

# WORDS FROM THE RIDGE

A Newsletter for the Residents of the Forest Ridge Community

FALL 2023



FRHOA PO Box 493, Sterling, VA 20167-0493

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

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

## The Forest Ridge Homeowners Annual Meeting will be held October 5, 2023, at 7:30pm at the Eastern Loudoun County Sheriff's Station Conference Room

It is important that your vote be represented at the Annual Meeting. **We will continue to offer ZOOM capability** as well. ZOOM meeting access instructions will be posted on our website prior to the meeting. There must be a quorum number of 55 votes for the meeting to meet legal requirements. If you cannot attend, please complete the proxy form on page 3 in this newsletter and either mail it in or give it to a board member.

### Notes from the President

On behalf of your Forest Ridge Homeowners Association Board of Directors, Thank You! to all of our homeowners who have continued to support the Board throughout this year. Your suggestions and comments are always welcome, but perhaps could be better shared by attending our monthly meetings. As everyone should know, your Board meets the first Thursday of each month except for July. We look forward to continue working together to distinguish our Forest Ridge community from surrounding neighborhoods, to make it an even better place to live, be a welcoming attractive community and maintain/increase property values.

#### **FRHOA Board Members Continually Serve Our Homeowners**

The Board is constantly looking for ways to improve our community, improve Board services and manage our financial resources. Annual assessments barely cover yearly increases in maintenance, insurance, printing, admin fees, postal costs and any legal representation. Our *major* annual expenses are the mowing and maintaining of the common areas and managing the removal, by cutting down, of dead trees in common areas. Input from Homeowners is very important towards managing these areas.

This year your Board replaced one damaged and deteriorated sign at the entrance at Crestview Drive/Forest Ridge Drive. That signage island was severely damaged by not 1 but 2 singular car accidents. A shoutout to Kathy Primus for stepping up and volunteering her time to refurbish the recently installed sign. Your Board would love for several homeowners to get involved to repaint the upright posts securing signage at the



Williamsburg entrance and at S. Filmore. The trash receptacle on S. Filmore was refurbished. A new receptacle was built and placed in common area near the elementary school playing fields to help alleviate a trash problem there. It appears to be well used. A third trash receptacle at the bike trail and Tamarack will be refurbished. Another project brought up last year is to add signage at the Lincoln/Butternut Way entrance to our community. It seems many homeowners are unaware that section of 35 homes are even part of Forest Ridge. So far, no homeowners have shown interest.



Our Board members and committee members perform their duties via email and the FRHOA website (Forest Ridge Homeowners Association, Sterling VA ([forest-ridge.org](http://forest-ridge.org))). All communications are done via the website. Therefore, it is important to have your e-address on file for various communication purposes. If you are not sure that we have your e-address, please send it along with your name (owners name) to [info@forest-ridge.org](mailto:info@forest-ridge.org). If tenants/renters wish to have an e-mail on file the Board welcomes that as well.

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## Notes from the President

In addition to email, the newsletter will be posted on our website accessible to everyone ([www.forest-ridge.org](http://www.forest-ridge.org)). Our FRHOA fall newsletter will continue to be hardcopy mailed to each homeowners' address via the U.S. postal system to ensure distribution of our annual election and proxy information. If you do not plan to or will be unable to attend the 2023 annual Homeowner's meeting, please submit your proxy vote ahead of time. You can also help your Board by collecting proxies from your fellow homeowners if they will not be attending.

**Annual FRHOA Members Meeting:** Our 2023 FRHOA Annual Members Meeting will be held Thursday, October 5, 2023, at 7:30pm at the Eastern Loudoun County Sheriff's Station Conference Room. Our regular monthly meeting will follow. We will continue to offer ZOOM capability as well. ZOOM meeting access instructions will be posted on our website prior to the meeting. It is important that your vote be represented at the FRHOA Annual Meeting. There must be a quorum number of 55 votes (in person or via Proxy) for the meeting to meet legal requirements. Those who participate at the Annual Members Meeting online via Zoom will be able to vote online. A proxy form is included in this newsletter and can be printed, filled out and either mailed in or given to a board member. It may also be scanned and sent electronically.

### **Become Involved in Your HOA**

The FRHOA Board is composed of nine elected volunteers. Many current members have been active for quite some time and are ready for a break. We would like to see involvement from some of the newer Forest Ridge homeowners. A very good way to become involved is to first attend the monthly FRHOA Board meetings. With elections coming up in October now is a great time to consider your involvement.

