



WORDS FROM THE RIDGE

A Newsletter for the Residents of the Forest Ridge Community

FALL 2022



FRHOA PO Box 493, Sterling, VA 20167-0493

E-mail: info@forest-ridge.org

Web: www.forest-ridge.org

The Forest Ridge Homeowners Annual Meeting

will be held October 6, 2021, 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 HOA President Fred Stewart

On behalf of the Forest Ridge Homeowners Association Board of Directors, Thank You! to all of our homeowners for your continued support throughout the year. Your suggestions and comments are important in determining our direction and priorities. We look forward to continue to work 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 Members to Continually Serve Our Homeowners

The Board continues to look 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 related items and any legal fees which may be incurred. 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 two deteriorated signs at the entrance to Forest Ridge Fairfax and the entrance at S. Filmore. A future project would be to refurbish the entrance sign at Crestview Drive/Forest Ridge Drive. Your Board would love for several homeowners to volunteer to get involved with this project. A second project being discussed is to find a way to add signage at the Lincoln/Butternut Way entrance. It seems many homeowners are unaware that section of 35 homes are even part of our HOA community. A group of volunteers is needed to tackle that as well. A third project is to repaint the frames to which the Forest Ridge signs are attached. There are three which are in need of painting.

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://www.forest-ridge.org))). All communication is done via email. If you received this newsletter via email (as well as a hard copy), then you can be assured we have your correct email address. If you did not get an email from us, you can add your email to our distribution list via the link on our website home page, www.forest-ridge.org, that says Subscribe to FRHOA Email Updates. Tenants may subscribe as well.

In addition to the emailing, the newsletter will be posted on our website accessible to everyone (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 are unable to attend the 2022 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.

For 2023 Annual Assessment payments homeowners will again be able to pay with **PAYPAL**. This was implemented at the end of 2021 so all homeowners may not have been aware of this convenience.

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Notes from HOA President Fred Stewart

Annual FRHOA Members Meeting: Our 2022 FRHOA Annual Members Meeting will be held Thursday, October 6, 2021, at 7:30pm at the Eastern Loudoun County Sheriff's Station Conference Room. 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 is composed of volunteers. We are always looking for interested homeowners to volunteer to help. A good way to become involved is to first attend the monthly FHROA Board meetings which are held the first Thursday of each month except for July. These meetings are held at 7:30 PM in the Eastern Loudoun County Sheriff's office 46620 E. Frederick Drive, Sterling, VA. and via ZOOM. With elections coming up in October now is a great time to consider your involvement. Currently, as of the date this is written, your Board has two at-large open seats. A future opening for a Treasurer is also eminent as our long-time treasurer is relocating from Forest Ridge. Please consider getting involved by joining with your Board to insure it's continued viability.

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 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 6, 2022 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 2022 in full by September 30, 2022, 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 6, 2022 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 6, 2022 the proxy may be:

- mailed to FRHOA Admin at PO Box 493, Sterling, VA 20164-0493
- emailed to 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) 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 2022:

- Fred Stewart
- Brandon Buchholz-White
- Garvin Davenport
- Wesley Hall
- Glenn Heselton
- Marjorie Heselton
- Bruce Kirk

What's Happening this Fall?

Fun Events and Community Programs:



Cascades Farmers Market!

- o Every Sunday from 9am-1pm through December!
 - 21060 Whitfield Place. Sterling, VA



46th Annual Virginia Wine Festival!

- o Saturday & Sunday Oct. 1st and 2nd from 11am-6pm
 - One Loudoun
 - 20626 Easthampton Plaza, Ashburn VA



Sterling Fest!

- o Saturday October 8th 11am-5pm
- Sterling Community Center - 120 Enterprise St. Sterling VA



Loudoun County Shredding Event

- o Saturday, Oct. 8th, 2022. 9am-12:00pm
 - Heritage High School
- 520 Evergreen Mills Rd SE Leesburg VA 201



5k-10k Beer Run- Solace Brewing Company

- o Saturday October 29th 11am-2pm
- 42615 Trade West Drive #100, Dulles, VA 20166
www.solacebrewing.com



Household Hazardous Waste Colle

- o Nov. 19th, 2022 @ 8:30am-2:30pm
 - Claude Moore Park
 - 46150 Loudoun Park Ln. Sterling, VA 20164

Harry Potter: A Forbidden Forest Experience

- o Oct. 29th – December 16th
 - Morven Park
 - 41580 Sunday Morning Ln. Leesburg, VA 20176
 - www.hpforbiddenforestexperience.com



Your neighborhood REALTOR specializing in our Forest Ridge Community!

Brandon Buchholz-White
Long and Foster Realty
2100 Reston Parkway
Suite 102
Reston, VA 20191

Sales Office: 703-457-8800
Mobile: 571-210-5656
Email: brandonsellsva@longandfoster.com



Architectural Control Committee (ACC)

Spring and summer have in past years been busy times for the HOA's Architectural Control Committee (ACC) members. The summer 2022 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 18 Change Requests between May and early August as compared to 24 during the same period in 2021. The projects included several new or replacement fences, decks, front doors, shutters, siding, windows, roofs, and one garage expansion.

Resale Inspections: The ACC completed 20 required resale inspections this summer compare to 10 during the summer of 2021. Many of the properties inspected this year were found to have violations such as excessive algae on siding and decks, cracked asphalt driveways, overgrown lawns and shrubbery, and storage containers located in yards rather than on or under decks as required.

The HOA, after being notified by Forest Ridge residents of possible violations at properties within the neighborhood, confirmed violations at 15 properties this summer. The vast majority of the violations were for tall grass and excessive algae on siding.

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 began 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.

