



# WORDS FROM THE RIDGE

NEWSLETTER FOR RESIDENTS OF FOREST RIDGE

FALL 2010



FRHOA PO Box 493, Sterling, VA 20167-0493

Hotline: 703-481-0283

E-mail: [info@forest-ridge.org](mailto:info@forest-ridge.org)

Web: [www.forest-ridge.org](http://www.forest-ridge.org)

## Notice of Annual Meeting of the Forest Ridge Homeowners Association

To all lot owners of record owning property within the Forest Ridge Development, both Fairfax County and Loudoun County, Virginia:

**NOTICE IS HEREBY GIVEN** that the annual Meeting of the Forest Ridge Homeowners Associations (FRHOA) will be held at the Forest Grove Elementary School on **Thursday, October 7, 2010, at 7:30.**

To vote, the lot owner of record must have paid the annual assessment for Year 2010 in full, including any penalties or legal fees if incurred, by September 30, 2010. One vote per lot is allowed. FRHOA has fixed the close of business September 30, 2010 as the record date for receipt of any completed, mailed-in proxy forms.

By Order of the Forest Ridge Homeowners Association

Milton Settar, President FRHOA  
Sterling, VA, August, 2010

### Important Notice

It is important that your vote be represented at the FRHOA Annual Meeting. If you cannot attend the meeting, please complete, sign, date, and promptly mail the enclosed **Proxy on page 5**. If you are present at the FRHOA Annual Meeting, you may withdraw your Proxy and vote personally. Any lot owner turning in a Proxy has the right to revoke it at any time before it is exercised, if he/she wishes, by written notice to the President, FRHOA.



## The History of Forest Ridge

We are working to compile a history of our neighborhood before we lose all of our original owners to retirement in Florida. If you are an original or early owner in Forest Ridge, we would love to hear from you. We are looking for information about how our neighborhood was developed, the original cost of the homes and different model options and even information on what the land was used for before it was developed. Your own stories about your home purchases and early events in the neighborhood would be greatly appreciated.

If you have photos, that would be even better. Please submit your stories and photos to FRHOA (Linda Menke), PO Box 493, Sterling, VA 20167-0493 or e-mail them to [admin@forest-ridge.org](mailto:admin@forest-ridge.org). Any photos that are mailed will be handled very carefully, scanned into the computer, and returned to you unless you note otherwise on your submission. We hope to be able to share the history of Forest Ridge on our website and in future newsletters.

Thanks so much for your help.

## It's Time to Start Planning!

**The Annual Holiday Decoration Contest will be upon us before you know it.**

Each December Forest Ridge holds it's Annual Holiday Decoration Contest. All you have to do to enter is decorate the outside of your Forest Ridge house by early December. Judging will be done by volunteers on the FRHOA Board and prizes awarded based on creativity and attractiveness. Winners will be announced in the Spring newsletter. Let's make Forest Ridge really sparkle this holiday season!

Prizes Awarded

**1st Place: \$100; 2nd Place: \$75; 3rd Place: \$50**

Honorable Mentions Named

Because there will not be a December newsletter this is the only notification that will go out about this contest

**Tree Committee Report**

By Garvin Davenport



The winter storms of 2010 caused an unprecedented amount of damage to many trees in the common areas of Forest Ridge, making it a busy spring for the HOA's volunteer Tree Coordinator and very profitable for the tree services we contract with. From January through June the Tree Coordinator responded to homeowner calls reporting downed and/or leaning trees and inspected the common areas near at least

14 different homes throughout Forest Ridge. Hardest hit were the trees along Crestview as well as those in the common areas bordering the WO&D trail and the along S. Dickenson between Almond and Almay courts. Pine trees of all sizes were affected as well as some hardwoods.

While cleaning up from the storms, the HOA also contracted with both Osmin's and Tino's Tree Services to cut down a variety of dead/leaning hardwood trees that had the potential to fall onto homeowner property. Surprisingly a lot of Red Oaks have died in the last several years in the common areas.



It is unclear if the die-off is due to recent dry summers and falls, pests that are attacking these trees, or a combination of both. Invasive vines represent yet another threat to our trees as they have spread throughout the common area in recent years, latched onto trees trunks, and weaken the trees as the vines grow up the trees.

With the help of its tree services the HOA removed roughly 52 trees as of August for total costs of \$6,700 (an average of about \$130 per tree). The removal of a pine trees usually costs \$100 to \$150 per tree and a mature Oak from \$700 to \$900.

Summer storms, particularly the recent storms of late July, have not caused much damage to the trees in our common areas. So with some luck, the HOA will not have to contract the cutting down of any more trees this year. Our 2010 tree budge is almost used up.

