

# Cardinal Crest Chronicle

## *Neighborhood Watch*

**I** am pleased to report that the Neighborhood Watch is off to a good start in the areas of our community where the residents are willing to participate. We have 6 active 'blocks' where Block Captains have been assigned and have been visiting their neighbors, signing them up for the Watch. By the time you read this newsletter, the Block Captains will have had the mandatory training from the Prince William County Police Department. The next step for the blocks will be a mass training of the residents by the Police Department. That date has not yet been scheduled, but we are trying to get it done prior to the holidays so that we do not lose any momentum and so that we have the watches up and running during the holidays when many homeowners leave town to be with family. How nice will it be to be out of town for an extended period of time and know that your neighbors are all 'watching' out for your home and property?

As many of you know, the community bordering ours at Wertz Avenue had an unfortunate incident a few weeks ago where a

child's bicycle was stolen in broad daylight from an open garage, with the homeowner present in the front yard. The teenage African American who was witnessed stealing the bicycle was not dissuaded by the homeowner's verbal challenges and foot pursuit. This incident should teach us all a few things:

- 1) Keep your garage door closed when you are not actively able to protect the contents
- 2) Don't think that because it is daylight that criminals are not afraid to steal from you.
- 3) Participating in the Neighborhood Watch will help us identify and watch out for these predators and the increased community and Police presence and pressure will convince them to move to another area.

At the annual meeting, I will be presenting a map of the community and identifying for all of you the areas covered by the Neighborhood Watch. Some of you may live in areas that are not covered. If so, I hope you will step forward with your neighbors to join the rest of us in the community who are working together to keep our-

*- Continued on page 3*

**Annual Meeting  
November 15  
7:00 p.m.  
Henderson  
Elementary School  
BBQ Dinner  
Provided  
Movie for Kids  
to Watch  
All Homeowners  
Encouraged to  
Attend**

### **What's Inside November 2006**

From the President -----	2
Map to Ferlazzo Building -----	2
Calendar of Events -----	2
ARB Regulations -----	3
Volunteers Needed -----	4

## From the President

**T**he month of November is an exciting time in Cardinal Crest. The days are getting shorter, the Holiday Season is upon us, and we hold our Annual Meeting. This year, the Cardinal Crest Annual Meeting will be held Wednesday, November 15, 2006 at Henderson Elementary School. Registration for the meeting will begin at 7pm, along with a BBQ dinner, and some social time with your neighbors. The meeting should end between 8:30 and 9:00pm. For homeowners with children, a movie will be shown to keep the youths occupied. During the meeting there will be an election to fill 1 open seat on the Board of Directors. Any community member interested in running for the vacant seat should fill out the nomination form sent to your home in the mail and return it to Cardinal Management. Nominations will also be taken from the floor.

This year your board will provide the Homeowners with a brief presentation, highlighting the happenings in the community for the past year, our goals, accomplishments, and challenges. Following the presentation we will

answer questions from the community in an open forum. While the community is welcome at any Board meeting, historically the Annual Meeting has been the most well attended meeting of the year. We hope that this year you will all turn out and help support our community and have a nice evening with your neighbors.

This month in the newsletter we are addressing ARB (Architectural Review Board) issues and violations that seem to be the most prevalent in the community. We know that most homeowners do not know the rules and regulations by heart, and we will use this column to highlight different aspects of the regulations that are current to the season, or the most current 'hot button' issues in the neighborhood. Any questions on any of the regulations, how they apply to you, or 'special circumstances', may always be directed to Cardinal Management, who will provide you with direction.

I hope to see each of you at our Annual Meeting on November 15, and look forward to making your acquaintance.

- by Rob Gudz

## Calendar of Events

### November

**15 - Annual Meeting**  
**Henderson**  
**Elementary**  
**Cafeteria**  
**7:00 p.m.**

### January

**24 - Board Meeting**  
**Ferlazzo Building**  
**7:30 p.m.**

### March

**28 - Board Meeting**  
**Ferlazzo Building**  
**7:30 p.m.**

### Directions to Henderson Elementary

From Swan Way, or Bird Haven Way;  
 Turn right on Cardinal Drive.  
 Turn left at the light onto Waterway Drive.  
 The school is about 1/2 mile on the left.

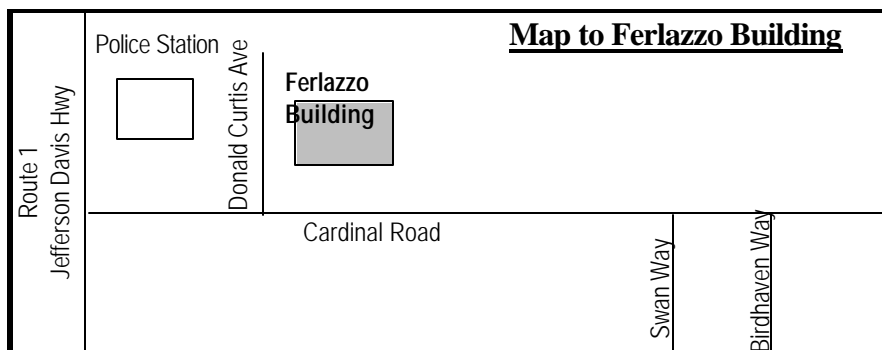
3799 Waterway Drive.

