



Courts & Ridges of Ashburn

Fall Edition, November 2019

COMMUNITY UPDATES FROM THE BOARD

As part of the Courts & Ridges of Ashburn Association, we have a Board of Trustees that consists of homeowners within the community. The Board of Trustees meets each month, typically the second Monday of each month at 7pm at the Clubhouse, which is located at 20361 Susan Leslie Drive. Here is an update on some of the actions completed by the Board over the past few months.

November Board Meeting Recap

- Voted to replace the playground on Susan Leslie Dr. However, they sent it back out to bid and will make a decision within the month.
- Voted to change the clubhouse rental fee from \$20 to \$30, with each hour of rental remaining at \$15.
- Decided to have the clubhouse cleaned twice per month going forward to better maintain it for rentals. They subsequently voted to approve a proposal to change cleaners for a lower rate of \$55 per clean vs. the \$95 it was prior.
- A new playground was recommended by Metro Rec (the playground safety inspector) to replace the current equipment behind Sprucegrove Square. The Board subsequently decided to poll residents along Sprucegrove Sq., as well as residents living on nearby streets to gauge interest on moving said playground to a more visible and safe common green space in the middle of the square. There will be a mailer going out shortly.
- Voted against replacing the clubhouse floor at this time.
- Approved proposed 2020 draft budget.

October Board Meeting Recap:

- Approved a new company to manage our pool: Crystal Aquatics, great family run company that uses local guards and will provide improved safety at our pool throughout the summer.
- Approved \$5,162 to fix one of our playgrounds with safety issues.
- Reviewed ideas for a replacement playground on Susan Leslie due to its age and overall poor condition, along with repair/replacement options for the playground off Sprucegrove Sq.
- Reviewed the draft budget for 2020.
- Our pool was winterized, and options were reviewed and bid out for new pool filters and a slide.
- Our Fall Festival was a huge success with around 100 residents in attendance.

September Board Meeting Recap:

- Clubhouse and pool house exteriors were repainted along with all the trim!
- Approved the landscape contract with Blake for 2020 in the amount of \$80,694.
- Approved proposal for a keyless entry into the clubhouse by Baldino for about \$3,500.
- All tot lots were inspected, and safety/replacement issues are being addressed.
- Approved removal of many dead trees around the neighborhood by Blake.

YOUR FEEDBACK IS IMPORTANT – Please keep an eye out for a survey where the Board wants to hear from you to help frame focus areas for 2020.

HOA FINANCIAL SERIES: TOPIC: THE HOA RESERVE

Designed and written to give you, as a resident, insight into where your monthly dues money is going within the Courts and Ridges Community.

What is an HOA Reserve?

It is a savings account held by the Homeowners Association, set aside for large expense repairs and replacements of common physical assets which they otherwise would not be able to afford with monthly dues. These overly costly repairs or additions to our common areas may be unexpected or predicted down the line, depending on the action item, but the payouts for them are--and should remain--infrequent. The money in a reserve fund is obtained through a small percentage of each resident's monthly dues. That percentage is decided upon during the HOA's reserve study, an examination completed by an outside firm in conjunction with the Board of Trustees and the property management company. This study is done every 5 years in the state of VA, and it takes into account the current state of common areas and then predicts the large scale maintenance it will/might need to keep running, as well as any large items the association would like or need to add in the future—and predicts how far in the future these funds might be called upon for aid.

Why Do We Have One?

It must be stated that an HOA Reserve Fund is required by Virginia Law—it is not an option. All Homeowners' Associations must have one. It is in our best interest to keep this fund fully stocked so as to avoid special assessments (where we require homeowners to provide a payout of a portion of the cost of a large repair item due to lack of predicted funding in the yearly budget). In having this reserve, it allows us to repair, replace, or add large-scale items in a timely and effective manner, keeping our common area assets up and running for residents and in effect, our resale values high as well. It also keeps our monthly dues in any given year fairly low and dedicated to the community's standard yearly operating costs.

When we borrow from the reserve fund, we have a responsibility to re-stock it. Every resident benefits from the reserve fund. Those who live here now are benefitting from the contributions to the fund by past residents, and future residents will benefit from our current contributions. For instance, a new pool filtration system is necessary and inevitable, but not a yearly or monthly expense. The monthly dues you pay now will not cover that large of a cost (well over \$10,000!) at any given point in time and allow the community in its entirety to keep up and running. Our Reserve allows us to replace them, thanks to the monies saved there for this exact purpose, predicted by the Reserve Study done 4 years ago. We will be able to replace the roof on the clubhouse within the next 10 years due to our contributions over as many years. Please do not think that you are paying into something that will never benefit you or your household.

