

Terra Grande Community Association Newsletter

<http://www.terragrandeca.com>



Terra Grande Community Association, Inc.
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September 2022 TGCA Newsletter



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President's Message

First and foremost, I would like to welcome all of the new homeowners within the TGCA community. Terra Grande is a great place to live. It hard for me believe we are almost in the fall season. There are the definite signs of fall, soccer players at the soccer field, children playing at both playgrounds, tennis and basketball courts, families on walks and children riding their bikes. With all of this activity it is a good time to remember the stop signs and watch our speed throughout the neighborhood to keep everyone safe. Our new Little Library installed at the soccer field has been a success. I would like to thank Dana and Mike Olness, Sandy Campbell, and Annette Yurek to name a few, for keeping our library stocked for our families. Thank you also to Bob Forcht and Rex for taking the time to repair or replace the benches at the playground areas.

In other news, we are very happy to see the Alban Bridge open so quickly. The first day was not a good one as the detour signs placed by VDOT put all of the traffic through Terra Grande. With the assistance of Dan Stork's office and VDOT, we were able to have the signage changed so that the cut through traffic on Terra Woods and Terra Grande would be at a minimum. The Board has had a busy year thus far and continues to work hard within the community. With that being said, it is also time to ask for volunteers to join the board. We will have a few openings on the board and welcome new ideas and thoughts.

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 question 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.

Upcoming TGCA Events



9/27/22 - TGCA Annual Meeting 7 pm (Saratoga Elementary School Cafeteria)
10/8/22 - TGCA Fall Yard Sale (Rain date 10/15/22)

Neighborhood Watch

Darlene Mihalow, Neighborhood Watch Coordinator

Thanks to continued vigilance by neighbors who report suspicious activity, Terra Grande has remained crime-free for many months now. However, speeding traffic continues to be a concern. Rather than pursuing additional traffic calming devices, such as speed humps, let's all be more mindful of the speed limits and help keep our residents 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 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.



Common Property

Every effort is made to maintain and address concerns with regards to common property in the Terra Grande Community. We are thankful for all that have participated this year in achieving the following:

- a) Addition of new signs at the soccer field, tennis court, and playground areas.
- b) Addition of new basketball hoops and nets at the Chillum Court.
- c) Addition of new soccer goal nets.
- d) Repair and painting benches at both playground areas.
- e) Continued repair and replacement of rails and post along Terra Grande Ave.
- f) Renewal of the landscaping and mowing contract for the next few years.
- g) Removal of just over 10 trees from the common property that concerned home owners.

For any issues or concerns with common property, please contact Rex Lovelady, 703-309-7227. It is through community and individual efforts that we are able to keep Terra Grande Community a pleasant place to live.



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

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.**

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 about this, please contact any member of the Board.

Terra Grande (TGCA) Treasurer's Report September 2022		
	2022 Year to Date	2022 Budget Projected
Income		
Assessments and Late Fees	\$28,562.00	\$28,600.00
Disclosure Packets	550.00	600.00
Miscellaneous e.g. ads, refunds etc,	2,211.28	100.00
Year to Date Income	31,323.28	29,300.00
Expenses		
Community Activities	286.97	1,500.00
Common Property Landscape	9,500.00	11,000.00
Common Property Maintenance/Repair	7,505.96	5,000.00
Tennis & Basketball Court Repair	2,204.00	
Insurance	3,302.00	3,302.00
Legal Expenses	2,533.10	2,500.00
Management & Administrative	1,058.52	2,800.00
Taxes		200.00
Year to Date Expenses	26,390.55	25,230.00
Tennis & Basketball Court Maintenance Fund	2,941.74	780.00
Certificate of Deposit (CD)	10,167.70	
Reserves	5,003.44	
Available Funds minus CD, Reserves and Courts Maintenance		
Funds through September 19, 2022	18,350.25	
Total Account Balance All Sources thru September 19, 2022	\$36,463.13	



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.

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.

Soccer Field Reservations for an 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.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 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. Porta-pottys are not allowed at any Terra Grande common property. Please remember that all trash from your event should be removed at the end of the event and not left 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 need access to the sidewalk.