



SOMERSET NEWS

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Board of Directors

President - Willis McCloud
 Vice President - Earl Burton
 Treasurer - Patrina Kandul
 Secretary - Mike Irvin
 At Large - Susan Nettinga

President's Corner

By Willis McCloud



Dear Friends and Neighbors,

The long-awaited spring temperatures seem to have finally arrived. It's been a long winter and I think everyone is more than ready to spend more time in the great outdoors. The Somerset Board of Directors, with assistance from the Architectural Landscape Committee (ALC), has made great strides over several years to improve the outside appearance of the community. If you have been a resident over the last 5-10 years you have seen many of those changes. This year we will again address our landscaping by removing some existing trees and shrubs and replacing them with more size appropriate and ornamental specimens. The ALC article will have more information on upcoming projects.

Concerning the beauty of the outdoors, if you've read the April Westridge Update, and I know you have, the first topic was about trash. One of the best ways to ruin the appearance of any community is to allow trash to become a problem. Fortunately, most of you do a great job of disposing of your garbage. Unfortunately, some are placing their trash out too early, using trash cans without lids or leaving it curbside in bags. In addition to creating an eyesore, unsealed trash produces odors and draws insects and animals. Please take the extra effort to keep the community clean – it's well worth it.

By now most of you should have had your attics sealed. As you may know, the purpose of this upgrade is to significantly reduce the thermal heat loss/gain we experience through our porous attics. I think we all know how much temperatures in our homes can vary between the first floor and the third floor during the summer and winter. Sealing the attics will keep the hot air within the attic during the summer and keep our warm air from escaping through the attic during the winter. The result should be a much more comfortable home. Please contact us over the next few months to let us know whether you've noticed any changes in

your home's temperature.

You should have also received a copy of our updated parking policy. Parking is a challenge throughout our community. When Somerset was developed back in the late 1980's, most families had two vehicles. Now it's common for families to have three or more vehicles. This creates a parking challenge especially when some vehicles are stored in our unassigned spaces for long periods. This policy establishes the overflow parking lot at the front of the community as a long-term parking location. Although this won't solve our parking challenges overnight, it should help alleviate it to some degree.

As always, your comments, suggestions or questions are welcome. Please contact our Community Manager, Mrs. Stacy Martin, at 703-707-6404 or smartin@capitolcorp.com, to share your ideas or voice your complaints.

All the best!

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Vice President's Podium

By Earl Burton

Do You Know Where Your Association Documents Are?

When you bought a home in our community, you should have received copies of all our governing documents – including the rules and regulations – prior to or at closing. Sometimes these documents get lost among all the other papers you received at closing. Many homebuyers are so involved moving into their new homes, they don't take the time to read all the fine print. As a homeowner, you have a right to these documents; so, if you don't have copies for any reason, let us know, and we'll provide them to you. You can also access them at the Somerset website at <http://somersetatwestridge.org/somerset/>.

Of course, it's your responsibility to provide the association with your current address and phone number (particularly nonresident owners). This enables us to meet our obligation to provide all owners with information from the association. It's very important to have copies of the governing documents because you'll be expected to know and comply with all rules and regulations of the community. You'll also want to stay informed by reading all materials provided by the association. It's our responsibility to make these documents – the bylaws and the covenants, conditions, and restrictions – as understandable as possible. So if there's anything you don't understand, please let us know and we'll gladly clarify any confusing language or give you other materials that answer your questions. That old expression "ignorance of the law is no excuse" isn't exactly our motto, but it's close.

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Secretary's Minutes

By Mike Irvin



The Essentials of Due Process

Inevitably, from time to time, community rules are broken. When this happens, the association informs residents about the problem and follows what is known as due process procedure. Simply stated, this means that the association always notifies residents of alleged violations before taking any action. We send written notice describing the possible rule violation and ask the residents to correct the problem voluntarily by a specific date. These notices also explain any action the association may take if the violation isn't corrected.

The association understands that things aren't always as they seem. So, any time we send notices to residents, the board wants to hear the resident's point of view. We can arrange for residents to meet with the board before imposing any type of penalty. In fact, imposing penalties isn't the

goal at all! It's more important that residents comply with the association rules for the good of everyone in the community. These meetings give residents and the board an opportunity to discuss rule violations informally and arrive at a solution. After they've had a chance to talk to a resident about a rule violation, board members will discuss the situation and decide. Residents generally receive the board's decision in writing in about 10 business days. For those who may disagree with the decision, the association has an appeal process.

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Neighborhood Watch

By Willis McCloud

Keep Your Home Safe While on Vacation

As the summer heats up, many of you will escape the daily grind and head out on a well-deserved vacation. But before you hit the road, take a few precautions so your home isn't enticing to thieves or susceptible to fire and other disasters. Not only is having your home vandalized or burnt to the ground a highly unpleasant way to return from a trip, but it also puts the rest of the association at risk, as these problems have the potential to spread quickly throughout the neighborhood. So, before you take off, consider implementing these safety tips to keep your home and our community secure.

