Notes from HOA President Fred Stewart

*Important information for residents in the article on page 3 about the VDOT Pavement Preservation Project

Thank You for Your Support

ALOHA! from your Forest Ridge Homeowners Association Board of Directors. A thank you to all homeowners for their continued support throughout the past year and a big Welcome to all the new homeowners who have moved into our Forest Ridge community since our Fall, 2022 newsletter. Your participation, suggestions, comments and notifications of conditions warranting the Board’s attention are important to us. We look forward to working with you to continue to make Forest Ridge a desirable community in which to live, be the preferred destination for potential new homeowners and, very importantly, grow your property value. Thank you again for your support.

FRHOA Improvements to Better Serve Our Homeowners

Your Board is always looking for ways to improve our services and to manage its financial resources. Our 2023 FRHOA annual dues are a good value, in my opinion, at $148 per year. The annual budget is posted on the FRHOA website: www.forest-ridge.org/hoanews/currentyearsbudget.html

This spring newsletter is being emailed to all FRHOA members for whom we have an email address. If you are not sure we have your correct e-address, please send it along with your name (owners name) to info@forest-ridge.org. In addition to emailing, the newsletter will be posted on our website accessible to everyone at www.forest-ridge.org.

For landlords, should you want your tenant to receive any electronic communications re: the goings-on in our community, you or they can provide an e-address to info@forest-ridge.org to get on the distribution list. As usual the FRHOA fall newsletter will continue to be hardcopy mailed to each homeowners’ address via the U.S. P.S. to ensure notification of the annual election and proxy information. Additionally, electronic payment of annual assessments and any other payment which may be due the Board is available via PayPal.

Seasonal Decorations, Political Signs Etc.

Every year there are elections, seasonal and annual holidays, special events etc. Our FRHOA Covenants prohibit the display of most signs including political signs. However, homeowners may display political signs in their yards 60 days before an election and remove them no later than 10 days after the date of any federal, state, or local election.

Decorations during the holiday season have been a part of our community since it was built. In fact, we have an annual competition for holiday decorating each December with a modest reward for the top three. It’s never too early to plan to compete in 2023. With that said, all December seasonal decorations including ones hung on gutters, rooftops etc. should be removed by now. Thanks!

Continued Next on Page 2
Notes from HOA President Fred Stewart

Become Involved in Your HOA

The FRHOA is composed of volunteers. Some of us work full or part time while some are retired. We are always looking for interested homeowners to volunteer to help or become a Board member. A good way to become involved and maybe decide to join the Board in some capacity is to attend the monthly FHROA Board meetings. These are held the first Thursday of each month except for July. Meetings are held at 7:30 PM in the Eastern Loudoun County Sheriff's office 46620 E. Frederick Drive, Sterling, VA. Come join us in person or via ZOOM, help make a difference in your community.

Contact Fred for more information on volunteering at fred.stewart@forest-ridge.org

Information on your FRHOA can be accessed anytime by going to our website at www.forest-ridge.org. On our website you can find:

- Minutes of FRHOA recent meetings
- FRHOA By-laws
- Words from the Ridge newsletters
- The List of Current Board of Directors
- FRHOA Important Documents
- FRHOA Architectural Control Committee (ACC) Regulations
- FRHOA ACC Architectural Change Form, which must be filled out and submitted before making any exterior changes. These include color changes to the exterior of your home for decks, driveways, fences, shingles, shutters, siding, swimming pools and basement egress windows.

Also, FRHOA contact emails and important local contact phone numbers are listed on the last page of this newsletter.

Thank you,
Fred Stewart, President FRHOA

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Love Your Dog
Love Your Neighborhood

Pooper scooper duty—nobody wants to do it, but it must be done. Dog waste isn’t just a pain in your shoe treads, an unappealing smell in your yard, and an organic means to prank a nasty neighbor. It is unhealthy for you, your family, your dog, your community, and the ecosystem of which we are all a part. Picking up after your dog isn’t a choice, it is a responsibility.

Dog waste carries parasites, bacteria, and viruses that make their way into our groundwater, our parks, our lakes, rivers, oceans and streams, and even our children’s mouths. You even might think it is ok to let your dog go in your yard and not clean it up. After all, it is your yard. But you must remember, rain water washes dog waste out of your yard and into storm drains, most of which carry rainwater, untreated, directly to our local waters.

