

A Message From The President

As we enter into another sweltering summer, your Cascades Park HOA will remain dedicated to ensuring our community remains safe and prosperous. Your board will continue to promote the guiding principles: (1) sense of community, (2) safety and security, (3) fiscal discipline, (4) adherence to governing documentation, and (5) maintenance of property values. More information can be found at www.cascadespark.com.

Winter/Spring Highlights

The 2017 Annual Meeting was held in September 2017.

The community elected:

- Kevin Weltens, President
- AJ Glascock, Vice President
- Heidi Lathrop, Treasurer
- Stefan Giede, Secretary
- Rajdeep Junnarkar, Member at Large

Community Events and Updates

The board along with community volunteers hosted our inaugural Halloween Social and Spring Egg Hunt. Participants enjoyed the events and we hope to continue to bring these and others to the community in 2018. These events are a great way to meet your neighbors and learn more about your community.

The pool season will begin May 26. You must have valid 2018 Cascades Park Pool Passes to gain entrance to the pool. June 13 there will be a community potluck between 5:30-8:30pm at the clubhouse. Hamburgers and hot dogs will be provided along with ice cream. Residents wishing to attend are encouraged to bring a side dish.

In July we will have our Annual Pool Bash. Planning is currently in progress for the bash. Volunteers are always needed before/during/after the event itself. If you would like to help with this event, please email us at cp.recreation@gmail.com.

2018 Budget & Dues

In October of 2017, the 2018 budget was adopted. Monthly fees remained unchanged:

- **Single Family Homes - \$84.30**
- **Townhomes - \$99.00**

The budget for 2018 represents a continuation of services and required savings for the community including but not limited to snow removal for the townhome area, grounds maintenance, pool services, community events, and the annual summer bash.

Architectural Submission Form

Now is the time to perform maintenance to your home exterior and landscape. The covenants guidelines and architectural submission form are available on www.cascadespark.com. This form will need to be completed and approved prior to the modifications listed in the Cascades Park handbook.

Groundskeeping Contracts

Genesis Landscapes will continue to provide landscaping services within the community. A contract to have fallen trees and debris removed from tree save and tree lines is being finalized and will be completed in June. Snow removal for 2018 in the townhomes will be performed by GLM Services in the townhome community during the winter season. *As a reminder, snowplowing for the single family homes is provided by VDOT.

Sense of Community

The Board continues to manage the overall community improvement plans (to include landscaping, renovations to the clubhouse, tot lot improvements, and other efforts) via a 5 year plan. As needed, professional services are consulted to provide guidance and advice.

Safety and Security

As the school season is coming to completion, please be alert for children at play. Also, please be mindful of our community parking policies. Campers, Recreational Vehicles (RV's), Commercial Vehicles and Boats are prohibited within Cascades Park. A full list of parking restrictions can be found within the community handbook on www.cascadespark.com.

We are all part of the Loudoun community. So if you see destruction of property or suspicious activity, please call the Loudoun County sheriff at 703-777-0407.

Fiscal Discipline

The Board continues to manage total assets of approximately \$1.3 million while fully funding our reserves. While still early in the year, we are on track to meet our approved 2018 budget, including expenses driven by snow removal.

Adherence To Governing Documentation

In an effort to recognize lessons learned within the community, the Board authorized the Covenants Committee to submit an update for consideration of the Community Handbook. This was completed and the handbook changes were approved in April 2018. The updated handbook can be found at www.cascadespark.com. If you need a printed copy of the handbook, please contact SFMC for further details.

Maintenance of Property Values

The Board recognizes that the community is aging and is taking steps to maintain and increase property values for homeowners. One way we can do this as a community is to plan and prepare for upcoming large investment projects such as renovations to the clubhouse, repaving of streets, and cohesion of the look/feel of the neighborhood. Individually, we can all take pride in our properties and maintain structures, landscaping, and the overall look of the neighborhood.

Thank you

I would like to thank the members of the Board of Directors and the Covenants, Elections, Website, Newsletter Committees, and SFMC for their continued support for our community. If interested, these committees will benefit from additional volunteers.

If you are interested in volunteering, please contact SFMC or plan to attend the regularly scheduled Board meetings held the second Monday of each month at the community clubhouse at 7:00 pm.

Kevin Weltens, President
Cascades Park Homeowners Association (CPHOA)