



SENECA RIDGE RUNNER

NEWSLETTER OF THE SENECA RIDGE HOMEOWNERS ASSOCIATION

April 2016

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President's Message

Lea Nigon

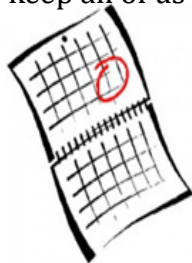
Springtime is a busy time for your homeowners association. Our **Annual Community Spring Cleanup** will be on **Saturday, May 7th at 11 am**. Come join us for this fun, earth-friendly and community-enhancing event! And another popular event coming up is the **Annual Community Yard Sale** on **May 14th**. This is a great opportunity to make some cash on those no-longer-needed things around your house. **See the enclosed flyer for more info on these two events!**

And while you are looking through the inside of your home for those treasures to sell, please take a moment for a little spring cleaning of the outside of your home too. Check for peeling or faded paint, loose or dirty siding, broken fencing and driveways, etc. The **Annual Community Inspection** will take place in **June**, so now is a good time to spruce up the outside of your home.

Finally, your HOA board has been working on a number of major projects. One is to **update our governing documents** which is the reason for the **Special Meeting on April 20th**. Another is to **improve traffic congestion and safety** at the entrance to our community. Read on for more about these two important initiatives.

Your participation at our monthly board meetings is always welcome! **We meet monthly on the second Thursday, 7:00 PM, usually at the Cascades Library**. You can check our community website, www.senecaridge.org, for the latest calendar.

And on a final note, we would like to welcome our **new Newsletter Editor, Nesha Hanna!** Thank you for volunteering your talents to keep all of us informed and create a greater sense of community ☺.

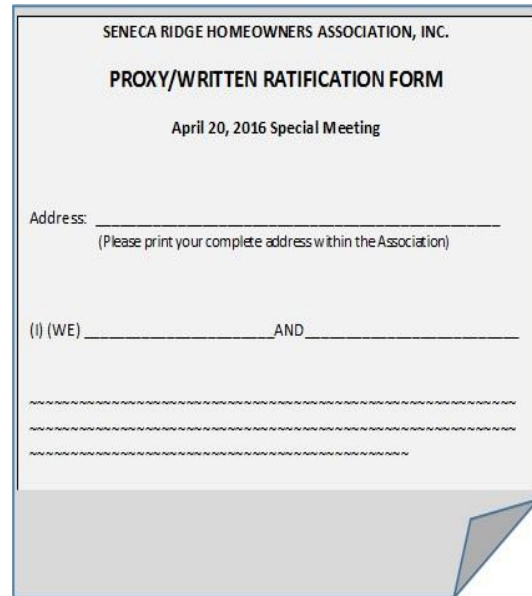


Save the Dates!

- ✓ **SPECIAL MEETING ON COVENANTS CHANGES, APRIL 20**
- ✓ **ANNUAL SPRING CLEAN UP, MAY 7**
- ✓ **COMMUNITY YARD SALE, MAY 14**

APRIL 20TH SPECIAL MEETING IS AROUND THE CORNER!

As you know from our large March 1st mailing, on **Thursday, April 20th at 7:00 PM at Dominion High School**, there will be a **special meeting for homeowners to vote on the proposed amendments to the Declaration of Covenants and Restrictions**. In the packet you received was a green proxy form. Many of you have already returned your proxies, and we thank you for taking the time to read the information and complete the proxy form. **Even if you plan to attend the meeting, we encourage you to send in a completed proxy now, just in case something comes up and you find you can't attend the meeting.** If you then do make the meeting, you can always request your proxy back and vote in person. If you have misplaced your proxy form, just contact any board member and they will be happy to get one to you.



