

HIGHBRIDGE HOMEOWNERS ASSOCIATION

Unofficial Newsletter

Winter 2011

2010 Board of Directors

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Members At Large:
Bill Welch, and
Sarah Milligan

Architectural Review Board and Property Maintenance Committee

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Speeding is becoming an issue again. SLOW DOWN! The speed limit is 25MPH. .
Come to a complete stop at all stop signs.



Happy New Year to all our Homeowners and their families!

May the coming year bring you happiness and prosperity.

The HOA Annual Meeting is scheduled to take place on February 17, 2011 beginning at 7:30pm at 4380 Decatur Drive. Please RSVP to 703-730-5073 prior to the date so we will be assured of having enough seating.

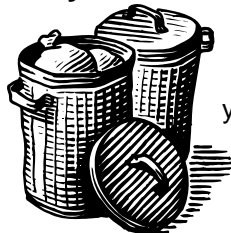
We are in need of volunteers for positions on the board and petition all our homeowners to be more involved in your neighborhood. The time commitment for volunteers to the board tends to be one hour per month. Having a great neighborhood is like money in the bank!

If you have any items that you would like to see on the agenda for the annual meeting, please contact any board member to get your item on the list.

Let's make this a banner year for attendance at the meeting!

Website should be returning soon. Sarah Milligan is looking into registering our domain name so that we can re-host our website. In the meantime, if you have any questions, contact any board member.

Recyclables and Trash



When it is windy as it has been lately, bagging your trash is not an option. The lids blow off the

cans and the cans also get

blown over. This makes easy picking for the crows who spread the mess to neighbors' yards along with the wind. Leaves and twigs are not the problem, food trash and lightweight recyclables are. Bag up your paper recycling or bundle it. Plastics and lightweight aluminum will blow out of your recycling bins also so consider weighing them down until pick up.

Trash and recycling should not go to the curb prior to 5pm the evening before pickup.

Let's remember that trash has no business ending up in the storm drains. Those flow straight to the pond. Getting trash out of the pond is not an easy task.

Yellow Pages have been delivered and can be found by your mailbox. Old yellow pages can be recycled.



Mailboxes in need of repair

As mentioned in the last newsletter, there are many mailboxes and mailbox posts that need repair or replacement in our neighborhood. Mailboxes should be repaired or replaced and this is usually as easy as replacing a screw or replacing the entire box for a small fee at Loews, Home Depot or Ace.

If you need to replace the entire box, please try to replace both the post and

box to closely resemble the existing box and post.

A neighborhood contractor is available to help with your mailbox replacement. Please refer to the business ad at the end of the newsletter.

Disclosure Packets

If you are selling your home in Highbridge and/or need a copy of the Disclosure Packet document or HOA Covenants & By-laws, please contact board member Richard Lindsay at 703-730-5073. Please do not contact the Highbridge accountant yourself as this may confuse the process and will not get you the full packet that you need.

Also please do not wait until the day before your closing! This can cause unnecessary stress (and delay) for everyone.

H.O.A. Fees

Homeowners are reminded to keep up to date on their Homeowner's dues. Quarterly dues are \$46.30 and should be paid in a timely manner or fines will be added to your late payments. HOA fees are not voluntary and in accordance with the HOA By-Laws, there are interest rates and late fees that will be applied to all late payments. Make sure to keep your account up to date to avoid these charges. If you are having difficulty making your payments in a timely manner, please contact the Board and we can address this early before legal action is required.

Architectural Review Board

A reminder to all Highbridge residents about the need to contact Kelly Easterly (or any member of the HOA Board) if you are making any permanent changes to the exterior of your home. These changes include but are not limited to; fences, new doors and additions. The ARB has up to 45 days to respond to any

request and the work should not start before you hear from the ARB or the 45 days has expired. Kelly Easterly has forms and information that you will need. You can also get the forms on the HOA website. You may contact Kelly at 703-878-6026 or email her at Kleasterly@pwcgov.org. Failure to receive the proper approval for any modifications can result in costly and time-consuming changes later.

COVENANT/BY-LAW of the Quarter: Easements. So, do you know if you have an easement on your property or not? You should know that every property at a minimum has utility easement on your property. The homeowner, as the owner of the property enclosing the easement (Utility, Public Use, Storm Sewer, Drainage, Sewer, and others) is responsible for maintaining the condition of the property such that the Easement is accessible and useable for the purposes of the Easement. In addition, an easement can impact the homeowners ability to place structures in or over an easement. Ultimately, if the county or utility company is required to take additional action to access the easement in the course of their normal business, the homeowner can be responsible for any costs incurred by the County or utility. In addition, if inappropriate items are placed in the easement (storage shed, parking spot for recreation items, shrubs, trees, etc.) not only is the County or utility not liable for damage to these structures/items, the homeowner can be held responsible for the additional work and cost required to either work around or remove them. So, take a few moments to look at your property survey and know where the Easements are located. If you have any questions, please contact the County or the HOA Board before planting, building, or modifying.

Neighborhood Babysitters

Lauren Argenbright – Age 16. She has experience with all ages. You can reach her at (703) 730-2932.

Jessica Pellegrini- Age 13- She has completed the safe sitter course and can be reached at (703)730-2262.

Andrew Lindsay- Age 17. He is a Boy Scout and prefers to sit the out of diaper set. You can reach him at (703)730-5073.

He can also be contacted for lawn work or snow removal if you need help.

Nina Lindsay-Age 15. She is a Girl Scout and is first aid certified. She is great with the preschoolers and elementary set. (703)730-5073.

If you aren't on our sitter list and would like to be, call Tracy Lindsay and she will get your information in the next newsletter.

Let her know also if we need to make changes to your information if you have specific training or your age has changed.

Business Ads

Do you have a home business that you would like to advertise? Please contact Tracy Lindsay at 703-730-5073.

Mailbox replacements and a wide range of other general home repairs, maintenance, improvements, etc. available from neighborhood contractor :Licensed and bonded with Prince William County for 13 years. Call **Gary Gesling 703-789-6747**