It is important to note our next Reserve Study is in the coming year, 2020.

To learn more, visit these resources:

<https://www.nolo.com/legal-encyclopedia/why-hoa-needs-sufficient-cash-reserves.html>

<https://www.caionline.org/Advocacy/StateAdvocacy/PriorityIssues/ReserveStudy/Pages/VA.aspx>

<https://www.echo-ca.org/article/how-can-hoas-use-reserve-or-settlement-funds>

COMMUNITY EVENTS UPDATE



Thank you to all that attended our first **Fall Festival** on October 5th. We had great weather and everyone that attended provided us with great feedback that the event was a success. Thank you to the event committee, particularly Holly Parinello who managed all of the planning for the event, and the event team members Dawyn, Lisa, and Rosa that helped with the movie setup and event activities. We look forward to continuing this event each year!



We have two more events within the community for this year before we kick off 2020!

The Sip & Craft is open for registration until November 17th so register now! We know we have residents that enjoy to craft.... registration is only open for a few more days! [Click here to register](#)

The Holiday Cookies and Cocoa with the annual picture moments with Santa will be on **Sunday, December 15th from 4:30 to 6:30pm**. Mark your calendars and please RSVP by December 11th to events@courtsandridges.org with # of children and adults that will attend so we can arrange for the appropriate amount of refreshments.

C&R
Presents:

Sip & Craft

WORKSHOP

Create a beautiful custom wreath for the winter or holidays while you sip & snack!

November 23rd
11am-1pm

\$50 registration fee includes all materials and instruction.
Registration closes November 17th. Register here:
<https://www.yasmeensassywreaths.com/apps/webstore/products/show/8019701>

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HOLIDAY
COOKIES AND COCOA

Enjoy something warm to drink and grab a cookie or two with your neighbors.

SUN. DECEMBER 15TH
4:30PM TO 6:30PM

RSVP by Dec. 11 to
events@courtsandridges.org

OUR ANNUAL PICTURE MOMENTS WITH
SANTA

Stay tuned for more events and more details for a New Year / Winter event in the beginning of the 2020 year.

If you wish to volunteer and assist with any events in the community, we are always looking for volunteers, please email events@courtsandridges.org or come to one of our monthly meetings to learn more. We meet at the clubhouse every first Tuesday of the month at 7pm.

NEIGHBORHOOD WATCH UPDATES

1. The **Ashburn Station quarterly meeting** will be held on **November 20, 2019**, at 7 p.m. The Ashburn Station is located at 20272 Savin Hill Drive, Ashburn. Items to be discussed are recent crime and crime trends in your area, traffic safety concerns and other public safety related issues. The meetings will be led by a Loudoun County Sheriff's Office Captain who represents your service area. Sheriff Mike Chapman or a member of his leadership team will also be in attendance.
2. The Sheriff's Office has created a toll-free tip-line allowing area residents to anonymously report suspected narcotics activity. Residents are encouraged to call **1-833-HOT-TIPS (1-833-468-8477)** with any information regarding narcotics activity.
3. The Loudoun County Sheriff's Office encourages residents to do the **#9PMRoutine** by locking your vehicle doors and removing any items of value from your car before you go to bed every night. Also, make sure your home doors and garage doors are closed before you go to bed to help deter larcenies from vehicles and potential burglaries. In many cases, the suspects simply enter vehicles that are left unlocked and enter homes through open garage doors.
4. Reminder to use **Online Crime Reporting**, available [here](#). Even if it's change missing from your car or a damaged mailbox, let the Sheriff's Office know. This is not for an Emergency or a crime in progress/just occurred - in these instances, call 911.

THANKSGIVING TRASH COLLECTION

The upcoming Thanksgiving holiday will not affect trash collection on Friday. For complete information on trash collection, including any impact to collection due to weather events, visit the [Trash Collection website page](#).

CONTACT INFORMATION

Our primary community communication vehicle are the emails that you receive from PMP. If you are not currently receiving emails and reading this on our other channels (website or Facebook), please [register](#) so you can be added.

For concerns or questions, contact Dasha Collins, PMP Community Manager, at dasha.collins@pmpbiz.com, as well as copy the board of trustees for community-related matters at bot@courtsandridges.org.

Committee email addresses:

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