

A Message from the President

As we have moved in to Spring, 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 2018 Annual Meeting was held in September.
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 second annual Halloween Social in October and it was another wonderful success. We also held our second annual Spring Egg Hunt in April. Thank you to all those who volunteered and participated. Please let us know if you would like to help in future events! These events are a great way to meet your neighbors and learn more about your community.

The board is reviewing proposals for the repaving of the townhouse streets within the community. We have recently signed a contract for the full replacement of our two tot lots located at the clubhouse and at Mountain Pine Square. This work is set to begin at the end of May 2019. The board is also reviewing proposals for lighting and a community announcement station for posting of events and updates.

2019 Budget & Dues

In October of 2018, the 2019 budget was adopted. Monthly fees are:

- **Single Family Homes - \$86.00**
- **Townhomes - \$102.00**

The budget for 2019 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's exterior and landscaping. 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. Genesis will also be subcontracted for new plantings under our architectural plan. Snow removal was performed by Fairfax Paving & Concrete in the townhome community during the winter season. *As a reminder, snowplowing of the streets for the single family homes is provided by VDOT. Thank you to everyone for keeping the streets clear for snow plows!

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.

Parking, 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 \$1.4 million while fully funding our reserves. While still early in the year, we are on track to meet our approved 2019 budget, including expenses driven by snow removal.

Adherence to Governing Documentation

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

Spring inspections have begun throughout the community. Homes should be maintained according to the community handbook. Spring is the best time to paint, replace your roof, power wash your siding, attend to your grass and weeds and prune trees. As a reminder, all exterior modifications requires an architectural submission. 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)