

# Common Grounds

## Board of Directors

The following individuals are currently serving on the FRCA Board of Directors:

Leon Hartley, President (term expires '08)  
Steve Nix, Vice President (term expires '06)  
Nadia McIlhany, Secretary (term expires '08)  
Dena Califa, Treasurer (term expires '07)  
Gayle Grabow (term expires '08)  
Joe Maccone (term expires '07)

Their contact information is posted on the Association website, <http://www.fair-ridge.org>.

### Committee Assignments

Architectural Control: Gayle, Leon, and Joe  
Bus Shelter: Dena and Leon  
Communications: Nadia, Dena, and Joe  
Community Signage: Gayle, Joe, and Leon  
Grounds: Leon, Dena, and Steve  
Nominating: Dena, Leon and Kim Hartley  
Pet Stations: Steve, Nadia, and Gayle  
Property Evaluation: Joe and Gayle  
Repaving Coordination: Joe and Steve

**There is currently a vacancy on the FRCA Board. If you are interested in serving on the board, please contact the Association office at 703-569-5797 or come to our next meeting on February 22.**

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## FAIR-RIDGE.org

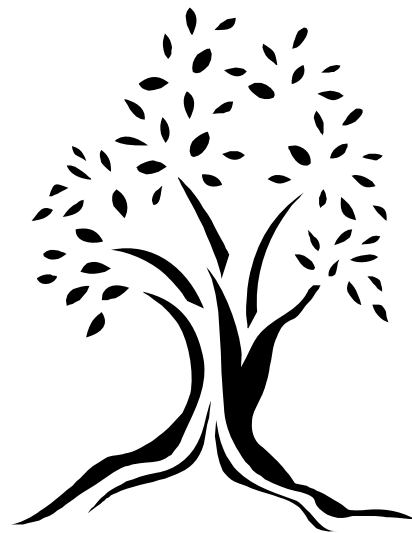
Changes are happening on the Association website, <http://www.fair-ridge.org>.

The community website is for YOU. Stop by for a visit.

Expansion plans for the website include:

- **association documents** (we will be posting important association documents and forms online for your convenience)
- **online photo gallery** (send us pictures of our community – in spring, summer, fall and/or winter to share with all)
- **vendor links** (the association won't endorse any particular vendors but we'll post their information as a service to the community, send us the contact information for vendors that you have used)

Let us know what kind of information you'd like to see on the site. If we can include it, we will.



**Did you know that there is a FRCA Tree Policy? Look inside on page 2 to learn more.**

### A message from

## The Architectural Control Committee

Are you planning a home improvement project this spring? Thinking of replacing your garage door or windows? If so, now is the time to submit your Request for Architectural Variance! All exterior home improvements, upgrades and replacements to your unit require **PRIOR** approval by the Architectural Control Committee ("ACC"). This includes, but is not limited to, replacing any or all windows and/or doors, adding screen/storm doors, adding or altering decks or patios, replacing or adding trees or shrubs and all painting and staining, except when returning faded paint or stain to its *original, approved* color. Request for Architectural Variance forms are now available on the Association website, <http://www.fair-ridge.org>.

Please note that the ACC has 60 days from the time the variance request is received to issue its decision. The Committee members do their best to respond to variance requests in a timely manner. *However, homeowners should not begin the work or purchase the materials for a project until written approval is received.* Failure to wait for variance request approval may result in costly repairs and fines to the homeowner.

## We Speak for the Trees

Only certain trees are permitted in your front yard per FRCA Policy Resolution 93-1 (Tree Policy) and the Implementation Guidelines for that resolution. The resolution and guidelines are posted on the FRCA website, <http://www.fair-ridge.org>.

The Association has several pre-approved specimens that you may plant in your front yard without prior approval. They are:

- Serviceberry
- "Forest Pansy" Redbud
- "Kousa" Dogwood
- "Cornelian" Cherry

Any other choices will require ACC approval, unless you replace your tree with the exact type that was previously in place. Remember that replacement trees must be at least feet tall and the trunk must be at least 6 inches in diameter at the time of planting.

## Preparing for Spring

As happens at this time each year, the Association provides you with an opportunity to sign up for additional landscape services to the unfenced areas of your yard. These services are available in addition to the basic contract, which provides mulching, mowing and edging to every townhouse in Fair Ridge.

While there is no additional charge to you for these additional services, you must fill out, sign and return the form included in this newsletter in order to receive the services. You will note that the form is designed to become a self-mailer by tri-folding as marked, securing with tape and adding postage. This year we are also giving you the option of sending the form back by fax.