The Forest Ridge Tree Coordinator relies on the information left on the hotline by homeowners regarding dead and/or leaning trees in the common areas that could impact homeowner property. Call 703-481-0283, Option 2 (Trees) or E-mail to [info@forest-ridge.org](mailto:info@forest-ridge.org). We would also like to know about the presence of invasive vines throughout the common area that are attacking our trees. (Bruce DeNormandie has volunteered to be the point of contact for vine issues and can be reached at 703-689-2379 or [bldenormandie@verizon.net](mailto:bldenormandie@verizon.net). See the Spring 2010 newsletter for more information.)

Many spots in the common areas have also become a dumping ground for trash, bottles, cans, grass clippings, building materials, and discarded Christmas trees. This is a

problem the HOA requests that all homeowners occasionally take a little time to clean a small section of the common area. Every little bit helps. Those interested in volunteering to help keep our valuable common areas clean and its trees healthy please do not hesitate to call the HOA tree hotline. The HOA's skeleton crew of volunteers would also much appreciate additional help to keep Forest Ridge looking nice and well managed. Thank you.

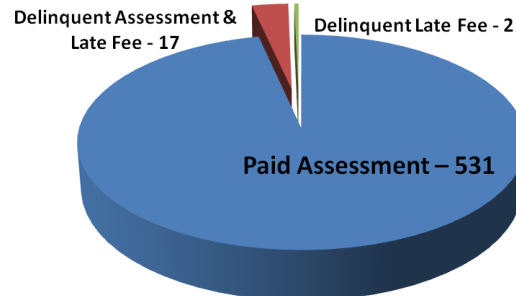
**Home Sales Update**

The information below is gathered by our Resale Coordinator from requests for Resale Disclosure Packets in Forest Ridge and loan settlement information in the Loudoun County Tax Database.

Home Sales in Forest Ridge	2009	2010 (YTD)
Placed on the market	27	14
Sold	27	11
Average Sales Price	\$338,518	\$356,554

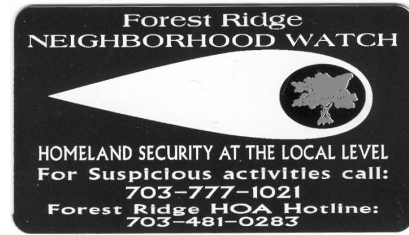
**Status of 2010 Assessment Payments**

The chart below shows the current status of assessment payments for this year. About 11% of homeowners did not pay their assessment on time and 3.5% remain unpaid and have been sent to our lawyer for collection. Liens will be placed on properties that are still delinquent in November.



**Did you know?**

Pizza delivery drivers do not earn minimum wage because their tip is considered part of their salary. Next time you order a pizza delivered don't forget the tip.



**For information on joining the Neighborhood Watch visit [www.forest-ridge.org/thewatch.html](http://www.forest-ridge.org/thewatch.html)**

**Forest Grove Elementary School**

**Announcing Verizon Velocity!**

The Forest Grove Elementary School PTA would like to ask you to help support our efforts. The PTA has partnered with Verizon in a fundraising program called Verizon Velocity. For each new residential product ordered, Verizon will make a one-time donation to the Forest Grove PTA. The PTA does not endorse Verizon over any of their competitors, but should you choose to use Verizon for your communication needs, please follow the information below.

Step 1: Add new Verizon residential service(s) by calling the Velocity Sales Office **1.888.695.5299**. This is the most important step! You must use this number in order for the FGE PTA to receive the donation. Orders placed any other way (online, at a retail store, etc...) will not generate donations.

Step 2: Provide the Verizon representative with our code: **14087**

Thank you for helping the Forest Grove PTA reach its fundraising goals.

RESIDENTIAL PRODUCT	ONE-TIME DONATION
Verizon Internet (Fios® or High Speed Internet)	\$25.00
Verizon TV (Fios® or DIRECTV®)	\$20.00
Verizon Phone Service (Fios Digital Voice, Freedom™ Calling Plan)	\$10.00
Verizon Long Distance	\$10.00

**Robin Conran, Forest Grove PTA**

**Volunteering at Forest Grove Elementary School**

As residents of Forest Ridge, you are likely familiar with Forest Grove Elementary School on Forest Ridge Drive. If you live in the Loudoun County side of Forest Ridge, you've probably gone there to vote. You may have even had kids attend school there. However, there are probably many Forest Ridge residents who have not been to Forest Grove Elementary at all.