Call on friends for help. If you're going to be away a week or more, ask a trusted friend to check on your house every day or two – or better yet, housesit – while you're gone. Not only will they make sure nothing happens to your home, but you might also ask them to bring in your mail and newspapers, water plants or even feed Fluffy. Of course, it's a good idea to let your neighbors know a friend is monitoring your property so they don't call the police to thwart a perceived "break-in".

Set your lights on a timer. Leaving your house unlit for days on end is a sure sign to burglars that it's empty, but so is keeping the lights on 24-7. A good way to handle the lights on/off conundrum is to set them on a timer that's scheduled to simulate your regular routine. Of course, if the lights seem a bit too simulated, that can be another tell-tale sign, so it's a good idea to set the timers in individual rooms on staggered schedules to make the light coming from your home seem more natural.

Stop your mail and newspaper. Nothing screams "nobody's home!" like a pile of newspapers strewn about your doorstep or an overflowing mailbox. So, if you can't get a friend or neighbor to collect them for you, it's best to have your mail and paper stopped if you're going to be out of town for a while.

Don't leave the spare house key lying around. That fake rock where you keep the extra house key isn't as discrete as you think. Whether you keep a spare under your welcome mat, above the door frame or in a hide-a-key contraption, chances are it will take the nefarious types five minutes flat to find it and gain easy entry into your house. So take it with you, let a friend hold onto it or put it in a safe place inside your house, even if you're worried about losing your other keys. Because when it comes down to it, calling a locksmith is less traumatic than calling the police.

Make a last-minute checklist. Are all the windows and doors locked? Stove and oven turned off? How about all the faucets? Are the electronics unplugged and valuables secured? Take five minutes before you leave to ensure your house is vacation-ready. Another run-through of the house may seem unnecessary if you did it earlier in the day, but knowing you've left your house as safe as possible will help you kick back and have a great vacation.

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From the ALC



By Greg Hodgson

Last July the association contracted with Image Landscaping & Maintenance, Inc. to tend to our landscaping needs. Since coming onboard, Image has spent a considerable amount of time at Somerset in efforts to bring our property up to the standards we all expect. While they are smaller than the companies we've previously employed, the hope is that they will provide a more personal and detailed approach – which is something not often seen with larger outfits. The owner, Garland Barr, is frequently on the property overseeing and helping his crew. He has established an excellent working relationship with our manager, Stacy Martin, and keeps her very well informed of the goals and activities. We have been encouraged by their efforts and results so far, and we'll continue to monitor and evaluate.

We know that the recent removal of many of the larger, inappropriately located trees (planted during original construction 25+ years ago) has been a visual shock to some residents. It was for us, too. But the facts are that those trees had caused damage and/or had reached the end of their life cycles, so they needed to be addressed. And as time moves on, there will be additional, older trees needing attention.

Last summer a property walk took place with landscape architect Kate Davidson, members of the board and ALC, management and Image to review some areas of concern – mostly involving trees and common (non-unit) areas. The board then signed a contract with Kate (who designed our 2011 master landscape plan) to update the master plan and make recommendations.

Kate forwarded her updated plan and recommendations to the association in January, and the ALC promptly reviewed and provided questions and comments. As with the initial 2011 master plan,

Kate's recommendations call for a phased approach in efforts to help spread out the costs over a few years. The board and ALC are now in receipt of the revised plan and recommendations, which are listed on our website at <http://somerse-tatwestridge.org/somerset/>. To review the plan you must logon to your account. The three (3) files associated with the plan are located under Resources/Documents/Other Documents and Forms.

The updated plan and recommendations will be discussed at the May 8 board meeting, so we encourage residents to review the plan and attend the meeting if you have any questions or concerns. If you can't attend, please forward your comments to our manager, Stacy Martin, at smartin@capitolcorp.com.

The ALC is in need of at least one new volunteer (more would be better). As you may know, the committee consisted of me and Mike Irvin for the past several years. Mike is now a board member and is assisting me when he can. Please consider stepping up and helping out.

We hope everyone has a wonderful Spring!

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Manager's Corner

By Stacy Martin



Important Insurance Reminders! Do Not Leave Yourself Out In The Cold!

Please ensure that you have a current homeowners' or renters' insurance policy in place, or you might risk having to cover a lot of expenses personally and directly out of pocket – should you experience a loss from a flood or fire. The Condo Association Master Policy will cover the expense of repair or reconstruction after a coverable loss, however personal contents, including furniture,

clothing, jewelry, artwork, electronics, and the like are NOT covered under the condo master policy and must be insured by the resident/owner. The master policy will NOT cover temporary housing while repair or reconstruction takes place, or any other expense related to a loss, other than to restore the building as it was originally developed. Please also note there is a \$5,000 deductible on the condo master policy, which is assessable to a Unit, should it be determined to be the cause of a loss. Please contact your own insurance agent with additional coverage questions or concerns.

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Manager's Message

By Stacy Martin

The management company will be performing inspections of the property for covenants violations beginning this spring. Please voluntarily bring any violations into compliance as soon as possible. We recommend you look at the following areas that typically require attention.