**The completed form MUST be received by the Association on or before Monday, February 27, 2006, in order to receive service for this year.**

IF YOU DO NOT WANT ANY SERVICE AT ALL  
TO YOUR PROPERTY,  
CONTACT TERRY MCGUIRE AT 703-569-5797  
BY FEBRUARY 27, 2006.



## Turn off those Faucets!



Did you remember to turn off your outside watering faucets? Winter is not over yet and your pipes can burst. Every year, several houses have their pipes burst during extremely cold weather.

The outside shutoff valve is typically located somewhere above your water heater. This varies by type of house. See your homeowner manuals / brochures for detailed information. For additional protection, use the bleeder knob to drain the remaining water out of the pipe after shutting off the water.

# Community Projects

## *A Bus Shelter for Monument Drive*

The Board of Directors is continuing to explore the installation of an enclosed bus shelter on the northeast corner of Fair Ridge and Monument Drives at the Fairfax Connector stop (where the newspaper boxes are located). We are evaluating some designs and have had an engineering firm complete a boundary survey. Please stop by the next board meeting and give us your input.



## *Additional Pet Stations*

Our trial of two pet stations was a resounding success! As a result, the Board of Directors purchased 6 more to be installed in the spring of 2006. Please call the Association or attend a board meeting if you have any suggested locations for the new stations.

# Trash and Recycling

The Board of Directors would like to remind all residents that trash may not be put out prior to nightfall on the day prior to pickup. We have received a few complaints about some residents routinely putting trash out in the afternoon on the day before pickup. This is unsightly, unsanitary, plus can draw rats to the community, and it creates unpleasant odors. The Board of Directors would like your cooperation on this matter rather than having to resort to hearings and fines.

## TRASH AND RECYCLING IN FAIR RIDGE

American Disposal Services collects trash and recycling in Fair Ridge.

**COLLECTION SCHEDULE:** Usually collected prior to 7 a.m. on

Mondays: Trash and Recyclables  
Thursdays: Trash and Bulk Items\*

*\* Please notify customer service (703-368-0500) at least 24 hours in advance when putting out bulk items.*

**Trash Pickup:** Household waste ONLY, no construction or remodeling waste. No household hazardous waste (paint, pesticides, oil, gas, antifreeze, corrosive chemicals, etc.).

**Recycling Pickup:** Acceptable items include: newspapers (bundled, in paper bags, or in a separate recycling container); glass food and beverage containers; aluminum and steel cans; #1 and #2 plastic bottles and jugs. Plastic containers used for insecticides, herbicides, petroleum products, or automotive fluids are NOT acceptable. No plastic bags please.

### RELATED POLICIES/REMINDERS:

- ❖ Secure all Trash and Recyclables on windy days.
- ❖ Trash and Recyclables **CANNOT** be put out until after dark the night before or the morning of, the scheduled collection day.
- ❖ Trash cans and Recycling containers **MUST** be put away the same day as the items are picked up.



## Parking Parking Parking

*“A friend of mine was parked in my reserved space and his car got towed.”*

Maybe this has happened to you or to your neighbor. When friends and family come to visit, please remember that they **can not** park in your reserved space unless their car displays a valid FRCA sticker. According to the FRCA Parking Policy (now posted on the Association website) parking stickers are issued to each house annually. New ones were just mailed out and they are BLUE. To park in the “Permit Only” or “Reserved” spaces located in the paved common grounds of the community, a car must display a valid FRCA sticker. The parking policy does not pertain to parking along roadways dedicated to public use (such as Fair Ridge Drive) or on grounds under the jurisdiction of the Fair Ridge Recreation Association (clubhouse/pool and tennis parking lots).\* Vehicles will be towed by the Association under any of the following circumstances: \*\*

- No visible sticker.
- Parked in a Fire Lane.
- Inoperable vehicle.
- Invalid license plate or state inspection.
- Abandoned vehicle.
- Inhibits proper parking in an adjacent space.
- Parked on property other than designated paved space, a driveway or garage.
- Invalid sticker.

Unauthorized vehicles parked in “Reserved” spaces may be towed by the owner or resident of the unit to which the space is assigned. And the Fairfax County Police or Fire departments may be called by any resident to ticket and/or tow a vehicle that is improperly parked in a fire lane or blocking a fire hydrant.

\* *The FRRA has their own parking policy which is now also available on the Association website.*

\*\* *This is just a summary of the Parking Policy, please review the complete policy available on the Association website.*