Please be responsible and pick up after your dog when walking around the neighborhood. And be sure your child knows the rules too.

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Mulch and Landscaping Safety

Never discard smoking material into mulch, potted plants, grass or leaves.

For More Information visit: Loudoun.gov/FirePrevention
VDOT Pavement Preservation

Slurry Pavers, Inc. have been contracted by VDOT to do pavement preservation treatments in the Forest Ridge community. The project will include patching asphalt failures, sealing cracks and resurfacing streets with latex-modified slurry seal. The patching and crack sealing will begin in the area the second week in April and the resurfacing is expected to take place in the area starting in mid-June.

Please be advised that the pavement preservation process may be unfamiliar when compared to other resurfacing projects like plant mix asphalt paving. To minimize any impact to the community, they offer several ways to help residents familiarize with the activities that might be seen. Here is a link to a video showing the crack-seal operation. This and other videos can be accessed from their informational website www.neighborhoodslurry.com.

Because pavement preservation is unfamiliar to most, it is strongly encouraged that residents read through the www.neighborhoodslurry.com/mustknowinfo section or watch a video about slurry seal before work begins. Experience has proven that it will help residents avoid issues. It also helps to set expectation for how preservation treatments like slurry seal work and what they can expect.

Pavement Preservation Treatments are not "apply-and-forget" processes. They require time to dry, to set, to cure and to settle into their final surface profile. Because of this, special attention should be paid to how they work and how we work together to ensure the very best new road surface.

If anyone has any questions about the project or process, contact Fred Stewart at president@forest-ridge.org or Glenn Heselton at trees@forest-ridge.org.
Forest Ridge Architectural Control Committee

Spring and summer are busy times for the HOA’s Architectural Control Committee (ACC) members. The majority of time spent by the volunteers is completing resale inspections for properties going on the market and reviewing ACC Change Requests for homeowners looking to repair, replace, or update the exteriors of their homes, decks, and fences during the favorable weather conditions of summer.

For homeowners looking to put a property on the market, be sure not to overlook the exterior of the property when readying it for sale. The HOA is required to conduct a review of the condition of the exterior of the property and note on the resale certification any damaged, dirty, or missing elements of the exterior of the house, deck, fence, driveway that is out of compliance with the HOA’s Covenants. (https://www.forest-ridge.org/acc/hoaaccregulations.html) Most common violations found include algae on exterior walls and decks, cracked and crumbling driveways, missing window screens or shutters, broken or badly deteriorated fencing, peeling and chipped paint on trim and doors.

Please plan ahead to tackle anything that would detract from the look of the exterior of the structure to ensure a "clean" resale certification. The ACC will only inspect a property once, so any violation(s) found during inspection will be listed on the resale certification for the buyer. All violations found during a home resale inspection that are not remedied by the closing date for the property convey to the new owner(s) and are required to be corrected within 30 of closing days by the new owner.

For those planning to sell their property, please notify the HOA’s resale coordinator at resale@forest-ridge.org and resale.packets@forest-ridge.org directly or via the realtor. (https://www.forest-ridge.org/selling.html)

For owners submitting Architectural Change requests, (https://www.forest-ridge.org/acc/architecturalchangeform.html) the ACC handles most requests within about two weeks from the time the ACC begins the review of the change request. The ACC this past year approved all change requests and none required modification to meet HOA guidelines. To speed the review process, applications must include all details and supporting documents such as styles, colors, locations, as well as plats for fences, deck enlargements, fire pits, and patios.

Change Requests can be submitted to the ACC email box: ACC@forest-ridge.org in PDF format only or the Forest Ridge HOA P.O Box. 493, Sterling, VA 20164. Please include a contact email address in case the ACC needs clarification or additional details regarding the proposed changes. Please note that no changes can be made prior to ACC approval and that the ACC cannot start its review until all necessary details/samples for the proposed change are submitted to the committee.

The HOA/ACC does not need to be contacted for general landscaping or tree trimming/cutting within an owner’s property. Please avoid plantings that will crowd sidewalks or block line of sight along our streets. As a reminder, the common areas are for the enjoyment of all HOA members and should not to be used to dump yard waste from an owner’s property and not used as an area to discard old Christmas trees.

Note that all storage units are required to be located is the rear of the house and on or under the deck in the rear of the house. The HOA Covenants do not allow sheds of any size to be on the property; a requirement affirmed by the vote of the HOA’s membership in spring of 2022.

