

# HILLCREST HAPPENINGS

Tidbits of Information About Hillcrest Cluster

Winter 2021

## UPCOMING WORK: MARCH 1-6

### MARK YOUR CALENDARS NOW!

In response to ongoing stormwater management issues present behind 11097 through 11105 Saffold Way, the Cluster will have work performed to remediate the stormwater issues present. **This work will start on March 1**, and last approximately 2 weeks, wrapping up by March 6th (weather permitting). **While no major closures are expected, construction crews will be active in the area around Main Saffold Way at the Four-Way Stop, and some parking in the area may be limited.**

The Board would like to ask all residents to be cautious and attentive when traveling through the area to ensure the safety of all individuals involved. Directly impacted homeowners, have already been contacted by the Board to coordinate specific efforts behind their homes. For more information or questions, please email [greg@hillcrest-cluster.com](mailto:greg@hillcrest-cluster.com).

## PLEASE WELCOME YOUR NEW BOARD

Thank you to everyone who joined us for the 2020 Annual Meeting on December 8<sup>th</sup> online through Zoom. While last years annual meeting looked different from our normal in person meetings, there was a wonderful level of turnout from neighbors, both new and old, and a record number of ballots were submitted by homeowners for the annual election of candidates for the Board of Directors.

The Board of Directors is typically comprised of 7 volunteer residents, with 4 officers, and 3 At-Large members. During the December election, there were 3 vacancies up for election, with 6 fantastic candidates on the ballot. Nathan Hagan, Alexandra Schlesinger, and Chris Topoleski were elected to join the board. Following the Annual Meeting, the Board appointed a final Board Member based on our bylaws to fill a vacancy in the middle of it's term. Amir Gopalipour was appointed to fill this role, whose term will end in December 2021.

These newly elected individuals will each serve a three-year term from January 2021 through December 2023. Following the election, the incoming candidates as well as those candidates previously elected in the middle of their terms, determine the officers for the upcoming year.

Your Board of Directors for 2021 are as follows:

**Nathan Hagan** | 11142 - President  
**Ben Miller** | 11119 - Vice President  
**Greg Overkamp** | 11100 - Treasurer  
**Chris Topoleski** | 11119 - Secretary  
**Alexandra Schlesinger** | 11162 - At-Large Member  
**Sonia Patterson** | 11124 - At-Large Member  
**Amir Gopalipour** | 11014 - At-Large Member

Please join me in welcoming these new members if you see them around the cluster, and as always if you have any concerns or questions, please visit the cluster website at [www.hillcrest-cluster.com](http://www.hillcrest-cluster.com) or reach out to the board at [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com)

As a reminder, this means no further cluster communications should be sent to Rick Stevens's personal accounts, who is no longer serving on the Board of Directors.

## THANK YOU TO RICK STEVENS

With the 2020 Annual Meeting, the Cluster said goodbye to Rick Stevens, who has served on the Board of Directors off and on for a remarkable 30 years! Rick has been a wonderful neighbor and friend to many residents of the Hillcrest Cluster family, and served as a leader in this community paving the way for long term financial planning, execution of the Common Property Management Plan, and the maintenance upgrades to our cluster roads and sidewalks. Thank you Rick for all of your hard work!



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## CLUSTER COMMUNICATIONS

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The Board would like to take a moment to recognize feedback received about communication issues which have been observed by a number of residents. At the end of 2020, it appears that we saw a rise in issues associated with our email distribution list, which was not sending emails to all residents.

We are doing everything we can to resolve this issue, and ask for your patience and cooperation. If you have not yet done so, please complete the Cluster Census form to confirm your contact information for cluster communications.

<https://forms.gle/eoiSNwgkmfjTt7ew8>

We recognize that if you received this newsletter via email, you are already in our database for communications. Consider mentioning and sharing this form with your neighbors if you see them in person, to help make sure we get as many people as possible the information they need on upcoming cluster announcements.