Information on the FRHOA can be accessed anytime by going to our website at [www.forest-ridge.org](http://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 decks, driveways, fences, shingles, shutters, siding and swimming pools. Come join us. We always welcome additional volunteers. You can make a difference in your community.

**Thank You for Your Support**  
**Fred Stewart**  
**President FRHOA**



## Notice of the Forest Ridge Homeowners' Annual Members Meeting

The Forest Ridge Homeowners Association will hold its Annual Members meeting at 7:30 PM on Thursday, October 5, 2023 at the Eastern Loudoun County Sheriff's Station Conference Room at 46620 E Frederick Drive, Sterling, VA.

To be entitled to participate, the lot owner of record must have paid all annual assessments through Year 2023 in full by September 30, 2023, including any penalties or legal fees, if incurred. One vote per lot is allowed.

Three members of the nine-member board are elected each year at the Annual Members 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.

### Forest Ridge Homeowners' Association PROXY FORM

Use this FRHOA Homeowners' Association Proxy document if you want to vote at this homeowners' meeting but cannot physically be there.

This Proxy is valid for attendance and voting at the Forest Ridge Homeowners Association Annual Members Meeting to be held October 5, 2023 or at any adjournment thereof, for the election of Directors and any other business which may properly come before the Meeting.

One homeowner per lot may vote on Association business. Any homeowner wishing to vote by proxy must complete this form. Any time prior to the Annual Meeting on October 5, 2023 the proxy may be:

- mailed to FRHOA Admin at PO Box 493, Sterling, VA 20164-0493
- emailed to [admin@forest-ridge.org](mailto:admin@forest-ridge.org)
- given to a neighbor who will attend
- given to any current Board Member

The proxy form will also be on the Forest Ridge website ([www.forest-ridge.org](http://www.forest-ridge.org)) and can be completed there as well.

If this form is signed but no proxy is selected, the Forest Ridge Board of Directors President will be the default proxy.

Your (Homeowner) Name (Print): \_\_\_\_\_

Your Address: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Your Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The signed member appoints (Check only one---more than one invalidates the Proxy)

FRHOA Board Members as of September 2023:

- Fred Stewart
- Brandon Buchholz-White
- Garvin Davenport
- Wesley Hall
- Glenn Heselton
- Marjorie Heselton
- Tonia Sanders
- Joseph Paz
- Tara Cromp



Spring and summer have in past years been busy times for the HOA's Architectural Control Committee (ACC) members. Summer 2023 again saw a decrease in the number of ACC change requests by homeowners updating and improving their properties and in the number of requests for resale inspections for homes going on the market.

**Approved Change Requests:** The ACC approved all ten Change Requests between May and early August. The projects included several replacement decks, front doors, siding, windows, roofs, and a patio.

**Resale Inspections:** The ACC completed 5 required resale inspections this summer between May and early August. Several of the properties inspected this year were found to have multiple violations such as excessive algae, rotted door trim, rotted decks, overgrown lawns and shrubbery, and storage containers located in yards rather than on or under decks as required.

**Violations:** The HOA, after being notified by Forest Ridge residents of possible violations at properties within the neighborhood, confirmed violations at 6 properties this summer. The ACC confirmed violations for excessively tall grass, tardy removal of holiday lights, raising chickens, and a shed. The HOA covenants **DO NOT** allow any detached sheds of any size to be on the property.

**Change Requests:** The HOA Covenants allow 30 days for the ACC to review a Change Request and that no changes are allowed until approval is given by the HOA/ACC. In most cases this year, the ACC approved requests within two weeks from the time the ACC receives and begins the review of the change request. To speed the review process, applications must include all details of the changes on the HOA's change request form and any supporting documents. The ACC will not initiate a review of proposed changes that lack the necessary details and supporting documents. The ACC will only review ACC Change Requests and supporting documents in PDF format or hard copy submitted to the ACC email box: **ACC@forest-ridge.org** or the Forest Ridge HOA, P.O Box 493, Sterling, VA 20164. Electronic submissions that include the homeowner's email and are in PDF format speed the review process, particularly in cases when the ACC needs to contact homeowners for needed clarification or additional details.



