

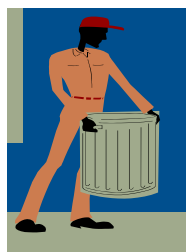


Mark Your Calendar

Jan 1: New Year's Day
 Jan 18: Martin Luther King Day
 Feb. 2: Groundhog Day
 Feb 8: Chinese New Year
 Feb 10: Ash Wednesday
 Feb 12: Lincoln's Birthday
 Feb. 14: Valentine's Day
 Feb. 16: President's Day
 Mar 13: Daylight Savings Starts

Christmas Tree Collection

[Patriot Disposal Services](#) will be providing a Christmas Tree pickup service again this holiday season. Christmas Trees will be collected at the curb on regular trash pick-up days (Tuesdays and Fridays).



Please remember that all lights, tinsel and decorations must be removed. Also, please do not place trees in plastic bags.

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New Management Company for Heritage Forest

Capitol Property Management has assumed management of Heritage Forest as of December 1, 2015. The Capitol Property Management team is committed to the enhancement and protection of the quality of life in our community. Your Community Manager will be Stacy Panuzio and the onsite Assistant Manager will be Jody Lee. Jody will be onsite daily working on ARC Inspections, Common Area Maintenance, as well as day to day operations within the community.

Your quarterly assessment payments should be made payable to Heritage Forest Homeowners Association and be sent to Capitol Property Management. Assessment Invoices will be mailed approximately one month prior to assessment being due. If you prefer to pay your assessment by automatic debit, contact jlee@capitolcorp.com for an authorization form. This form must be completed and returned to Capitol Property Management with a voided check. Please allow ten (10) business days for activation.

Let it Snow!

Snow, sleet and ice always present a unique challenge for the snow removal contractor, the management company and the community. Please read below on some helpful tips and issues faced during the winter weather.

Blue Gray, Federation and Singleton's Way are all managed by VDOT, who is responsible for plowing snow on these streets. If you have issues with these streets, please contact VDOT directly. In researching VDOT, you can contact their Northern Virginia office at (703) 383-8368 or via email at: Nova_Severe_Weather@vdot.virginia.gov.

Now some facts regarding snow removal/treatment in our area:

Why is there snow piled behind my car? Why can't they pile all the snow at the end of the street? It is understandable that you may think the plow can push all the snow from the street away from the cars and to a desirable location. In reality, the snow must fall off the plow blade to allow the truck to keep moving. Otherwise, the snow would quickly pile up and stop the truck. Often there are cars parked on either side of the street so the contractor evenly distributes the snow on either side. This can create a wall of snow behind your car 3-4 times as high as the accumulation. Plowing is not a snow removal service. The objective is to clear the roadway in a timely and safe manner. Accumulation of snow behind your car is to be expected. By pitching in and doing your part to keep your parking area clean you are saving the association and ultimately the homeowner money.

There are no cars parked opposite mine. Why can't they just push all the snow to that side of the street? It is the policy to push the snow to the side of the street that impacts the community the least. However that may not be possible in the following situations: 1) Accumulation over 5"; 2) Circular road (snow will fall to outer portion of circle); and 3) Roads that are vacant on left and then right, the contractor cannot switch directions in the middle of the process.

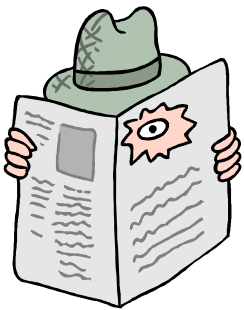
Why can't they push the snow to the center islands and not behind our cars? This is a common request as many center islands do not have parking spots but unfortunately the contractor is unable to plow this way. The road around the center island is a larger circle; imagine snow in front of the flow as a marble in front of a ruler. If you turn the ruler in a circular fashion, the marble will fall to the outside. The same applies to plowing of snow around a center island. (If your parking area is circular, the snow will predominantly accumulate to the outer edges).

Let it Snow! (continued)

I just shoveled out my car and they came back and plowed me in! I can understand how this can be frustrating. After working hard and using lots of muscle power to clean out your space the contractor destroys your work! Remember that the contractor is contracted to return to plow until the roads are clear. In heavy snows the contractor will visit the property more than once. If the contractor waits until the end of a 6-8" storm before starting, the weight of the snow will be too great for the equipment and the contractor will not be able to service the association in a timely fashion. In cases where they return, this snow gets plowed back into your spot and if they do not return, it can create a dangerous ice mound in the roadway. It is best to pile this snow in front of your space or on the edge of the walkway.

Why is snow in my parking space? Typically snow is not placed in a parking space. However, there are some instances where this is needed. In these cases, the contractor tries to keep the snow to the front of the space so you can still park. In extreme events, the truck may have no choice but to completely plow in a space. When this happens a loader may be needed to be dispatched to move the snow.