### Email Etiquette:

While any communication issues are frustrating, we ask that residents refrain from using the Reply All option on any cluster emails. If you individually have an issue, please reach out to the Board by emailing [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com).

### Technology Challenges:

All official Board emails will come from an email address "@hillcrest-cluster.com" Emails to [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com) can be sent from any email account, and should not require a specific login to Google. If you are having specific challenges, please consider sending feedback directly on the Cluster website, and we will try to resolve it with you directly.

Likewise, the Board does not use Facebook or any other social media sites for official communications. Recognizing the volume of residents who have accounts on NextDoor.com, occasionally Nathan Hagan will provide information to the cluster on that platform, but this will repeat information provided by official email.

## 2021 DUES PAYMENTS

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Dues assessments were issued to all homes in December of 2020. **The dues assessment for 2020 is \$1320.00 per house, which are due by June 30th, 2021**, after which interest will accrue at a rate of 1.5% per month, charged on the first day of each month in which there is an unpaid balance until the account is paid in full.

**If you choose to pay early (prior to March 1), a discounted dues rate of \$1265.00 will apply.**

We understand from feedback that there has been challenges with the receipt of these dues assessments in the mail which we believe are due to issues with the USPS as a result of the ongoing COVID-19 pandemic.

To try to overcome this, emails were sent during the week of Feb 2nd from email accounts ending in "@capitolcorp.com." **If you DID NOT receive an email pdf of your dues assessment or a physical assessment in the mail, please reach out to the Board at [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com).**

Checks should be payable to **Hillcrest Cluster Association** and mailed to:

**Hillcrest Cluster Association  
c/o Capitol Property Management  
P.O. Box 71239  
Philadelphia, PA 19176**

If necessary, quarterly statements will be mailed to all HCA members with an outstanding balance on the first of April, July and October, with additional reminders as needed.

All accounts with an overdue balance on December 31st will be referred to the HCA legal counsel for collection. After the account is referred and after due notice has been given, a lien will be filed against the title of the property. Should the account continue in arrears, further legal action may be taken. All legal expenses, including attorney fees, incurred by the Hillcrest Cluster Association in seeking to enforce its governing documents shall be added to the account balance, and shall be the basis for a lien and/or lawsuit to recover all sums owed.



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## TRASH REMINDERS

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As a reminder regarding Trash Service:

**Yard Debris:** Moving forward all yard debris must be collected in compostable paper bags for grass clippings and leaves. Personal cans may be used, but must be marked "Yard Debris." Tree limbs and brush must be no longer than 4 feet in length and 3 inches thick in diameter. These items must be tied with rope or twine in arm length bundles. A maximum of 10 bags of clippings and 10 bundles of brush will be collected per pick up. There is an extra charge for anything in excess of these limitations for pickup, which can be scheduled in advanced by calling 703-368-0500. Collection of concrete, rocks, mulch, sod and dirt will not be accepted.

**Trash Cans:** There have been several abandoned trash cans around the neighborhood. After a trash collection day, please return your trash can to your property ASAP. It is recommended that you put your house numbers on the can associated with your home, as they can migrate a bit during collection. **YOU ARE RESPONSIBLE** for your can, and will have to pay for a replacement if lost. If for some reason you are missing a can, but the abandoned ones we have are not exactly the can you had before, please accept the replacement as your new can, and consider putting your house number on the can so there is no confusion moving forward. The same guidance applies to recycling totes previously provided to each home. If you sell your home, the trash can and recycling tote convey with the property to the new homeowner.

**Missed Service:** Unfortunately, during the winter, weather events can cause regularly scheduled trash collection service to be missed. If this should occur, please return your receptacles back to your property, until the next regularly scheduled collection day. For example, if a Monday service day is missed, trash will be collected on Thursday, and the Recycling will be collected on the following Monday, weather permitting.



