Notes from HOA President Bill Brindley

A Thank You Again For Your Support
On behalf of the Forest Ridge Homeowners Association Board of Directors, thanks to all of our homeowners for their continued support throughout the year. You have showed up and participated at many of our meetings. Your suggestions and comments have been key in determining our direction and priorities. We look forward to working together to make Forest Ridge an even more excellent place to live. Thanks again for your outstanding support.

Proposed Change to our By-Laws
Last year the homeowners and the Board changed our By-Laws to provide some administrative corrections. This year the Board has concluded that the term limits for the President and Vice President are counter-productive. It is difficult to find Board members who have an interest in serving in these positions due to the time commitment involved. The Board approved the removal of the term limits at our June meeting. Now it is up to the Homeowners to vote, in person or by proxy, on this item at the upcoming FRHOA Members meeting on October 3, 2019. Note: the Board can remove either the President or Vice President at any time with or without cause on merely a majority vote of the Directors (see ARTICLE VIII, Section 5). For more information on this, see the article in this newsletter on page 6 titled “Proposed Change to our By-Laws – Removal of term limits for FRHOA President and Vice President.”

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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 Loudoun County Sheriff’s sub station 46620 E Frederick Drive, Sterling, VA on Thursday, October 3, 2019 at 7:30.

Three members of the nine-member board are elected each year at the annual meeting. It is imperative that we have enough members or proxies at the meeting, so please mail in your proxies or provide them to a board member directly if you are unable to attend. Also, members will be voting on approving changes to the By-laws (see more information on this under the President’s article).

There are no other items which require an all-member vote scheduled for this meeting.

To vote, the lot owner of record must have paid the annual assessment for Year 2019 in full, including any penalties or legal fees if incurred, by September 30, 2019. One vote per lot is allowed. FRHOA has fixed the close of business September 30, 2019 as the record date for receipt of any completed, mailed-in proxy forms.

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 3. 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.
Notes from HOA President (Continued from Page 1)

Become Involved in Your HOA

The FRHOA is composed of all volunteers. We are always looking for interested homeowners to volunteer to help. A good way to become involved is to attend the monthly FHROA Board meetings which are held the first Thursday of each month except for July. These meetings are held in the Eastern Loudoun County Sheriff’s office in Sterling.

FRHOA Information on our Website
More information on the FRHOA can be accessed anytime by going to our website at www.forest-ridge.org. On our website you can find the minutes of recent meetings, our by-laws, our recent newsletters, a listing of the Board of Directors, all of our important documents, our Architectural Control Committee (ACC) Regulations and our ACC Architectural Change Form. This form is required to be filled out and submitted before you make any changes to the exterior of your home including but not limited to decks, driveways, fences, siding, roofing, shutters, and swimming pools. Come join us. We always welcome additional volunteers. You can make a difference in your community.

Bill Brindley, President FRHOA
Annual Meeting PROXY

The Annual Meeting of the Forest Ridge Homeowners Association will be held at 7:30 PM on Thursday, October 3, 2019 at Loudoun County Sheriff's substation 46620 E Frederick Drive, Sterling, VA. If you cannot attend the Annual Meeting, please complete this proxy form. This permits your proxy to vote for you on the now pending issues and on all other business matters announced for the Annual Meeting. See notes elsewhere in this newsletter or check our website at www.forestridge.org.

You may:

1. Appoint a Proxy from the Directors listed below
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.
   - Your proxy will vote as he or she sees fit for each matter brought before the board at the Annual Meeting.
   - This proxy is valid only for the Annual Meeting on October 3, 2019.
   - If this form is signed but no proxy is selected, the HOA president will be the default proxy.

The undersigned member appoints (check only one—more than one invalidates the Proxy)

- Bill Brindley
- Marianne Brindley
- Glenn Heselton
- Garvin Davenport
- Dianne Langham-Butts
- George Jahnigen
- Marjorie Heselton
- Brandon White
- Bruce Kirk
- Other

To act as Proxy for the undersigned at the Forest Ridge Homeowners Association Meeting to be held October 3, 2019 or at any adjournment thereof, for the election of Directors and any other business which may properly come before the Meeting.

