



Terra Grande Community Association, Inc.
P.O. Box 416
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December 2022 TGCA Newsletter

2022-23 TGCA Board:

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President's Message

You will notice on our letterhead that many new board members have been elected to the TGCA board of directors, and some members of the board have taken on new positions on the board!

We welcome the new board members – Cassie, Tammie, Bill, Rachel, and Richard! We look forward to all working together to benefit our Terra Grande community.

Our thanks to retiring board member, Tracy Sollers, who served on the TGCA board for many years and in different capacities, most recently as president. We appreciate all she has done for the Terra Grande community.

Storm Drain Information Terra Grande is part of the Accotink Creek Watershed. Storm drain runoff from our neighborhood goes directly into Accotink Creek and immediately ends up in the Potomac River. Everyone in the neighborhood can help preserve our water quality and protect the environment by ensuring only rainwater goes down the storm drains. Our storm drains are identifiable by the green/blue oval pavement label that reads, "No dumping, drains to Accotink Creek". The county defines anything other than rainwater entering a storm drain as an illicit discharge whether intentional or accidental. You can prevent illicit discharge by limiting lawn fertilizer, picking up pet waste, managing trash and yard waste, including leaves, and properly disposing of paint and chemicals.

If you are aware of any illicit discharge, including yard waste and leaves, Fairfax County asks you to immediately contact the Stormwater Planning Division at (703) 324-5500 or by filling out an online form at <https://fairfaxcounty-639180.workflowcloud.com/forms/fc87b0ec-aaa6-4a34-b06d-a88398672eb2> or call the police non-emergency line at (703) 691-2131.

Neighborhood Watch

Darlene Mihalow, Neighborhood Watch Coordinator

Some seasonal tips from the Fairfax County Police Department to prevent package theft: Require a signature upon delivery; have your package delivered to a pick-up location (UPS, Amazon locker, FedEx) or your work site; provide delivery instructions to state where to place your packages; consider using a door monitoring device to see your delivery; ask a neighbor to watch for your deliveries.

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 CityProtect.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.



Street Parking

Fairfax County and Virginia have rules for parking on the street that we all need to follow to avoid receiving a parking ticket:

Parking is not allowed within 10 feet of a driveway or within 20 feet of an intersection. Radius is from where the pavement begins to curve for the cross street. Vehicles must be parked facing the direction of the travel lane with curbside wheels no farther than 12 inches from the curb.

No vehicle shall be stopped except close to and parallel to the right edge of the curb or roadway, except that a vehicle may be stopped close to and parallel to the left curb or edge of the roadway on one-way streets or may be parked at an angle where permitted by the Commonwealth Transportation Board.

These rules apply to both the straight parts of the roads and to cul-de-sacs in our neighborhood. Besides following these rules to comply with the laws, there are reasons to park parallel to the curbs on cul-de-sacs. If cars are parked perpendicular to the curb, a fire truck or ambulance might not be able to gain easy access to a property, delaying response time. Trash collection vehicles might not be able to navigate the cul-de-sac, possibly delaying or preventing trash pickup, and snow plowing and mail delivery would also be hindered.

It is permissible to park your car following these rules on any street in the neighborhood – even if it is not in front of your own house. So, if there is not room to park in front of your home, you can park your car in a different area.

Home Maintenance and Community Canvas

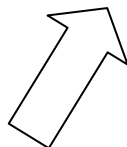
All Terra Grande neighborhood residents – owners and renters - need to follow the rules in the "TGCA Community Information and Policy Manual", which owners received when they purchased their home. It is also available at the Terra Grande Website, www.terragrandeca.com. Once there, click on "Resources", 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, algae and/or 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, please contact any member of the Board.

Terra Grande Association Website

Have you checked out the Terra Grande Association website, terragrandeca.com? There you will find: (1) Forms – Architecture Review, Disclosure packet request, Athletic field request, and general questions for the board, (2) Neighborhood watch incident report form where you can report an incident that has taken place in Terra Grande, (3) TGCA Calendar of upcoming events, board meetings, and athletic field reservations and (4) resources – the TGCA Policy Manual and TGCA Newsletters.

terragrandeca.com



Terra Grande (TGCA) Treasurer's Report December 2022		
	2022 Year to Date	2022 Budget Projected
Income		
Assessments and Late Fees	\$28,714.00	\$28,600.00
Disclosure Packets	550.00	600.00
Miscellaneous e.g. ads, refunds etc.	2,347.60	100.00
Year to Date Income	\$31,611.60	29,300.00
Expenses		
Community Activities	286.97	1,500.00
Common Property Landscape	11,800.00	11,000.00
Common Property Maintenance/Repair	8,673.23	5,000.00
Tennis & Basketball Court Repair	2,204.00	
Insurance	3,302.00	3,302.00
Legal Expenses	3,324.46	2,500.00
Management & Administrative	2,004.42	2,800.00
Taxes		200.00
Year to Date Expenses	\$31,595.08	25,230.00
Tennis & Basketball Court Maintenance Fund	2,944.74	780.00
Certificate of Deposit (CD)	10,168.21	
Reserves	5,003.69	
Available Funds minus CD, Reserves and Courts Maintenance Funds through November 21, 2022	13,434.04	
Total Account Balance All Sources thru November 21, 2022	\$31,550.68	

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.



TGCA Policy Manual Section 11. Animals

No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except that two dogs, two cats or other household pets may be kept, provided that they are not kept, bred, or maintained for commercial purposes.

Soccer Field Event Reservations

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

<https://www.terragrandeca.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 would like to have a bounce house (or similar play structure), you will need to host the event on your own property. Porta-pottys are not allowed at any Terra Grande common property. Remove all trash at the end of the event; do not leave event trash in the community trash cans.

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

Please remember to trim your bushes, trees overhanging low over the sidewalk, and other plants so they are not blocking any of the sidewalks. Many neighbors walk the neighborhood and overgrown plants are both unsightly and a potential hazard to pedestrians.

From the Treasurer Greetings, just a reminder to be on the lookout for your 2023 annual assessment bill. The annual assessment for the year 2023 will be \$119.00 per household. You should receive the assessment notice in the mail by mid-January. Please make every effort to pay the assessment in a timely manner to avoid late fees.

Upcoming TGCA Events



12/16/22-12/18/22 – Holiday Decorating Judging Dates
 12/17/22 – TGCA Holiday Party With Santa (Rain date 12/18/22)
 05/16/23 – Spring Yard Sale (Rain date 05/23/23)