### Fall and Winter Reminders:



Keep an eye on the buildup of algae/mildew on siding, particularly on the house sides that have little to no exposure to the sun. The HOA reminds owners to clean off algae to keep the property and neighborhood looking nice and to avoid receiving violation letters late in the fall.



**Homeowners are responsible for removing snow from the sidewalk in front of their home. The HOA does not remove snow from the roads and has no control over it.** VDOT is responsible for plowing the streets and homeowners should call VDOT at 800-FOR-ROAD or make a request at **<https://my.vdot.virginia.gov/>**. You can also see road status and updates at **<http://vdotplows.org/>**.



## Trees and Common Areas

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.
- Common grounds are for the enjoyment of the entire FRHOA community and all users are required to clean up after their activities.
- No motorized vehicles are allowed on common grounds.
- No dumping of yard waste or trash is allowed on common grounds. This includes leaves, tree limbs, Christmas trees, and grass clippings.
- No cutting, removal or planting of bushes, shrubbery, or trees is allowed on common grounds.



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](mailto:trees@forest-ridge.org) or [commonarea@forest-ridge.org](mailto:commonarea@forest-ridge.org).

### Termites

I've noticed that many homeowners have stacked firewood on their property. That is laudable considering that such wood is a renewable resource and readily available due to tree cutting in the common area or on the homeowners' property. Here are a couple things to consider if you have stacks of firewood or are thinking about building one.

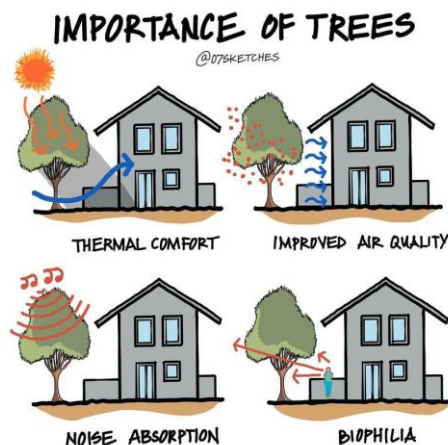


Termites are prevalent in our area and are very successful at survival due to their methods of establishing colonies. Each colony might include millions of termites and survive for years. Each termite has a specific job that helps the colony as a whole. Worker termites make up 85 - 98% of the population and are the ones we are most likely to see. They are white with soft bodies, eyeless and wingless. Subterranean worker termites build underground tunnels between their colony and food sources so are always in the dark and don't need eyes or wings. The tunnels allow them to maintain the moist air they need to survive while gathering food to take back to the colony. Without the moist air, worker termites would dry out and die.

If and when a colony runs out of food or needs more room for growth, the termite king and queen will send out flying termites that are able to reproduce to start a new colony. This is called swarming and can happen again and again with a new king and queen in each colony.

Termites consume decaying plant material such as wood or leaf litter.

The take-away for us is to recognize that our woodpiles are susceptible to termites, especially if it is in contact with the ground. Our defense is to get the wood up and out of contact with the ground. That might mean relocating a pile or at least putting some material that is not untreated wood down to stack the woodpile on.



**Forest Ridge Homeowners Association**  
**PO Box 493**  
**Sterling, VA 20167-0493**



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**ANNUAL MEETING OCT 5th**

**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.

*"October's poplars are flaming torches lighting the way to winter." — Nova Beir*

***Forest Ridge Neighborhood Contact Information***

FOREST RIDGE HOMEOWNER'S ASSOC. CONTACTS	
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
trees@forest-ridge.org	Tree Committee
commonarea@forest-ridge.org	Common Areas
info@forest-ridge.org	Subscribe to the FRHOA e-mail distribution list <b>THE SPRING NEWSLETTER IS ONLY BY EMAIL</b>

IMPORTANT NEIGHBORHOOD WATCH CONTACT NUMBERS			
		FAIRFAX COUNTY	LOUDOUN COUNTY
Report an Emergency	Emergency	911	911
Local Law Enforcement	Non-Emergency	(703) 691-2131	(703) 777-1021
To Report Traffic Violations	Traffic Division	(703) 691-2131	(703) 777-0408
To Report Parking Violations and Expired Decals		(703) 691-2131	(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 published twice per year, in April and September. April is by email; September is mailed out. **To place an ad, submit an article, or contact the FRHOA newsletter editor, send an email to news@forest-ridge.org.**

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 within the Forest Ridge development. The FRHOA Board reserves the right to reject any ad, article, or classified.  
 Editor: Juanita Easton