Dated: ______________
Lot Number: __________
Print Last Name:
____________________
Signature: ____________________________

Address:
__________________________________
__________________________________
__________________________________

“Turn a section of your yard into a wildflower garden. Even gradual shifts and small changes can help the environment.”
Trees and Common Areas

We started out this year thinking we might have a good year and not need to cut as many trees as we did the last two years. In 2017 the HOA cut 91 trees and 101 in 2019. We were off-pace this year, up until June. The HOA had only cut 12 trees up until that time. Then we had the storms in June and July and added about 20 trees to the count. That puts our current overall pace about the same as last year. Our average cost per tree is a little lower, so far though. The average cost at this point is $226 per tree cut this year. The average last year was $240 and in 2016, it was $296.

For some reason, many of the trees we've had to deal with so far this year have been along Crestview, Filmore, South Lincoln and Maple where they were highly visible. Those trees were cut up into firewood length blocks as we usually do. Homeowners are welcome to take them home. Just be careful of the poison ivy. Speaking of that, we also trimmed the limbs, brush and vines back away from the rail along Maple.

For those neighbors new to our neighborhood, our Homeowner's Association has some rules in place relating to the common areas that protect our shared spaces from human harm and help maintain our home values. Those rules are:

- Homeowners are not permitted to cut, prune, or otherwise clear trees, shrubs, or other vegetation from common grounds or neighboring properties to clear site lines, or to cause same.
- Common grounds are for the enjoyment of the entire FRHOA community and all users are required to clean up after activities.
- No motorized vehicles are allowed on common grounds.
- No dumping of yard waste or trash is allowed on common grounds.
- No cutting or removal or planting of bushes, shrubbery, or trees is allowed on common grounds.

Of course, trees will die, and insects and wind will occasionally damage trees in the common areas. When that happens, the FRHOA will determine if those trees need to be cut down for safety purposes. Note that we sometimes leave dead trees standing if they don't pose a danger to life or property. The trees determined to be dangerous are usually cut into sections to lie flat on the ground once down. It is our association's general policy not to remove most of these cut trees so as to provide a more natural environment and keep the cost as low as possible. After all, most natural forests have a combination of live and dead standing trees and dead trees on the ground. However, homeowners are allowed and even encouraged to remove these cut tree sections for personal firewood. It doesn't take long after trees are cut for decay to start on trees in contact with the ground, so the sooner the wood is picked up the better.

If you see a dead or dangerous tree in the common area near your home or you are interested in getting some firewood, please let the HOA know. Contact the Trees and Common Area Chairman at: trees@forest-ridge.org or commonarea@forest-ridge.org

And please, if you are in the common area, help us all out by picking up any trash that you find. Thanks in advance!
This map shows the regularly mowed common areas in our neighborhood.
Proposed Change to our ByLaws
Removal of Term Limits for FRHOA President and Vice President

Article VIII, Section 3 of our Bylaws states that both President and Vice President cannot serve more than four consecutive years in those particular offices. That language establishes what is effectively a term limit for both of those officer positions.

The Board of Directors has concluded that the term limits for the President and Vice President are counter-productive. It is difficult to find Board members who have an interest in serving in the President and Vice President officer positions because of the time commitment involved. If a person serving in one of those officer positions is doing a good job for the Association, and if his/her performance in one of those positions continues to meet with the approval of his/her fellow Board members and the membership at large, it would be contrary to the Association’s best interests to limit their service in those positions for no reason other than an arbitrary 4-year term limit.

The Board has discussed the subject with the Association’s attorney. He stated that Forest Ridge is one of only a few HOAs that have Bylaw term limits on their Pres and VP officer positions. He further stated that such term limits are unnecessary, inasmuch as the Board can remove a director from any officer position at any time, with or without cause, on merely a majority vote of the Board of Directors (see ARTICLE VIII, Section 5: "Any officer may be removed from office with or without cause by the Board").

Also, the term of office for the officer positions is only one (1) year, and elections for all officer positions are held every year during the November Board meeting. Any Board member can run for either President or Vice President each year or whenever there is a vacancy in either of these positions. Thus, the Board has a yearly opportunity to elect someone new to the President and Vice President positions at the annual officer elections conducted each year during the November Board meeting (per ARTICLE VIII, Section 2).