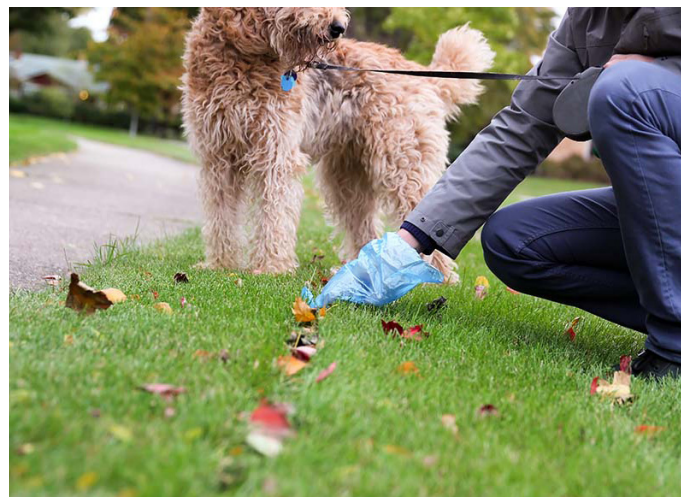
## ANIMAL WASTE REMINDER

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Here in Fairfax County, we love our dogs and clean water, too. We can have both if dog owners are responsible and clean up after their pets.

Pet waste contains fecal coliform bacteria and can transmit diseases and parasites such as salmonellosis, cryptosporidiosis, and hookworm - just to name a few. These can make both humans and pets sick. Decaying pet waste can also contribute to fish kills in local streams and the Potomac River.

Always clean up after your pet. **IT'S THE LAW.** Failure to properly dispose of dog waste is a Class 4 misdemeanor and **subject to a \$250 fine** (County code, Section 41.1-2-6). Plus freezing poop popsicles are a bad look for winter.







### CLUSTER STANDARDS REMINDER

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The Board would like to thank everyone within the community who has been actively working on the maintenance and upgrades to their homes in response to the maintenance violation letters sent out earlier this year. The Cluster is looking fantastic because of all of your hard work!

As you are working on your home or are considering upgrades, we urge you to consult the cluster standards which can be found on the Cluster website at [www.hillcrest-cluster.com](http://www.hillcrest-cluster.com). If there are any specific questions about a standard, please air on the side of caution and contact a board member first at [info@hillcrest-cluster.com](mailto:info@hillcrest-cluster.com) BEFORE conducting the work.

Remember that while your contractors may be professional and know what they are doing, they are NOT experts on the Cluster standards, and may recommend work be performed which, while well-intended, violate the Cluster Standards, and require a formal DRB application prior to being installed.

Our goal is to maintain the high design standards of the community, while avoiding any homeowner being reprimanded for work they had installed, resulting in the removal of that work at the homeowner expense.

### INCLEMENT WEATHER POLICIES

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With the start of winter, we are bound to get some inclement weather. As a reminder, that during inclement weather events, the Cluster offers snow removal services for all roads within the cluster as well as sidewalks **NOT** directly in front of homes.

Residents are responsible for clearing snow and ice from their home walkways and sidewalks directly in front of their property. Residents are also responsible for clearing snow immediately surrounding occupied parking spaces, during which the snow parking policy will be in effect.

Salt should **NOT** be used to melt ice, since it causes concrete to erode. Cat litter, sand, or non-salt substances are appropriate substitutes.

### Snow Parking Policy:

If we receive a significant snowfall (exceeding two inches), households may be granted temporary sole privileges to no more than **TWO** parking spaces by clearing them and placing a **temporary traffic cone** with their house numbers in the spot. We ask that you do not use furniture, shovels, or other tools to indicate the reservation of a spot.

Notification that this policy will be in effect will be made by posting a display board at the cluster entrance as well as via the cluster website which will have a banner along the top of the site. The policy will no longer be in effect when both of these notifications are removed.

After the snow event is over, limited parking privileges are terminated and residents may park in any space, even if a marker remains, except those spaces designated as a disabled parking space.

