

Terra Grande Community Association Newsletter

<http://www.terragrandeca.com>



Terra Grande Community Association, Inc.
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March 2022 TGCA Newsletter



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Upcoming TGCA Events



4/16/22 – Meet the Easter Bunny event at the soccer field at 12 – 1 pm

5/14/22 – Spring TGCA Yard sale (rain date 5/21/22) 8 am – 1 pm

Neighborhood Watch, Darlene Mihaloew, Neighborhood Watch Coordinator

Darlene Mihaloew, Neighborhood Watch Coordinator

Our neighborhood has been quiet lately, but our Saratoga neighbors have reported several incidents of car thefts and vehicle tampering recently. A few reminders:

- Lock your vehicle doors and don't leave valuables in view.
- Don't leave keys in your vehicle.
- Lock the doors to your house, including the door between your house and garage.
- Don't leave your garage door open overnight.

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 by calling 911.



Parking in the Neighborhood

As the weather warms up and people start to spend more time outside, it is a good time to remind all of our residents of the county guidelines regarding parking. We also want to remind everyone to be considerate of your neighbors especially when parking.

Fairfax County prohibits parking within 20 feet of an intersection and within 30 feet of a stop sign. This allows ample visibility for people to see oncoming traffic. It also allows drivers to see pedestrians to safely cross at intersections.

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 and please do not park partially in a driveway blocking the sidewalk forcing pedestrians walking in our neighborhood to walk in the street.

Fairfax County also 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.

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>



Doing any work on your property?

Prior to starting ANY change or replacement to a lot within Terra Grande, the homeowner or resident needs to provide the required documentation to the Terra Grande Architectural Control Committee for review. The Committee will provide a response within 30 days.

You can find and submit forms on the Terra Grande Website, www.terragrandeca.com. Or email the details of your project to the members of the Architectural Control Committee.

All homeowners and residents must follow the rules in the "TGCA Community Information and Policy Manual", which owners received when they purchased their home. The manual is also available at the Terra Grande Website. Once there, click on "Resources", then click on "Terra Grande Policy Manual".

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



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.

Please note that ALL equipment and/or structures such as a bounce house, climbing wall, etc. are NOT allowed on the soccer field or in ANY of the other Terra Grande common areas.

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, 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.

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 March 2022		
	2022 Year to Date	2022 Budget Projected
<u>Income</u>		
Assessments and Late Fees	\$20,223.00	\$28,600.00
Disclosure Packets	100.00	600.00
Miscellaneous e.g. ads, refunds etc,	2,204.00	100.00
Year to Date Income	\$22,527.00	\$29,300.00
<u>Expenses</u>		
Community Activities	42.00	1,500.00
Common Property Landscape		11,000.00
Common Property Maintenance/Repair	175.75	5,000.00
Tennis & Basketball Court Repair	2,204.00	
Insurance		3,302.00
Legal Expenses	917.41	2,500.00
Management & Administrative	157.04	2,800.00
Taxes		200.00
Year to Date Expenses	\$3,496.20	\$25,230.00
Tennis & Basketball Court Maintenance Fund	2,740.74	780.00
Certificate of Deposit (CD)	10,166.18	
Reserves	5,002.74	5,002.00
Available Funds minus CD, Reserves and Courts Maintenance Funds through February 28, 2022	32,493.26	
Total Account Balance All Sources thru February 28, 2022	\$50,402.92	