SENECA RIDGE HOMEOWNERS ASSOCIATION, INC.
PROXY/WRITTEN RATIFICATION FORM
April 20, 2016 Special Meeting

Address: _____
(Please print your complete address within the Association)

(I) (WE) _____ AND _____

SENECA RIDGE COMMUNITY TRAFFIC CALMING & IMPROVEMENTS STUDY UPDATE (LEA NIGON)

Following a town hall meeting last August which many of you attended and provided valuable input, the County directed staff and authorized funds for traffic calming and improvements at Augusta Drive, both portions of Seneca Ridge Drive, and the entrance to Seneca Ridge Middle School. The County Department of Transportation & Capital Infrastructure (DTCI) has contracted with a traffic consultant. Representatives of DTCI met with VDOT, LCPS staff and the Sheriff's Office to review the alternatives in early March. County staff



will be preparing an item for the Board of Supervisors later this spring, which will request the County Board's approval of the preferred solution for this area.

Per our District Supervisor, Suzanne Volpe, her office will continue to advocate for improvements in our neighborhood to be implemented as soon as possible. We have also been assured that her office will send our HOA Board information as soon as it is available, and we, in turn, will keep you abreast.

Of further note, the consultant also reviewed the internal traffic situation on the Seneca Ridge Middle School site and will be providing information to the LCPS Support Services Division for their review.

THINKING OF SELLING YOUR HOME?

Are you planning on selling your home? Several homes in the community have recently sold or are currently for sale. The state of Virginia mandates that new owners be provided with a packet containing the association covenants and bylaws, among other documents. It is the responsibility of the sellers or their realtor to contact the association treasurer at SRHOATreasurer@gmail.com to obtain this packet for the new homeowners. Complete instructions are available on the community website, www.senecaridge.org, under "Selling Your House."



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COMING SOON – "Useful Tips"

Starting with the next newsletter, this section will contain useful tips and suggestions for homeowners.



"Can words describe the fragrance of the very breath of spring?"

—Neltje Blanchan

ARCHITECTURAL REVIEW COMMITTEE (ARC) NEWS

**Stephen Mann, Chair;
Abul Tareque, Vice-Chair;
Orest Swystun
and Lea Nigon,
members**



Home Improvements. Not only do the flowers spring forth this time of year but also so do home improvements! **If you are considering changes to your home/property in**

- ❖ Color
- ❖ Fencing
- ❖ Siding
- ❖ Windows
- ❖ Roofs
- ❖ Decks
- ❖ Sunrooms
- ❖ Doors
- ❖ Sheds
- ❖ Sidewalks & driveways
- ❖ Drainage channels
- ❖ Any permanent outdoor structure or major landscaping project

.... be sure to download ARC forms from the SRHOA website (<http://www.senecaridge.org>) and submit them to the committee before entering into that project. It could save you time and money, and is required by the Covenants and Restrictions. Complete instructions can be found on our website.

NEIGHBORHOOD INSPECTION

In **June** the Architectural Review Committee will be conducting an external inspection of our community in its role of overseeing the appearance of our community. Properties that are well maintained help make our community safer, more attractive to buyers, and give a sense of pride to all. **Please take a moment to see if your exterior is in tip-top shape in these common problem areas:**

- ✓ Siding (algae, dirty, damaged or missing)
- ✓ Garage Doors & Trim (missing, damaged or worn paint)
- ✓ Mailboxes & Posts (broken, falling, rusting or worn paint)
- ✓ Driveways (crumbling)
- ✓ Porches, driveways, yards (junk/debris/construction materials/tools/indoor furniture)
- ✓ Roofs (missing shingles)
- ✓ Fences (broken, missing or falling boards, worn stain)
- ✓ Unmaintained look to front yard – grass, flowerbeds, bushes and trees

And please take in trash/recycling cans and store them properly except when placed out at the curb the evening before and on day of collection.

Thank you for your cooperation everyone!

[Homeowners: please note that the neighborhood inspection vehicle will be marked for identification purposes.]

GOT AN IDEA FOR THE NEWSLETTER ARTICLE OR ADDITIONAL INFORMATION YOU WOULD LIKE TO SEE IN THE NEWSLETTER?

SEND US AN EMAIL AT SRHOANEWSLETTER@GMAIL.COM.

COMMENTS AND SUGGESTIONS ENCOURAGED AND WELCOME!!!