- * Rusted or leaning chimney stacks above your unit's roof line.
- * Garbage cans and recycle bins left outside in plain view. These items are to be stored in your shed or garage.
- * Drapes/blinds with non-white backing that are visible from outside the unit.
- * Items (including satellite dishes) secured to the decks/posts/fences with nails/screws/penetrating fasteners.
- * Trash, toys or other items being stored on the patio/driveway/deck.
- * Broken or missing window grids/mullions.
- * Torn or missing window and French door screens.

* Items stored on common property.

Please refer to the association's Standards for Appearance & Use policy for more information. You will find this document on our website at <http://somerstatwestridge.org/somerset/> in the Resources/Documents section.

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Dryer Vents and Chimney Cleaning

By The Somerset Board of Directors

Per Somerset Policy Resolution 07-02, this year each unit owner is required to have their dryer vent and chimney cleaned, inspected and, if necessary, repaired. Receipts and/or reports for these completed services must be submitted to management by August 1st to be in compliance and avoid a violation assessment. Reminder notices will be mailed in the coming months.

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Real Estate Beat

By David Gray

The following is a listing of real estate activities for Somerset At Westridge over the past 150 days.

SOLD

4041 Chetham Way
 Close Date: 29-Mar-2018
 Close Price: \$245,000
 Seller Subsidy: \$4000
 DAYS ON MARKET: 7

12559 Kempston Ln
 Close Date: 05-Apr-2018
 Close Price: \$250,000
 Seller Subsidy: \$3000
 DAYS ON MARKET: 1

4063 Chetham Way
 Close Date: 08-Dec-2017
 Close Price: \$225,000
 Seller Subsidy: \$9000
 DAYS ON MARKET: 93

4109 Churchman Way
 Close Date: 21-Dec-2017
 Close Price: \$224,600
 Seller Subsidy: \$4200
 DAYS ON MARKET: 74

PENDING SALES

12568 Kempston Ln #8 86
 List Price: \$249,000
 DAYS ON MARKET: 1

4032 Chetham Way
 short sale
 List Price: \$214,900
 DAYS ON MARKET: 29

12570 Kempston Ln #8,
 short sale
 List Price: \$185,000
 DAYS ON MARKET: 77

ACTIVE LISTINGS

12575 Kempston Ln
 List Price: \$235,950
 DAYS ON MARKET: 9

David Gray
 Gray Realty Group
 Cell: 703.598.4946
 E-Mail: David@GrayRealtyVA.com
 Website: GrayRealtyVA.com

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Treasurer's Notes

By Patrina Kandul

About the Association's Investment Policy

Just like homeowners, the association saves money to cover large future expenses – like new roofs. Because the association represents many homeowners, our savings are significant. We take advantage of that – up to a point – by investing the savings to earn a little extra money for the association. However, to protect the homeowners' money, the association has an investment policy that guides the board in managing those investments.

Protecting the principle is the core of our association's investment policy, and that requires the board to be conservative with the association's resources. This protects the members from well-meaning board members who may have a high tolerance for risk or who believe themselves to be capable fund managers. In fact, the policy only allows the association deal with insured, licensed and bonded agents.

The investment policy requires the board to place all association funds in government-insured accounts or similarly protected investments, and it prohibits putting more money in one account

than the Federal Deposit Insurance Corporation will insure.

And finally, the investment policy provides continuity from one board to the next, which ensures that association funds are managed consistently over time.

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Board Minutes

By Greg Hodgson

Did you know that as a Somerset unit owner, you can read our association’s Board meeting minutes on our website? While the meeting minutes are not intended to record every discussion and debate word-for-word, they do include all actions voted on by the Board. In addition to reading the quarterly newsletter, reading the meeting minutes is a good way to stay informed about what’s going on in our association!

Accessing the minutes is easy: Just sign in to your Somerset account at www.somersetatwestridge.org and go to Resources>Board Minutes. If you have any questions, please contact Stacy Martin at smartin@capitolcorp.com or 703-707-6404.

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Upcoming Board Meetings

May 8 July 10

Residents are welcomed and encouraged to attend Board meetings, which are held at the Westridge Clubhouse and begin at 7:00 PM.

Somerset at Westridge, A Condominium

Management Company: Capitol Property Management
3914 Centreville Road, Suite 300, Chantilly, VA 20151
Manager: Stacy Panuzio; 703-707-6404;
smartin@capitolcorp.com
After Hours Emergency: 703-401-1918
Somerset Website: www.somersetatwestridge.org
Board of Directors: bod@somersetatwestridge.org
Architectural Landscape Committee: alc@somersetatwestridge.org

Westridge Swim & Racquet Club

Management Company: Legum & Norman
12764 Quarterhorse Lane, Woodbridge, VA 22192
General Manager: Debbie Carter; 703-590-1600;
HOA@Westridgeva.org
Westridge Website: www.westridgeva.org

Additional Contacts

Emergency Police, Fire, Ambulance: 911
Police Non-Emergency: 703-792-6500
Washington Gas: Emergency, 703-750-1400; Non-Emergency, 703-750-1000
Dominion Virginia Power: 1-888-667-3000
Towing: Dominion Wrecker Service; 703-590-0994
Trash: American Disposal Services; 703-368-0500;