As always please reach out to the ACC at the Monthly Board meeting or via email for any questions regarding changes under consideration.
Community Organizations

LINK, Inc. is a 501c(3) non-profit organization that provides emergency food and financial assistance to qualified people in need. Supported primarily by donations of food and funds, LINK is comprised of dedicated churches, organizations, and individuals serving the Herndon, Sterling, and Ashburn, Virginia communities.

www.linkagainsthunger.org/
Donate Food, Volunteer, Donate Money

The Loudoun Pet Pantry

The Loudoun Pet Pantry (LPP) is a partnership between Humane Society of Loudoun County (HSLC), Loudoun County Animal Services (LCAS), and Loudoun Hunger Relief (LHR) to help keep pets in loving homes by providing food supplies to families in need.

https://humaneloudoun.org/programs/loudoun-pet-pantry/
- Drop off cat and dog food donations to one of several donation boxes located in Loudoun County
- Host a pet food drive
- Donate food through our Chewy Wish List

Other Food Pantries

Loudoun Regional Food Pantry (Sterling)

Sterling Park Baptist Church - Food Distribution Center
https://sterlingparkbc.org/food-pantry

Reston Bible Church - Food Distribution Center
https://www.restonbible.org/care/foodpantry/

Community Of Faith UMC- Food Distribution Center
https://cofumc.org/

FRHOA 2022 Annual Holiday Lights Contest

Categories & Winners:
Merry & Bright: It’s All About the Lights - 102 Deerwood Court
Holiday Spirit: Over the Top with Holiday Cheer - 126 Applegate Drive
Judge’s Favorite - 103 Briarwood Court

Congratulations to the winners who each received a prize of $100!
Thanks for making the neighborhood sparkle.
Forest Ridge Trees and Common Areas

Last year the FRHOA spent a total of $22,800.00 for tree removal and upkeep of the common areas within our neighborhood. We cut a total of 47 dead trees, removed a bee's nest, buried a deer carcass, pruned vegetation along common area sidewalks, and picked up trash that had been dumped in our common area.

Thankfully, it is infrequent that we need to bury an animal carcass. But, if you know of a carcass, you can help us by letting us know as soon as possible. The job gets more difficult the longer we wait to start.

The HOA organized a "common area clean-up day" on February 25th with a rain date of March 4th. Ten of our neighbors worked hard to clean over the two Saturdays and made a significant improvement. We are grateful to all of the participants for taking the time to make this effort. We wish that more could have been cleaned, but for the time being, we can enjoy seeing cleaner road shoulders on S. Fillmore Ave, E Maple, Tamarack Lane and around the school parking lot entry. We also want to thank the people who clean during the year with no fanfare or acknowledgement.

The lawn mowing season is upon us again and we look forward to seeing the attractive yards throughout the neighborhood. We ask that you please clean the gutters on the street in front of your home. This will make a big difference in appearance and keep our storm drains open for the rain that is sure to come.

We acted on a new initiative at the end of last year that we hope to continue this year. We identified several common areas that would benefit by a more thorough cleanup of downed trees and used the projected unused balance of our budget to clean one of the areas in December. The area that we chose was the Wiehle easement where it intersects with S. Lincoln. More needs to be done there, but we will discuss and chose our priority area for possible clean up at the end of this year.

One of the most frequent violations we see neighbors making in our common areas is dumping of trash and yard waste. Not only is this unsightly, but it chokes out the vegetation trying to establish itself there. This is no way to treat our shared property and can result in a violation notice and even legal proceedings!

Again, we thank all the neighbors who take time to make our subdivision cleaner, neater, and as attractive as it is. If you would like to participate on your own or as part of a group, let us know.
What’s Happening Around Us

**Spring Native Plant Sale at Morven Park**
April 22 @ 9:00 am - 3:00 pm  
Main Visitor Parking Lot at Morven Park

https://loudounwildlife.org/event/spring-native-plant-sale/

**2023 Leesburg Flower and Garden Festival**
Sat, Apr 15, 8:00 AM – Sun, Apr 16, 11:53 AM  
25 W Market St, Leesburg, VA

https://www.leesburgva.gov/departments/parks-recreation/events/flower-garden-festival

