

Terra Grande Community Association Newsletter

<http://www.terragrandedca.com>



We wish you a happy and safe holiday season!



Terra Grande Community Association, Inc.
P.O. Box 416
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December 2021 TGCA Newsletter



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Notes from the President:

Tracy Sollers

It is hard for me to believe we are already into the month of December, 2021. At the TGCA annual meeting in September, there was a discussion with the homeowners in attendance that the Board has decided, due to the Chillum Court playground assessment last year, there would not be an increase in the annual dues the 2022 year. This playground has been finished and the children have enjoyed it in the warmer weather. A discussion on the Lorton Landfill and the plans for the landfill upon closing were discussed. This new development will be the first indoor snow sport facility in the USA! If you were not able to attend the meeting you can get additional information on the plans by visiting the website alpine-x.com

We are excited to continue with the tradition of the Best Decorated Holiday house. Get out your lights and decorations as the board will be canvassing the neighborhood on December 17, 18 and 19th.

Santa will be visiting our neighborhood in a drive by on Sunday, December 19 from 2 to 3 pm. We are looking for a volunteer with a truck to help Santa visit the neighborhood. If you are able to volunteer one hour of your time for this event, please contact me via email at presidenttgca@gmail.com.

We will continue to canvass and monitor the neighborhood with recommendations for homeowners. Two of the most common recommendations are powerwashing mold and algae from the exterior of the home and reminding homeowners to not keep trash bins where they are clearly visible from the front of the house. Please keep in mind that the only way home values will remain high for Terra Grande is if we take care of our homes.

Thinking of making an addition or change on your property?

Prior to starting ANY change to a lot within Terra Grande, as defined in Sections 4, 5, 6, 7, 8, and 13 of the "TGCA Community Information and Policy Manual", **the homeowner shall provide the required documentation to the Terra Grande Architectural Review Committee**. This needs to be done PRIOR to starting the project. See the "TGCA Community Information and Policy Manual", which owners received when they purchased their home. It is also available at the Terra Grande Website, www.terragrandeca.com. Once there, click on "Resources", then click on "Terra Grande Policy Manual".

Neighborhood Watch, Darlene Mihaloew, Neighborhood Watch Coordinator

Darlene Mihaloew, Neighborhood Watch Coordinator



The holiday season not only brings an increase in package deliveries, but also an increase in opportunities for "porch pirates." If you're expecting packages but won't be home when they are delivered, make arrangements with neighbors to collect them during your absence. Pay attention to your surroundings, particularly any strangers. Make note of their descriptions (including vehicles, license plate numbers, etc.) and alert the police if you see suspicious activity. For door-to-door solicitors, collect and retain identification information such as a business card in case any incidents are reported nearby.

Illegal parking continues to be a hazard. Our cul-de-sacs are sized so emergency vehicles can turn around where vehicles are properly parked parallel to the curb. Our pipe-stems are only wide enough for emergency vehicles to pass through if no other vehicles are parked there. Precious moments are wasted when emergency vehicles must park at a distance or make extra maneuvers to navigate around vehicles parked nose-in, or backed up to, the curb. Police parking enforcement makes rounds periodically, and illegally parked vehicles are subject to ticketing.

For timely community information and discussions, including information from our local police, sign on to Nextdoor.com (Terra Grande).

To review Fairfax County Police daily news, see <https://fcpdnews.wordpress.com/>. When you see suspicious behavior call the police non-emergency number 703-691-2131 (Animal Control is also dispatched through that number). Report emergencies to 911.

Parking in the Neighborhood

The holiday season is right around the corner. It is a good time to remind all of our residents of the county guidelines regarding parking as well as remind everyone to be considerate of your neighbors especially when having a large gathering or overnight guests at your home.

Fairfax County prohibits parking within 10 feet of a driveway. This allows people to safely drive into and out of their driveways with reasonable visibility. Also, please do not park partially in a driveway blocking the sidewalk, forcing pedestrians to walk in the street.

Fairfax County also prohibits parking within 30 feet of a stop sign and prohibits parking within 15 feet of a fire hydrant.

If you are having guests who will be visiting and parking within our neighborhood, please make sure they are abiding by the rules. Let's all try to be considerate of our neighbors and make parking and traveling within our neighborhood safe and easy.

If you are interested in learning more about the Fairfax County parking guidelines and restrictions, visit www.fairfaxcounty.gov/transportation/parking/parking-restrictions-and-related-issues.