What can I do to help? Please do not place snow from your space in the roadway. It is best to shovel the snow from your parking spot to the front of your space. Creating long furrowed rows of snow beyond the parking spaces reduces the width of cleared roadways and eliminates the primary objective of creating two lanes of traffic.



Keeping our Neighborhood Safe

Heritage Forest is still looking for volunteers for our Neighborhood Watch group. Patrols are only a few hours a week at a nighttime hour of your choosing. Patrols are always in pairs and you will receive training from Fairfax County's Police Department on how to report and not get involved. Heritage Forest has not had a functioning Neighborhood Watch in years and we have seen increased crime as a result. If you are interested in participating in this important aspect of our community, please contact Jody Lee at our management office at 703-502-8970.



A Place For Our Visitors



Residents are reminded that visitor spaces are for guests only. Owners and renters that park in visitor spaces will receive a notice of violation. The car will be towed if it continues to park in a visitor parking space after proper notice has been given.

A few examples of vehicles that are authorized for immediate tow are vehicles that are parked in a fire lane or double parked and vehicles that have expired tags. Commercial vehicles are not permitted to park in residential parking spaces. Residents and their visitors are not permitted to park in another resident's parking space. Remember if you have more than 2 vehicles, the additional vehicles are to be parked on Singleton/Federation/Blue Gray street per the community restrictive covenants.

If your vehicle is towed please contact Battlefield Towing Company at (703) 378-0059. For more information please refer to the Parking and Towing Policy in your Heritage Forest Homeowner's Disclosure Packet.

Volunteers Needed for Committee Chairs

The Heritage Forest Homeowner's Association is in desperate need of volunteers to help manage our community. Please consider volunteering and helping your neighborhood.

Many committee chairs have been vacant for years. Volunteers must be homeowners in the Heritage Forest community in good standing. If you are interested, please contact the on-site office at manager@heritageforest.org

Advertisements

Please join us for our
OPEN HOUSE!

Saturday, January 30th
9am-3pm

We offer a variety of classes - 2, 3, 4 days per week
Ages 2.5 - 5
NO potty training requirement!

13916 Braddock Rd, Centreville, VA 20120
(703) 830-5656



AK Painting & Construction

For professional interior and exterior painting, wallpaper removal, drywall, wood repair, carpentry, hardwood floors, carpeting, crown molding, chair railing and power-washing contact:

A.K.. Naimy at 703-378-1521 (home) / 703-298-3735 (cell) or via email at knaimy@cox.net

If you have article suggestions for future newsletters contact us at newsletter@heritageforest.org



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Please Don't Dump Your Household Items

It may be tempting to get rid of that old TV or couch by just putting it out on a street corner so somebody else can claim it, but we ask that you refrain from disposing of your unwanted household items this way.

Dumping on the street creates an unsightly appearance in our community and can effect how our community is perceived and thus how much homes are valued in Heritage Forest.

There's Craig's List where it can be given away for free, Habitat for Humanity or Salvation Army are better options. As a last resort, our trash company, [Patriot Disposal Services](#), can take away those large items. Large item pickup is on Fridays. Our dues pay for the service, after all.

Trash Toters

There has been an increase of rats being sited in the neighborhood because of trash being put out without a toter. Please put trash out in your toter, as it will keep animals from creating unsanitary conditions. After the trash has been picked up, trash toters and recycle toters must be retrieved (Tuesdays and Fridays) and stored in your back yards, failure to do so could result in a violation notice and fines. Placing trash bags out will also result in a violation notice and fines. These trash requirements are to keep Heritage Forest looking neat and clean for all of us.

2016 Budget Approved

At the Annual Meeting, the Board of Directors presented the 2016 Budget for Heritage Forest. There is a 1% increase in dues (now \$246 a quarter) to keep pace with inflation. [Please check out the full budget on our website.](#)

Club House Rental

Rates for clubhouse rental are as follows:

\$115 for the first 2 hours

\$10 for each additional hour

A \$150.00 deposit is still required. If you are interested please contact the on-site Manager at (703) 502-8970 or via email at jlee@capitolcorp.com

**Heritage Forest Homeowners Association
14150 Federation Drive
Centreville, VA 20121**



Board of Directors

Michael Maravas	President
Patricia Brokenik	Vice President
Dominic Pucci	Treasurer
<Vacant>	Secretary
Warren Smith	Director at Large

Committee Chairs

Filled	Architectural Review (ARC)
(vacant)	Communications
(vacant)	Land Use
(vacant)	Maintenance
Filled	Pool
(vacant)	Neighborhood Watch
(vacant)	Recreation/Social

Management Company

Capitol Property Management
3914 Centreville Rd., Suite 300
Chantilly, VA 20151
Community Manager: Stacy Panuzio
On-Site Office: Jody Lee
Office Phone: (703) 502-8970

Onsite Management Hours

Mondays- 2-5 p.m.
Wednesdays- 2-5 p.m.
Fridays - 2-5 p.m.