

Spring-Summer Newsletter

GREETINGS FROM THE BOARD

We want to thank all of you for your support this winter. As most of you are aware, this has been an incredibly busy winter for the SummerRidge Board of Directors and CMC (our property management firm) with coordinating repairs. Even though the unusually heavy snowstorms this year were difficult on some people in our community, the Board was amazed at the volunteer spirit among many in the community. Several neighbors grabbed snow shovels and helped dig out cars for complete strangers. Thank you to those who helped.

Included in this package is a copy of the condensed SummerRidge Rules and Regulations. Please read your owners manual for a complete set of these guidelines.

Also, please be sure to fill out the attached emergency contact form. The information you provide will **only** be used in cases of emergency (fire, floods, leaks, etc.). This form can be mailed to CMC at the address below, faxed to CMC at 703-631-9786, or completed on our web page at www.summerridge.com.

SummerRidge Condominium
c/o Community Management Corporation
12701 Fair Lakes Circle
Fairfax, VA 22033

WINTER STORM DAMAGE REPAIRS

The repair work from the winter storm is still underway. If you are experiencing problems with getting this work completed please contact Kim Boseman at CMC (703)631-7200.

FIREWOOD REMOVAL

Because of the threat of pest problems, firewood may only be stored on the balconies and terraces from October 1st through April 1st. The storage of firewood in any other area, including units and common elements, is prohibited. Please ensure to remove all firewood by April 1, 2003.

OUTDOOR GRILLING

The use of open flame barbecue grills on balconies and terraces is prohibited. Outdoor cooking equipment may be placed on a grassy area of the Common Elements where smoke will not disturb others. Fires must be extinguished and equipment moved promptly after cooking. Electric outdoor grills are permitted for use on balconies and terraces in accordance with Fairfax County ordinance. Grills may not be left unattended.

LAUNDRY

Drying or airing of clothes or other items is not permitted on balconies, terraces, or from windows within common areas of any building, or in any fashion visible from the outside.

OUTDOOR WATER SPIGOT'S

The ground floor 2BD/2BA Unit Occupants may reopen the outside water spigot supply valve, located under the kitchen sink, after April 15th.

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PET WASTE STATIONS

Pet stations with plastic bag dispensers and disposal bins have been placed on the property. The bins will be emptied and the bags refilled weekly by our maintenance crew. Residents may opt to take the used bags home with them and wait for regular trash pick up.

COMMON ELEMENTS

Storage of personal items, including but not limited to bicycles, mopeds, planters, benches, and playthings is prohibited in the hallways or on the Common Elements. Pedestrian and vehicular ways shall not be obstructed. Motorized vehicles are prohibited on Common Elements, except on roadways or designated parking spaces.

It is prohibited to dispose of cigarettes, cigars, tobacco ashes, and matches or other debris on any part of the common areas. In the past we have had a few smoldering fires on the property from cigarettes being tossed onto dry mulch and grass.

TIME TO REPLACE OLD DISHWASHERS AND HOT WATER HEATERS

Recently there have been several costly leaks due to old dishwashers and hot water heaters. Please take note that these items have reached their maximum life span and must be replaced, if not, you or your insurance company will become liable for the damage caused to not only your unit, but any other unit(s) damaged by water. Not replacing and keeping these items in good service is considered neglect on the part of the unit owner.

Also, please be mindful to rinse your dishes prior to washing them in the dishwasher. The dishwasher may become clogged and cause damage to the unit(s) below.

Please remember that only food should be put in the garbage disposal. To insure that any remaining grease runs completely through the drain, run hot water in the sink for a few seconds after using the disposal. **DO NOT POUR GREASE DOWN THE DRAIN.** Keep it in an old container and throw it away after the grease hardens.

WASHING MACHINE HOSES

All unit Owners are responsible for the annual or bi-annual (depending on the quality hose) replacement of washing machine hoses.

Washing machine hoses that are brittle, cracking or showing any signs of age should be replaced immediately.

INSURANCE

Did you know that all unit owners are required to carry liability insurance? The insurance should cover the contents of your unit and provide for payment for damages to your unit or units that may be affected by damage to their unit as a result of negligence (with includes failure to maintain appliances that serve only your unit).

Did you know that if you have upgraded your carpet, flooring, cabinets or other fixed items in your home that those upgrades are not covered by the Association's insurance policy? If your unit has upgraded

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features; be sure to contact your insurance company to include those items under "additions and alterations".

Did you know that if there was a fire in your unit that the contents of your unit would not be replaced if you don't have insurance coverage? If you currently do not have liability insurance...get it. Otherwise you could be held personally responsible to pay for damage to other units or worse to be left without all of your belongings.

Make sure your coverage is adequate for your needs by forwarding a copy of the By-laws, Article VI to your insurance agent to review. The section concerning insurance requirements starts on page 27.

VOLUNTEERS:

The Board is looking for volunteers to help out with the trash committee and covenants committee. If you are interested in helping out your community please contact the Kim Boseman at (703)631-7200.

SUMMERRIDGE ON THE WEB:

The Board of Directors can be contacted via email at board@summeridge.com

The SummerRidge Discussion Forum can be found at www.summeridge.com/forum/ with the following topics.

1. Announcements
2. General Discussion
3. Board Meeting Minutes
4. Trading Post
5. Sitters

SUMMERRIDGE CONDOMINIUM ASSOCIATION

2003 EMERGENCY FORM

OWNERS NAME (S):		PHONE NUMBERS	
		(H)	
		(W)	
		(CELL)	
		(H)	
		(W)	
		(CELL)	
MAILING ADDRESS:			
UNIT ADDRESS: (If different from mailing address)			
EMAIL:			

IF YOU RENT OUT YOUR UNIT, PLEASE PROVIDE THE TENANT INFORMATION BELOW:

TENANT NAME (S):		PHONE NUMBERS	
		(H)	
		(W)	
		(CELL)	
		(H)	
		(W)	
		(CELL)	
EMAIL:			

In the future the Association may start an email data base of residents. Its purpose would be to provide news and information to the owners concerning SummerRidge; and possibly to provide for on-line voting for the annual meetings. Please check the box if you *do not* want your email address used for that purpose.

Signed: _____

Date: _____