Friendly Reminders

- Early summer rains and the summer heat and humidity always lead to 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 the algae to keep the property and neighborhood looking nice and to avoid receiving violation letters late in the fall.
- The HOA reminds owners that trash and recycling bins on non-collection days are required to be stored on the back or the sides of houses. Bins stored on the front of the house is a violation.
- With fall around the corner, the HOA is reminding property owners not to blow leaves into the streets as the leaves will collect and potentially clog the storm water drains throughout the neighborhood. Unlike the City of Herndon, neither Loudoun or Fairfax Counties collect/clean tree leaves from the streets within Forest Ridge HOA.
- All lawn waste should be disposed of properly and not dumped on the common areas. Leaves, yard waste, and holiday trees discarded in the common is a violation of the ACC guidelines.
- With the November mid-term elections around the corner, the HOA reminds owners that HOA provides an exception to the Covenants barring signage by allowing display of political signs no larger than 2x2 feet 60 days prior and 10 days after the November election day.
- Winter holiday lights can go up 45 days before and must be taken down 30 days after the holiday. So year-end holiday lights should be removed no later than Jan 30th.

Trees and Common Areas

Managing trees in our neighborhood's common areas is the responsibility of the Forest Ridge Homeowner's Association (FRHOA). The FRHOA operates on the theory that well-cared-for trees are valuable and important assets to our community. The Loudoun County website has an interesting article about trees and forests and the benefits they offer. I encourage you to visit their website and read this interesting article: www.loudoun.gov/3534/Value-of-Loudouns-Trees-and-Forests

As mentioned in the article, the benefits of having a community with healthy trees runs the gamut from providing shelter and food for animals to reducing crime and domestic violence. Everyone should be happy to know that having good tree cover and vegetation can raise property values by 10 to 30 percent.

In our efforts to keep our forest healthy and our community safe, we have cut down 48 hazardous trees as of mid-August this year. In addition to tree cutting, we have pruned the trees and shrubs along our most used sidewalks and along Crestview/S. Lincoln. The cost of this work totaled \$16,965, which is about 75% of our annual allocated budget. Since we are 3/4th of the way through the year, we are on track to stay within our budget.

Some hazardous trees are visible from the street making them easy to identify but this is rarely the case. Therefore, we rely upon homeowners who have a better view of the common areas behind their homes to report any tree concerns. Contact the Trees and Common Area chairman at trees@forest-ridge.org or commonarea@forest-ridge.org.

Sadly, our common grounds often become dumping grounds by homeowners looking for a shortcut to rid themselves of their grass clippings, leaf litter, cut trees, shrubs and other debris. This is a violation. Just as you wouldn't dump debris from your property onto your neighbor's lawn, common area is the property of FRHOA so in essence, the same scenario. The following information applies to our situation and is taken in part from an article in the Ridgefield Press written by Daniel Levine.

- While it might seem harmless to blow leaves into the forest/open space (leaves are "natural" after all...), the damage from this can be pretty serious and here's why:
- Piles of leaves can collect moisture that will promote rot, hurting and even killing trees. Even mature trees can be damaged when debris is piled against their trunks.
- Raking or blowing leaves from your yard out to the forest edge creates an ideal habitat for ticks (actually attracting more ticks to your property, as well as increasing tick population).
- Dumping of leaves and yard debris into the forest smothers native understory plants on the forest floor preventing seedling development and degrading habitat. Ferns, wildflowers and tree seedlings are smothered and killed. This results in loss of habitat and food sources for our native birds and animals.
- Dumping leaves and yard waste can easily transport invasive species to the forest as often, this waste contains seeds of undesirable plants. This is a real problem.
- Leaf piles become "homes" to mice and rats.
- Grass clippings and other yard waste can contain pesticides or fertilizer. These chemicals harm forest plants and animals.
- A forest ecosystem is only able to process the amount of leaves created by the trees within that forest. "Decomposers" (bacteria, fungi, earthworms) can only breakdown a certain amount. Piles of additional leaves from neighbors' yards will overload the system. The result is piles of leaves that last for years which continue to smother existing plants and prevent new growth.
- Often times it is not the homeowner who is dumping debris or blowing leaves from their property into the common area, but rather their landscapers. Keep in mind that it is the responsibility of the homeowner to make sure that this isn't happening.

We all appreciate your efforts to maintain our neighborhood forest, as healthy trees are wonderful assets and when properly cared for, add tremendous beauty and value to our community.



...Important things in Life



SMOKE ALARM ASSESSMENTS

In the event of a fire, a working smoke alarm can save your life and your loved ones. Loudoun County Combined Fire and Rescue System offers free smoke alarm assessments to Loudoun County residents to ensure all homes in the community have these life-saving devices. During the visit, fire-rescue personnel ensure the home is adequately protected by working smoke alarms and provide additional fire safety information.

Visit www.loudoun.gov/819/Smoke-Alarms for more information and to complete the form to request a visit.



MICROCHIP YOUR PET

Microchips don't replace a tag and collar, but they can make all the difference when it comes to getting your pet back.



Did You Know?



1 in 3 family pets will get lost



But only about **6 out of 10** microchips are registered



Microchipped dogs are more than twice as likely to be returned to their owners.



Microchipped cats are more than 20 times as likely to be returned to their owners.





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ANNUAL MEETING OCT 6th

MEETING INFORMATION

Meetings are held at **Eastern Loudoun Sheriff's Station ACC**
Meetings: First Thursday of every month @ 7:00PM
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.

"Autumn is the mellower season, and what we lose in flowers we more than gain in fruits." — Samuel Butler

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 THE SPRING NEWSLETTER IS ONLY BY EMAIL

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
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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

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)	