we can work closely with the police department to improve our neighborhood. We encourage everyone to attend this meeting – it should be quite informative.

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 Committee

- Work on community clean-up projects and help with ideas on how to reduce litter.

Best Yard Decoration Contest Results

A big thank you to all Mirror Ridge residents who promoted community spirit by participating in our Halloween Yard and Holiday Yard contests!

Shelley Grandy & Irv Chilcoat, Board Members, judged the best Halloween Yards and Jaime & Lauren Eckert, ARC Committee Members, judged the best Holiday Yards.

Judging was based on creativity, tasteful use of lights and decorations, and event theme.

This time... THE WINNERS ARE:

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

46601 Carriage Court (Halloween)
21111 Surrey Court (Holiday)

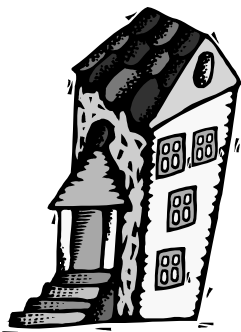
Second Place (\$25 Lowe's Gift Certificate)

21165 Twinridge Square (Halloween)
46603 Carriage Court (Holiday)

Third Place (\$10 Lowe's Gift Certificate)

46598 Carriage Court (Halloween)
21114 Fireside Court (Holiday)

MIRROR RIDGE HOME SALES



The Loudoun County real estate market has slowed down a bit since Fall of 2005, however Mirror Ridge town home sales are still very good. From September 1st, 2005 to December 29th, 2005, approximately 7 Mirror Ridge town homes have sold ranging from \$424,000 to \$490,000.

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

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

Winter Safety Reminders

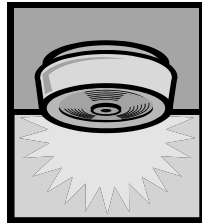
Lights – As a courtesy, please turn on your porch light during the dark evening hours. Many areas in Mirror Ridge are poorly lit.

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 – As the new year gets underway, please take 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)



Dog Walking

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.



Trash Pickup

Trash is picked up every Monday and Thursday by American Disposal. Homeowners are reminded that trash should be placed outside no sooner than the prior evening to trash pickup. After trash pickup, trash cans should be removed from the front of homes and placed in backyards for storage.

Trash left on curbs earlier than dusk on the evening prior to trash pickup days or on non-trash pickup days will be picked up by a private contractor. Violations will result in action by Capitol Management Property, beginning with a written notice and may escalate to a \$25 fee.



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.

Landscaping Update



In the near future, the Landscaping Committee will be developing our 2006 planting plan. If anyone would like to participate or knows of a site in our community that needs some attention, please contact Dayle at (703) 444-9449. Your input is welcome.

Also, a reminder to all residents: Please do not ride, or allow your children to ride, bikes on the grass. Especially when the ground is wet because the bikes' wheels damage the lawn. We have one location becoming a muddy eyesore. When the grass MUST be crossed, pushing the bike will do less damage. ~Dayle West

Hot Sauce Fundraiser

The Sugarland Elementary School PTO is selling hot sauces this year in order to raise money to support the school and school activities. These aren't just any hot sauces though! The Sugarland hot sauces are all natural with no preservatives and customized with the school name and original Sugarland Elementary artwork. Hot sauces include "Wildcat Wing Sauce" for \$5.00 (12 oz) and "Principal's Punishment" for \$3.00 (5 oz cayenne). You can purchase these spicy sauces by stopping by the Sugarland main office or go to the website: www.sugarlandhotsauce.com.



2005 Mirror Ridge Fall Clean-up

The 2005 Mirror Ridge Fall Clean-up, held on Saturday, November 5, 2005, was a big success! A special thank you to the volunteers who worked hard to remove trash throughout our community! Volunteers fueled up on doughnuts and Gatorade and then ventured forth to clean up the Mirror Ridge common areas. There were three hidden prizes for \$15 Lowe's gift certificates.



We plan to hold another cleanup this Spring and hope residents will be willing to come out again and help! Families are encouraged to participate in the Spring Clean-up: drinks and snacks will be provided for participants, incentive prizes and other fun!

Mirror Ridge Common Areas

We are requesting that Mirror Ridge parents and/or child care providers monitor your children as they are playing in the Mirror Ridge common areas. This includes grassy areas as well as Mirror Ridge side streets. Please teach your children to be respectful of Mirror Ridge property as well as the individual properties of homeowners.



In the past several months, we have had some severely damaged Bradford pear trees (branches broken off from kids climbing) and one incident of a broken window (from a baseball).

Community FAQs

Question: I'd like to make changes to the exterior of my home. Do I need approval?

Answer: Yes! Mirror Ridge Homeowners Association has Architectural Guidelines for the exterior of properties. This includes, but is not limited to, Windows, Garage Doors, Palladian Windows, Storm/Screen Doors, Exterior Doors and Hardware, Awnings, Concrete Structures, Fences, Gates, Shutters, Sheds, Skylights, Playground Equipment, Decks, Exterior Paint, Bay Windows and Bumpouts.

Any change that will alter the appearance of the house exterior that is not expressly written as an acceptable change needs to be submitted for review to the HOA Board. Please contact Jaime and Lauren Eckert via email at arc@mirror-ridge.org for any ARC Approvals.

A complete list of Architectural Guidelines can be found online at www.mirror-ridge.org, click on HOA Documents, and click on ARC Guidelines.

MIRROR RIDGE

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 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 6:30 pm on the second Thursday of each month at the Cascades library, unless otherwise noted.

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

February 9th *Special Meeting
March 9th

April 20th *Annual Meeting, held at the Cascades Firehouse

May 11th
June 8th
July 13th

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, Jaime & Lauren Eckert:

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**