Commercial vehicles, including vehicles that are designed or visibly equipped for commercial use, are prohibited within Terra Grande per our Community Information and Policy Manual Section 15, Prohibited Vehicles, except when the "picking up or discharging passengers, or when it is temporarily parked pursuant to the performance of work or service at a particular location." Junk vehicles, including inoperable and improperly licensed vehicles, are also prohibited.

Dogs Need to be on Leashes!

There have been incidents where dogs not on leashes in public areas have run up to other dogs and frightened neighbors.

In Fairfax County, **dogs are required to be on a leash at all times in public areas** unless they're in a designated off-leash area. For more information about the law and penalties, see "Section 41.1-2-4. Unrestricted dogs prohibited; leash law" at

<https://www.fairfaxcounty.gov/health/sites/health/files/assets/documents/pdf/animal-control-ordinance.pdf>

Selling Your Home?

The Virginia Property Owners' Association Act requires that the seller provide a disclosure packet to the purchaser before the sale is final. The disclosure packet



requirement applies to all types of sales whether handled by the owner or a realtor. To obtain a disclosure packet for your home, go to the TGCA website and under "Forms" select the "disclosure packet request" at least two weeks ahead of when you will need it completed.

Treasurer's Report

The TGCA Board is pleased to announce that the 2022 annual assessment rate will not increase. The Board voted to keep the assessment at the current year's rate of \$110.00. You should receive your annual assessment bill toward the end of January.

Wishing you all the best!

Donald Conner, Treasurer TGCA

New to the Neighborhood or Moving Back?

The disclosure packet you received from the seller included a TGCA directory form ("item 06 – TGCA Directory Form" is the filename in the packet.) Please fill out this form and send it in as soon as possible so we can update our records with your information.

Soccer Field Reservations

Terra Grande Residents can reserve the soccer field for events or team practices. To reserve the soccer field, fill out the form on the TGCA website.

Community Common Property

The common areas in our neighborhood are for all Terra Grande Neighbors to enjoy. We ask that folks refrain from placing yard waste on common property - under the power lines, in the woods, etc. It is important to keep these areas safe, and as clean and natural as possible.

While our recreational facilities are a great place for activities, please note that ***no alcoholic beverages, illegal substances or drug-related paraphernalia are permitted on any common area within Terra Grande at any time. Also worth noting, the use of all-terrain vehicles, dirt bikes, or other motorized recreational vehicles is prohibited.***

Home Maintenance and Community Canvas

All Terra Grande neighborhood residents – owners and renters - need to follow the rules in the "TGCA Community Information and Policy Manual", which owners received when they purchased their home. It is also available at the Terra Grande Website, www.terragrandedeca.com. Once there, click on "Resources", then click on "Terra Grande Policy Manual".

Members of the TGCA Board will be touring the Community monthly and notifying homeowners of any violations of our policies regarding the maintenance of your property. Items we will be looking at include trash cans not hidden from street view on non-trash days, junk cars (see homeowner's manual for definition) in driveways and in front of houses, doors and windows in disrepair, mold growing on the front or sides of the home, cracks in driveways, items being stored in view from the street etc. Community Canvas' will occur monthly. If you have any questions about this, please contact any member of the Board.

Have concerns about things going on in the neighborhood?

If you have concerns about the neighborhood, you can contact the board through the website, via email or by phone.

Terra Grande Treasurer's Report November 2021		
	2021 Year to Date	2021 Budget Projected
Income		
Assessments and Late Fees	\$29,772.81	\$28,600.00
Special Assessment for Playground Equipment	\$19,425.00	\$19,500.00
Disclosure Packets	800.00	600.00
Miscellaneous e.g. ads, refunds etc.		100.00
Year to Date Income	49,997.81	48,800.00
Expenses		
Community Activities	39.93	1,500.00
Common Property Landscape	9,400.00	10,000.00
Common Property Maintenance/Repair	4,337.85	5,000.00
Tennis & Basketball Court Repair		
Playground Equipment - Prep	17,478.46	15,412.49
Insurance	3,302.00	3,000.00
Legal Expenses	1,098.52	2,500.00
Management & Administrative	2,430.67	2,200.00
Taxes	15.00	200.00
Year to Date Expenses	38,102.43	25,230.00
Tennis & Basketball Court Maintenance Fund	2,173.74	780.00
Certificate of Deposit (CD)	10,165.15	
Reserves	5,002.40	5,002.00
Available Funds minus CD, Reserves and Courts Maintenance Funds through November 15, 2021	\$15,170.36	
Total Account Balance All Sources thru November 15, 2021	\$32,511.65	
This report approved by TGCA Board on November 15, 2021		