**Cardinal Crest Chronicle**  
**July 2006**

**Editor**  
**Ellen Butler**  
**ellen@clator.com**  
**www.cardinalcrest.org**

**Cardinal Management Group**  
**John Fitch**  
**j.fitch@CMGMT.com**  
**4330 Prince William Parkway**  
**Suite 201**  
**Woodbridge, VA 22192**  
**Phone: 703-569-5797**  
**Fax: 703-866-3156**

### Map to Ferlazzo Building



# ARB Regulations

**A**s Vice-President of the HOA and a member of the ARB, my fellow board members requested that I discuss a couple of topics that need to be reviewed so that everyone remains in compliance. The reality with each of these items is that we all need to exhibit some simple courtesy and common sense. It will always remain very important that each of us do our part to ensure that we continue to live in a desirable community that we can be proud of. With that being said, the following topics will be discussed below; Basketball Hoops, Pet Waste Disposal, Speed Limit and Children Playing in the Street, and Garbage Cans.

Basketball Hoops – They must remain on the property and stored up against the garage or in the backyard when not in use to minimize any visual adverse impact of neighboring property owners. The hoop should not be left in common area, sidewalk easement, streets, cul-de-sacs or pipe stems. We understand that hoops may be pulled out when in use, however they must be stowed properly when not in use.

Pet Waste Disposal – This is a simple common courtesy issue. Be sure to take a baggie with you when you are walking your pet to dispose of their waste properly. Not only is this a community regulation, it is also enforceable by Prince William County Code. It is unfathomable that some people will not take the time to take care of

their pet waste in an appropriate manner. Additionally, please refrain from allowing your pet to “do their business” on a neighbor’s lawn. This is inappropriate and unacceptable.

Speed Limit and Children Playing in the Street – This is first and foremost a safety issue. Please obey the posted speed limit of 25 MPH while driving through the neighborhood. Moreover, if you have a child or teen who plays in the street, please do your best to make sure they are completely aware of their surroundings and make every effort to quickly move out of the way of any oncoming motorized vehicle. Heckling, throwing rocks, and failure to move out of the street is not only foolish, but dangerous to both the driver and the youth. This is a serious problem on Cardinal Crest Drive. Please talk with your teens about common courtesy and the importance of moving out of the way of any oncoming vehicle.

Garbage Cans – All garbage cans must be stored either in the garage, or around the side of the house camouflaged by a bush or fence. This is an ARB regulation and those in violation could be fined. In addition, garbage cans should be brought in at the end of each garbage pick-up day.

Again, it is important to remember that we are all in this together and it is imperative that we all take pride in our community and make an effort to use common sense and courtesy towards your

neighbors.

It has been a pleasure to serve the community as Vice President and I look forward to meeting you at our Annual Meeting on November 15<sup>th</sup>.

- by Erik Wallace

*Watch con't from page 1*

selves and our neighbors safe. The only reason that any areas of our community are not being covered by the Neighborhood Watch is simple – lack of interest and participation by the homeowners in those areas. Let’s work together to see that our WHOLE community is protected. There is no downside to a Neighborhood Watch, and we will ALL benefit.

- by Rob Gudz

*Please tape this information by your phone for future reference.*

## **PW County Police Department -**

**703-792-6500**

If you see suspicious activity, vandalism, underage smoking, drinking or loitering on your property or common grounds, report it to the Prince William County Police **IMMEDIATELY**. Don’t expect someone else to do it for you! Ignoring the problem will only make it worse.

## *Volunteer In Your Community!*

**I**f you are interested in volunteering for any of the following positions please contact Cardinal Management (see end of article for contact information), or let the board know at the Annual Meeting.

### ***Board of Director Position***

At the Annual Meeting we will be electing a new board member. Board members are expected to attend all bi-monthly meetings and violation hearings, write newsletter articles, problem-solve issues, and provide feedback from community members. If you wish to nominate yourself or a neighbor, either complete the nomination form that you will receive prior to the meeting or you may nominate from the floor.

### ***Special Events Coordinators***

Every year Cardinal Crest holds special activities to bring the community together, such as, Spring Egg Hunt, Yard Sale,

Holiday Caroling, etc. We are looking for ideas and volunteers to coordinate new and old activities. Suggested activities that we are looking for volunteers to coordinate include, Holiday caroling, neighborhood social, and 5K fun run. If you are interested in organizing any of the above activities, or if you have ideas of your own please forward your name and contact information to Cardinal Management or attend the annual meeting.

### ***Landscape/Recreation Coordinator***

The landscape and recreation committee will be in charge of suggesting landscape changes or additions to the community common areas. Second, organizing homeowners to help plant trees and shrubs around the entryways. Third, identifying dead trees and plants that should be removed from the common areas. Finally, suggesting and researching ideas

for recreational additions to the community, such as the tot lot.

Cardinal Management Group, Inc.  
John Fitch, Property Manager  
4330 Prince William Parkway,  
Suite 201  
Woodbridge, VA 22192  
(703) 569-5797  
E-mail: [j.fitch@cmgmt.com](mailto:j.fitch@cmgmt.com)

- by Ellen Butler

### ***Cardinal Crest Annual Meeting***

***November 15, 7:00 p.m.***

***Henderson Elementary School***

***BBQ Dinner Provided***

***Movie for Kids to Watch***

***All Homeowners***

***Encouraged to Attend***

### **Cardinal Crest Home Owners Association**

4330 Prince William Parkway, Suite 201 ● Woodbridge, VA 22193