

TRASH / RECYCLING

Trash should not be placed out earlier than 6:00 am on day of pick up. All trash must be bagged (NO TRASH CANS) and placed at the end of your sidewalk. Trash pickup days are Monday and Thursday. Recycling bins are emptied on Thursday. Please secure all trash in black plastic bags. It is especially important to properly bag disposed food, as it can attract rodents, birds, squirrels and pets of all types. Also please keep your recycling bins out of sight until Friday (recycling day). Do not use them for collection in view of your neighbors and visitors. They should be kept in the rear of your unit until pickup time. Flatten all plastic containers to condense items. Also remove caps off all bottles, as they slow down the recycling process and cannot be recycled. For special pick-up of large items (washers, dryers, mattresses & etc) please call American Disposal at 703-369-0500.

PETS

FAIRFAX COUNTY LEASH LAW

Must be observed at all times. Owners are required to clean up after their pets. Allowing pets to run at large and / or failing to clean up after your pet is a misdemeanor crime in Virginia. Residents who observe these violations should notify Fairfax County Animal Control office at 830-3310

TOWING

A-1 Towing
7804 Cinderbed Road
Newington, VA. 22015
703-550-7618

COMMON AREA

Restricted use, no littering, storage of items, equal access to all.

PARKING

Reserved by numbered spaces. All vehicles must have current state license plates, county stickers and Virginia state inspection when applicable. NO Commercial Vehicles allowed. Maintenance of vehicles is not permitted.

PERMITS

Permits required on all unreserved spaces 5:00 pm to (9:00 am)
**VEHICLES PARKED IN YOUR RESERVED SPACE MAY BE TOWED BY THE UNIT OWNER.
CALL A-1 703-550-7618**

Vehicles parked in fire lanes are subject to towing at anytime.

FLOWER BEDS

Residents who choose to plant flowers in front of their units must have board approval and are required to Weed/Maintain appearance.

DECKS/PATIOS

Storage of non patio type furniture is not permitted. No items should be hung from the balcony and any items in back yards should not exceed. The height of the fences.

UNIT OWNER'S RESPONSIBILITIES

Storm & Screen Doors
Unit front light & Mail box

Board approval required for any modifications.

If you have any questions, problems or suggestions we hope to hear from you.

HELPFUL NUMBERS

Police & Fire Emergency 911 (Non Emergency 691-2131) cars towed 691-2131

Report any and all suspicious activities, Noise complaints, Fire Lane Violation.

UTILITIES

Washington Gas 703-750-1400

Fairfax Water 703-335-7900

Virginia Power 703-934-9670

C & P Telephone 703-876-7000
Repairs 703-954-6611

TV CABLE 703-263-3206

Animal Control 703-830-3310

Insurance

STATE FARM 703-591-3400

GRILLS

Gas grills are permitted however charcoal grills are not.

TRASH

Pick-up 7:00am Tuesday & Friday

(BLACK) PLASTIC BAGS ONLY

TRASH CANS SHOULD BE KEPT IN BACK YARDS AT ALL TIMES.

RECYCLABLE ITEMS

THURSDAY Only - Mixed Recyclable items - Glass, Plastic, Cans & Newspapers (**RECYCLE BINS**)
SHOULD BE STORED IN REAR OF YOUR UNIT

ATTENTION ALL OWNERS

Recently the board has discovered severe settlement to three units. We experienced this problem a few years ago and repaired one unit. This unit has again sunk and is in need of major repair. We have two other units in the same condition. Management and the board have been meeting with contractors and engineers to come up with a solution. A soil study was recently done and should be released shortly; this will assist the board in its direction and method of repair. We will keep you advised, as the costs will be great and could involve a special assessment. If you have settlement in your unit (the floor dropping at the wall line in excessive of 1" please contact management ASAP).

IN UNIT INSPECTION

In July of 2002 the board approved an **IN-UNIT INSPECTION PROGRAM**. This program began in the fall and involved inspecting the interior & exterior of all units. The inspection is required and will cover the following areas, structural changes and modifications to the interior and exterior, water usage, smoke detectors, furnace rooms and the number of people living in each unit. Each owner will be notified and scheduled inspections will be done. Owners not home at the time of the inspection will need to make additional arrangements. Should an owner not allow access and or avoid the inspection, assessments and loss of parking privileges will result.

Due to multi families living in units, excessive water usage and modification of units this has become necessary to preserve everyone's safety and quality of life. Inspections will be done twice per year. Units with violations will be given 21 days to make necessary corrections. Units with severe violations effecting the associations' resources and safety of others may be inspected more frequently. The inspections will be done with as little disruption as possible.

All units sold / refinanced will require an in-unit inspection prior to sale and release of settlement documents and or Association's documents. Failure to comply will result in a lien against the title of the property.

Several of the units recently inspected have failed due to the lack of Smoke Detectors and / or non-working smoke detectors. This has been the biggest violation.