**Loudoun and Fairfax County Spring Home Show**
Sat, Apr 15, 10 AM – Sun, Apr 16, 8 PM  
The Michael & Son Sportsplex at Dulles  
Dulles Sportsplex, 21610 Atlantic Blvd, Sterling, VA

https://www.loudounfairfaxhomeshow.com/

**Leesburg Bikefest**
Fri, Apr 28 – Sun, Apr 30

The beautiful and historic district of Downtown Leesburg transforms its streets and shops into a celebration of music and bikes.

https://leesburgbikefest.com/

**Run the Greenway**
May 6, 2023  
5K, 10K, Kids Fun Run and VIRTUAL

https://www.dullesgreenway.com/run-the-greenway/

**Bike to Work Day**
Registration is open for Bike to Work Day 2023, planned for Friday, May 19

This event is coordinated regionally by the Washington Area Bicyclist Association and Commuter Connections, and is held rain or shine. The event attracts thousands of cyclists in the region. The local arrangements are planned by Loudoun County Commuter Services. The annual Bike to Work Day event celebrates a healthy and fun way to get to work at 100 different pit stops throughout the Metropolitan Washington region. Participants will ride to a pit stop, pick-up free t-shirts and giveaways, and enjoy refreshments before beginning the workday.

https://www.loudoun.gov/biketowork?fbclid=IwAR3ZcFipIdrww_u3dIbovYnEhwnPVSMOO-F-oC2ibq9aVvJdKfPDF4WOpk
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
NO MEETING IN JULY
(Meeting dates, locations and times are subject to change.)
All homeowners are invited to attend.

“Everyone you will ever meet knows something you don’t.” – Bill Nye the Science Guy

Forest Ridge Neighborhood Contact Information

<table>
<thead>
<tr>
<th>FOREST RIDGE HOMEOWNER’S ASSOC. CONTACTS</th>
<th>IMPORTANT CONTACT NUMBERS</th>
</tr>
</thead>
<tbody>
<tr>
<td><a href="mailto:info@forest-ridge.org">info@forest-ridge.org</a></td>
<td>FAIRFAX COUNTY</td>
</tr>
<tr>
<td>General Info</td>
<td>Emergency</td>
</tr>
<tr>
<td><a href="mailto:trees@forest-ridge.org">trees@forest-ridge.org</a></td>
<td>Report an Emergency</td>
</tr>
<tr>
<td>Trees and Common Areas</td>
<td>Local Law</td>
</tr>
<tr>
<td><a href="http://www.forest-ridge.org">www.forest-ridge.org</a></td>
<td>Enforcement</td>
</tr>
<tr>
<td>Homeowners Association’s Website</td>
<td>Non-Emergency</td>
</tr>
<tr>
<td><a href="mailto:acc@forest-ridge.org">acc@forest-ridge.org</a></td>
<td>To Report Traffic Violations</td>
</tr>
<tr>
<td>Architectural Control Committee (ACC) Email</td>
<td>Traffic Division</td>
</tr>
<tr>
<td><a href="mailto:news@forest-ridge.org">news@forest-ridge.org</a></td>
<td>To Report Parking Violations and Expired Decals</td>
</tr>
<tr>
<td>Newsletter Submissions</td>
<td>Zoning Enforcement</td>
</tr>
<tr>
<td><a href="mailto:resale@forest-ridge.org">resale@forest-ridge.org</a></td>
<td>To Report Noise Complaints</td>
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<tr>
<td>Resale Packets</td>
<td>Sheriff Non-Emergency</td>
</tr>
<tr>
<td><a href="mailto:assessments@forest-ridge.org">assessments@forest-ridge.org</a></td>
<td>To Report EPA Violations and Non-Emergency Fire Hazards</td>
</tr>
<tr>
<td>Annual Assessment questions</td>
<td>Fire Marshal</td>
</tr>
<tr>
<td><a href="mailto:info@forest-ridge.org">info@forest-ridge.org</a></td>
<td>To Report Sidewalks/Roads in Need of Repair</td>
</tr>
<tr>
<td>Subscribe to the FRHOA e-mail distribution list</td>
<td>Commonwealth of Virginia, Department of Transportation</td>
</tr>
</tbody>
</table>

Newsletter Information

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

Homeowner FOR SALE classified ads 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

The FRHOA Newsletter is published twice a year; emailed to residents around April 1st and printed/mailed out around September 1st. To place an ad, submit an article or comment, send an email to news@forest-ridge.org.