

# **Terra Grande Community Association Newsletter**

**<http://www.terragrandeca.com>**



Terra Grande Community Association, Inc.  
P.O. Box 416  
Newington, VA 22122-0416



## September 2021 TGCA Newsletter



### Our TGCA Board:

#### PRESIDENT

Tracy Sollers, 703-455-6647  
[presidenttgca@gmail.com](mailto:presidenttgca@gmail.com)

#### VICE PRESIDENT

Dana Olness, 910-265-0604  
[vptgca@gmail.com](mailto:vptgca@gmail.com)

#### COMMON AREA/Common PROPERTY

Rex Lovelady, 703-309-7227  
[rexlovelady49@gmail.com](mailto:rexlovelady49@gmail.com)  
Ryan Moran, 978-457-3295  
[Commonproptgca2@gmail.com](mailto:Commonproptgca2@gmail.com)

#### ARCHITECTURAL CONTROL

Kim Allen, 703-395-4906  
[kra2829@aol.com](mailto:kra2829@aol.com)  
Kierstyn Schwartz-Watjen, 224-545-7249  
[archcontroltgca2@gmail.com](mailto:archcontroltgca2@gmail.com)

#### TREASURER

Donald Conner, 202-251-0822  
[treasurertgca@gmail.com](mailto:treasurertgca@gmail.com)

#### SECRETARY

Debbie Forcht, 703-569-8360  
[secretary1tgca@gmail.com](mailto:secretary1tgca@gmail.com)

#### AT-LARGE

Peter Janker, 703 850-0986  
[psjanker@yahoo.com](mailto:psjanker@yahoo.com)

#### WEBMASTER

Andy McIlvaine, 202-550-7698  
[terragrandewebmaster@gmail.com](mailto:terragrandewebmaster@gmail.com)

### Upcoming Terra Grande Events:

- **Annual Homeowner's Association meeting** – Tuesday Sept 28, 2021, 7:30 pm, meeting via Zoom – owners see your TGCA Homeowner's Association meeting notice mailed earlier or contact a board member for zoom access information. Owners, please plan to attend! Also, please think about volunteering to be on the TGCA Association board of directors. Two members will be retiring from the board and we need additional board members. Ask any board member for information about volunteering to be on the TGCA board.
- **Terra Grande Fall neighborhood yard sale** – Saturday, October 9, 2021, 8 am to 1 pm, with a rain date of October 16, 2021. Association will advertise via signs, Nextdoor, and craigslist – you will just need to gather those items you no longer need and set up your yard sale!

### 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

Thank you neighbors for caring and being aware! One afternoon a few weeks ago, several neighbors expressed concern about a couple of unrecognized teens wandering through the neighborhood, weaving in and out of various front and back yards on foot. They appeared to be dirty and wearing socks but no shoes. One was frequently and nervously watching over his shoulder. No crime was observed, but it just seemed odd. Fortunately, at least one neighbor reported the situation to the non-emergency police line 703-691-2131. I'm



told that the police had been looking for two teens fitting this description regarding a crime they may have witnessed nearby, and the police did find the teens in our neighborhood and talked with them. The adult suspect in the crime was promptly arrested.

Recent concerns within Terra Grande include:

- Blocked access to mailboxes. Never put trash cans or park your cars in front of or close to mailboxes. Mail delivery requires vehicle access to mailboxes.
- Wildlife in need. See <https://www.wildliferescueleague.org/> or call the Wildlife Rescue League at (703)440-0800.

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.

### **New Playground on Chillum Ct**

An additional fence section was installed at the new playground at Chillum Ct, completing the fencing at the playground. A contractor has provided estimates and will soon be redoing part of the asphalt path to make it safer around the playground.

### **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](http://www.fairfaxcounty.gov/transportation/parking/parking-restrictions-and-related-issues).

### **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.

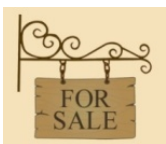
In Fairfax County, **dogs are required to be on a leash at all times in public areas** unless they're in a designated off-leash area. For more information about the law and penalties, see "Section 41.1-2-4.

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. It will contain discrepancies that need to be resolved before closing. 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.



## **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.

| <b>Terra Grande Treasurer's Report September 2021</b>                                   |                   |                       |
|-----------------------------------------------------------------------------------------|-------------------|-----------------------|
|                                                                                         |                   |                       |
| <u>Income</u>                                                                           | 2021 Year to Date | 2021 Budget Projected |
| Assessments and Late Fees                                                               | \$28,966.42       | \$28,600.00           |
| Special Assessment for Playground Equipment                                             | \$19,275.00       | \$19,500.00           |
| Disclosure Packets                                                                      | 550.00            | 600.00                |
| Miscellaneous e.g. ads, refunds etc,                                                    |                   | 100.00                |
| <b>Year to Date Income</b>                                                              | <b>48,791.42</b>  | <b>48,800.00</b>      |
| <u>Expenses</u>                                                                         |                   |                       |
| Community Activities                                                                    | 39.93             | 1,500.00              |
| Common Property Landscape                                                               | 6,587.85          | 10,000.00             |
| Common Property Maintenance/Repair                                                      |                   | 5,000.00              |
| Playground Equipment - Preparation & Purchase                                           | 17,478.46         | 15,412.49             |
| Insurance                                                                               |                   | 3,000.00              |
| Legal Expenses                                                                          | 1,098.52          | 2,500.00              |
| Management & Administrative                                                             | 1,631.49          | 2,200.00              |
| Taxes                                                                                   |                   | 200.00                |
| <b>Year to Date Expenses</b>                                                            | <b>26,836.25</b>  | <b>25,230.00</b>      |
| Tennis & Basketball Court Maintenance Fund                                              | 2,167.74          | 780.00                |
| Certificate of Deposit (CD)                                                             | 10,164.39         |                       |
| Reserves                                                                                | 5,002.02          | 5,002.00              |
| Available Funds minus CD, Reserves and Courts Maintenance Funds through August 14, 2021 | 25,330.52         |                       |
| <b>Total Account Balance through August 14, 2021</b>                                    | <b>42,664.67</b>  |                       |
| This report approved by TGCA Board on August 16, 2021                                   |                   |                       |

## **Soccer Field Reservations**

Terra Grande Residents can reserve the soccer field for events or team practices. To reserve the soccer field, contact Andy McIlvaine.

## **Scoop the Poop!**

Is there anything better than the feeling of walking barefoot in the grass? Those of us with pets play an important part in making a walk in the grass pleasant. Please remember to carry bags whenever you are walking your dog through the neighborhood. Picking up after your dog and disposing of that bag in your own garbage can is part of the responsibility that comes with having a dog. Let's all do our part so that everyone can enjoy a clean yard, a clean neighborhood and the joy of walking barefoot through the yard. For more information on how pet waste pollutes our environment, go to:

**<https://www.fairfaxcounty.gov/soil-water-conservation/dog-waste-scoop-poop>**

## **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.terragrandeca.com](http://www.terragrandeca.com)**. Once there, click on "Resources", then click on "Terra Grande Policy Manual".

Members of the TGCA Board will be touring the Community 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.