Because of the abundant safeguards written into our Association’s Bylaws which operate to prevent a “President for Life” a la a Vladimir Putin or a Fidel Castro, the Board of Directors concluded that the existing 4-year term limits for the President and Vice President positions are unnecessary and do not serve the Association’s interests. Accordingly, the Board of Directors has approved putting a proposed Bylaw amendment before the membership at the upcoming Oct 2019 Annual Meeting, the effect of which will delete the term limit language from the relevant section of our Bylaws (Article VIII, Section 3). A motion was made to that effect at the June 2019 Board meeting by Dianne Langham-Butts and seconded by Bruce Kirk. All Board members present agreed.

The proposed amendment is as follows (text to be deleted indicated by strike-through):

**Section 3. Term.** The President and the Vice President of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he/she shall sooner resign, or shall be removed, or otherwise disqualified to serve. No elected officer may serve more than four (4) consecutive one-year terms in the same officer position. However, the individual who had served the maximum terms may still be elected to the Board as Director and to other officer positions. After not holding a specific elected office for a period of two years, the individual may once again be elected to that office.
DID YOU KNOW……..

Homeowner’s insurance does NOT cover water and sewage line repairs. You may want to consider getting water and sewage line replacement insurance.

One option is Dominion Energy. They offer this insurance through their partner HomeServe. Restoration service is also an option, which covers replacing any porch, sidewalk, driveway, or grass damaged during repair.

The monthly costs for these policies through Dominion Energy can be as low as $4.99 for water lines, $5.99 for sewer line and $1.99 for restoration. Call 866-328-8651 if you are interested in more information.

This is not a promotion for Dominion Energy – it’s just for your information.

Let’s keep the neighborhood looking great, some reminders

1. Make sure your house number is visible.
2. After your yard sale please take down your signs.
3. Keep those branches trimmed that overhang on sidewalks.
4. Trim branches that cover up street signs.
5. Check with your respective trash company regarding –
   a. Arrangements for the pickup and charges for larger items so they don’t remain outside for several days.
   b. Branches and leaves (need to be bundled and tied)
   c. Grass clippings (use paper and clear plastic bags)
6. Pick up after your dog does its business. Don’t throw it in the bushes.

MEETING INFORMATION
Meetings are held at Eastern Loudoun Sheriff's Station
ACC Meetings: First Thursday of every month @ 7:00 PM
Board Meetings: First Thursday of every month @ 7:30 PM
(Meeting dates, locations and times are subject to change.)
All homeowners are invited to attend.

“Because life is fueled by the energy captured from the sun by plants, it will be the plants that we use in our gardens that determine what nature will be like 10, 20, and 50 years from now.” - Doug Tallamy

Forest Ridge Neighborhood Contact Information

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<th>IMPORTANT NEIGHBORHOOD WATCH CONTACT NUMBERS</th>
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<td>FAIRFAX COUNTY</td>
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<td>Option 6</td>
<td>Common Lawn Care</td>
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<tr>
<td>(703) 777-1021</td>
<td>Neighborhood Watch</td>
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| www.forest-ridge.org  | Homeowners Association's Website |  |  |
| acc@forest-ridge.org  | Architectural Control Committee (ACC) Email |  |  |
| news@forest-ridge.org | Newsletter Submissions |  |  |
| resale@forest-ridge.org | Resale Packets |  |  |
| assessments@forest-ridge.org | Annual Assessment questions |  |  |
| info@forest-ridge.org | Subscribe to the FRHOA e-mail distribution list |  |  |

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<td>To Report Sidewalks/Roads in Need of Repair</td>
<td>Commonwealth of Virginia, Department of Transportation</td>
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The FRHOA Newsletter is printed and mailed out twice per year, in the Spring and the Fall. To place an ad, submit an article or comment, send an email to news@forest-ridge.org or call the FRHOA hotline at 703-481-0283.

Homeowner FOR SALE classifieds are free. The newsletter is distributed to all owners within the Forest Ridge development. The FRHOA Board reserves the right to reject any ad, article, or classified.

Editor: Juanita Easton

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

Editor: Juanita Easton