

Terra Grande Community Association Newsletter

<http://www.terragrandeca.com>



Terra Grande Community Association, Inc.
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June 2022 TGCA Newsletter



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CONGRATULATIONS TO OUR TERRA GRANDE GRADUATES!!!!

Upcoming TGCA Events

7/9/22 – 1:00 pm Dedication of the Soccer Field Playground to our previous association president and longtime volunteer, Mike Everett
9/27/22 - TGCA Annual Meeting 7 pm (location TBD)
10/8/22 – TGCA Fall Yard Sale (Rain date 10/15/22)



Neighborhood Watch

Darlene Mihalow, Neighborhood Watch Coordinator

Many young families have moved into our neighborhood in recent years, and children will be out of school soon. Lately I've received an increased number of complaints about cars speeding through the neighborhood. Although we have traffic calming features on Terra Grande Avenue, those are not an option on our side streets. Exercise caution near playgrounds and respect signs indicating child are at play. Slow down to keep our children safe.

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.



It's getting hot! Do you want to be able to go swimming?

Looking for a way to cool off this summer? Terra Grande residents are eligible for membership at the Saratoga Pool. They offer memberships for individuals, couples and families. For details and prices on a pool membership, visit www.saratogapoolva.com and information is under membership.



Thinking of making an addition, improvement, or change on your property?

As the summer project season begins, please remember that most property improvements require approval from the Architectural Review Committee (ARC). Repainting, replacing windows, building a fence, replacing a driveway, or installing a shed/playhouse are all examples of projects that need to be reviewed. Please submit your project details in advance of starting your project, ideally 30 days. You can do this online by going to <https://www.terragrandeca.com/architecture-review-forms> and submit your proposed project for review. If you are unsure whether your project needs approval, please contact a member of the ARC.

As defined in Sections 4, 5, 6, 7, 8, and 13 of the "TGCA Community Information and Policy Manual", prior to starting ANY change to a lot within Terra Grande, **the homeowner shall provide the required documentation to the Terra Grande Architectural Review Committee.**

Questions about Terra Grande's Policy Manual?

Both owners AND renters need to follow the Terra Grande Policy Manual. If you have questions about the policy manual, go to <https://www.terragrandeca.com/resources> and click on "Terra Grande Policy Manual" to download.

Terra Grande Treasurer's Report May 2022		
	2022 Year to Date	2022 Budget Projected
<u>Income</u>		
Assessments and Late Fees	\$27,185.00	\$28,600.00
Disclosure Packets	350.00	600.00
Miscellaneous e.g. ads, refunds etc,	2,204.00	100.00
Year to Date Income	29,739.00	29,300.00
<u>Expenses</u>		
Community Activities	101.97	1,500.00
Common Property Landscape	4,000.00	11,000.00
Common Property Maintenance/Repair	3,036.72	5,000.00
Tennis & Basketball Court Repair	2,204.00	
Insurance		3,302.00
Legal Expenses	1,090.91	2,500.00
Management & Administrative	525.69	2,800.00
Taxes		200.00
Total Expenses thru May 16, 2022		
Year to Date Expenses	10,959.29	25,230.00
Tennis & Basketball Court Maintenance Fund	2,914.74	780.00
Certificate of Deposit (CD)	10,168.68	
Reserves	5,002.98	5,002.00
Available Funds minus CD, Reserves and Courts Maintenance Funds through May 16, 2022	32,132.49	
Total Account Balance All Sources thru May 16, 2022	\$50,218.89	

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.



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 for your Summer Event



If you are planning on having a gathering or an event and would like to reserve the soccer field, please go to

<https://www.terragrandedeca.com/athletic-field-request-form> and submit your request. **As a reminder, bounce houses, climbing walls, or other similar play structures are NOT allowed at the soccer field or anywhere else on common property within Terra Grande due to insurance restrictions.** If you are planning an event and would like to have a bounce house (or similar play structure), you will need to host the event on your own property. If you have any questions, please contact a board member.

More TGCA Board Members are Needed!

Many of our board members have been on the board a long time, and some are moving on. We are in need of help to maintain our volunteer board, which is why our association fees are so low for this area. Please consider becoming a board member and helping with our community! You could start now as an “apprentice” helping with the items that need to be done – you can pick the area where you would like to help – secretary (newsletters, BOD minutes, disclosure packets), Architecture Review (inspections) and common property (fixing items, getting contractors as needed) are areas where help is needed. Just contact any board member if you are willing to consider a position on the board.

Dog Walkers - Please be considerate of your neighbors!

Please do not leave your bagged dog feces in your neighbor’s yard waste bins. Plastic bags are not accepted in yard waste. Also, please don’t leave them in your neighbor’s trash cans or in their yards either.



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.

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, sidewalks blocked by bushes or plants, 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. If you have any questions about this, please contact any member of the Board.

Terra Grande Policy does not allow running a business inside a home

For details on this policy, consult the policy manual.

Please remember to trim bushes and plants that block the sidewalk!



With all the rain this spring, plants are growing fast! Please remember to trim your bushes, trees overhanging low over the sidewalk, and other plants so they are not blocking any of the sidewalk. Many neighbors walk the neighborhood and need access to the sidewalk.

Please remember to keep your lawn mowed!

The Terra Grande Policy Manual states that the grass may not be taller than nine (9) inches.