The Forest Grove PTA would like to invite anyone who is interested to become acquainted with the school. There are a myriad of volunteer opportunities such as leading book clubs, coordinating the arts in education contest called Reflections, special events, etc. If you have the time and interest, the Forest Grove PTA would be glad to have you. You can learn more about volunteer opportunities by visiting the Forest Grove Elementary School website <http://cmsweb2.loudoun.k12.va.us/forestgrove/site/default.asp>. Next, click on the PTA section from there, then click on Volunteering or Volunteer Descriptions.

If you have any questions about volunteering, please contact the PTA at [info@fgepta.org](mailto:info@fgepta.org). If you go to the school during school hours, you will need to be buzzed in and to show ID for security purposes.

### Shade Can Cause Mildew

We love our trees in Forest Ridge. They are the reason many of us chose to buy a house here. The developer(s) of our neighborhood took great pains to leave the larger, stately trees. But along with the wonderful shade these lovely trees provide we have to contend with the mold and mildew they can cause to grow on our siding.

Mildew that has covered vinyl siding not only affects the appearance of a home or structure it can also be harmful to humans and pets. If left untreated it can begin to promote mold growth which can infect lungs and the respiratory system causing distress, disease and in some cases death. Cleaning the siding or replacing mildew infested portions of vinyl will result in a healthier, better looking home.

Scrubbing or pressure washing a house will remove dirt and grime, but they will not necessarily remove mildew. To determine whether blackish areas are mildew or just dirt, take a little bleach and apply it to the area with a sponge. If the black spots disappear, they are probably mildew. If they don't go away, the discoloration is probably just dirt and should come off with a good scrubbing.

To get rid of mildew, mix one part bleach to four parts water and scrub the area with the solution. Be sure to wear safety glasses and avoid getting the bleach solution on your body or your clothes. After scrubbing, rinse the area with clear water.

Depending upon the type of siding your home has, you may not want to try pressure washing. If your home's paint is not sound, pressure washing may cause it to peel.



BEFORE YOUR HOME REPAIRS GET BEYOND YOU.....

CALL KEN AT GUTTERMAN SERVICES, INC. 571-220-2809

ROOFING, SIDING, WINDOWS, GUTTERS, TRIM WRAP and  
WOOD REPAIRS.

NO JOB IS TOO SMALL!



**PROXY**

The Annual Meeting of the Forest Ridge Homeowners Association will be held at 7:30 PM on Thursday, October 7, 2010 at Forest Grove Elementary School. If you cannot attend the Annual Meeting, please complete this proxy form. This permits you to vote on the know pending issues and allows your proxy designate to vote on all other business matters that may come before the Board at the Annual Meeting.

- You may:
1. Appoint a Proxy from the Directors listed below OR:
  2. Appoint as your Proxy another Homeowner who will be attending the meeting and who meets the voting criteria as explained in the official Notice of Annual Meeting.

Mail the signed Proxy to arrive by September 30, 2010 to: FRHOA 2010 Proxy, PO Box 493, Sterling VA 20176-0493

<p><b>The undersigned member appoints</b> <i>(check only one—more than one invalidates the Proxy)</i></p> <p><input type="checkbox"/> Milton Settar</p> <p><input type="checkbox"/> Garvin Davenport</p> <p><input type="checkbox"/> Daniel Rothman</p> <p><input type="checkbox"/> Michael Brittle</p> <p><input type="checkbox"/> Rhys Rotolo</p> <p><input type="checkbox"/> Lisa Gardner</p> <p><input type="checkbox"/> George Jahnigen</p> <p><input type="checkbox"/> Dan Steinman</p> <p><input type="checkbox"/> Other</p>	<p>To act as Proxy for the undersigned at the Forest Ridge Homeowners Association Meeting to be held October 7, 2010 or at any adjournment thereof, for the election of Directors and any other business which may properly come before the Meeting.</p> <p>Dated: _____</p> <p>Lot Number: _____</p> <p>Print Last Name: _____</p> <p>Signature: _____</p>	<p>Address: _____</p> <p>_____</p> <p>_____</p>
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**Getting to know your Neighbors**

Linda Menke

For many of us, we have seen a large turnover in owners on our streets over the past 4 years so it may be time to get to know each other again. Here are a few ideas to help you get to know your new neighbors and develop new friendships:

- Make it a habit to welcome new neighbors with a visit soon after they move in. You could bring cookies or a six pack to share with them. You can even offer assistance on moving day or bring a casserole and paper plates for dinner that night.
- Walk your street in the evenings and say Hi to the people that are out and about. Soon you may be able to strike up a conversation and get to know them better.
- Have a block party! October is a great time to have a fall block party. Set a date and hand out fliers to everyone on your street. Have everyone bring their own chairs, food, and drinks and enjoy each other's company. If you live on a cul-de-sac or dead end, you can block off your street to incoming traffic so the kids can play in the street safely. Collect hula hoops, soccer balls and basketballs, squirt guns, sidewalk chalk, bubbles and other things to keep the kids busy while the parents visit.
- Organize a street-wide yard sale. Set a date and have everyone set-up in one or two large yards or at the end of your cul-de-sac. Have a get together the night before to make signs and price items and get donuts and coffee for early morning set-up.
- With the holidays coming and the annual Forest Ridge Holiday Lighting Contest, challenge your closest neighbors to try and top your winter displays. A friendly rivalry will make all that hard work more fun.



Knowing your neighbors and enjoying friendly relationships with those on your street will enrich your life and make Forest Ridge all the better.

**Forest Ridge Homeowners Association**  
**PO Box 493**  
**Sterling, VA 20164-0493**



**PRSTR STD**  
**U.S. POSTAGE**  
**PAID**  
**PERMIT NO. 274**  
**DULLES, VA**

*If your name does not appear as the current lot owner, please call the hotline with the correct information 703-481-0283*

**MEETING INFORMATION**

Meetings are held at Forest Grove Elementary School  
**ACC Meetings: First Thursday of every month @ 7:00 PM**  
**Board Meetings: First Thursday of every month @ 7:30 PM**  
 (Meeting dates and times are subject to change.)

**ANNUAL MEETING - October 7th**

*“The best time to plant a tree was 20 years ago. The next best time is now.” ~Chinese Proverb*

***Forest Ridge Neighborhood Contact Information***

FOREST RIDGE HOMEOWNER'S ASSOC. CONTACTS		
(703) 481-0283	Option 1	General
	Option 2	Trees
	Option 3	Architectural Control
	Option 4	Resale Packets Request
	Option 5	Annual Assessments
	Option 6	Common Lawn Care
703-481-6586 or 703-994-8367	Mike Hebert	Neighborhood Watch Coordinator
<a href="mailto:thewatch@forest-ridge.org">thewatch@forest-ridge.org</a>	Neighborhood Watch Email	
<a href="http://www.forest-ridge.org">www.forest-ridge.org</a>	<b>Homeowners Association's Website</b>	
<a href="mailto:acc@forest-ridge.org">acc@forest-ridge.org</a>	Architectural Control Committee (ACC) Email	
<a href="mailto:news@forest-ridge.org">news@forest-ridge.org</a>	Newsletter Submissions	
<a href="mailto:resale@forest-ridge.org">resale@forest-ridge.org</a>	Resale Packets	
<a href="mailto:assessments@forest-ridge.org">assessments@forest-ridge.org</a>	Annual Assessment questions	
<a href="mailto:info@forest-ridge.org">info@forest-ridge.org</a>	Subscribe to the FRHOA e-mail distribution list	
<a href="mailto:volunteers@forest-ridge.org">volunteers@forest-ridge.org</a>	<b>VOLUNTEER</b>	

IMPORTANT NEIGHBORHOOD WATCH CONTACT NUMBERS			
		FAIRFAX COUNTY	LOUDOUN COUNTY
	Emergency	911	911
	Non-Emergency	(703) 691-2131	(703) 777-1021
To Report Traffic Violations	Traffic Division	(703) 691-2131	Sgt. Bill Nugent (703) 777-0408
To Report Parking Violations and Expired Decals		(703) 691-2131	Deputy Keith Wills or Deputy Mike Swope (703) 777-0408
To Report an Overcrowding Housing Situation	Zoning Enforcement	(703) 324-1300	(703) 737-8190
To Report Noise Complaints		(703) 691-2131	Sheriff Non-Emergency (703) 777-1021
To Report EPA Violations and Non-Emergency Fire Hazards	Fire Marshal	(703) 246-4800	(703) 737-8600
To Report Sidewalks/Roads in Need of Repair	Commonwealth of Virginia, Department of Transportation	(703) 383-VDOT (8368)	

The FRHOA Newsletter is printed and mailed out in March, June and September.  
**To place an ad, submit an article or comment, send an email to [news@forest-ridge.org](mailto:news@forest-ridge.org) or call the FRHOA hotline at 703-481-0283**

Business Advertisements:  
 Full Page - \$100  
 Half Page - \$50  
 Quarter Page - \$25  
 Business Card - \$15

Homeowner FOR SALE classifieds are free. The newsletter is distributed to all owners and renters within the Forest Ridge development.