



The Calculation of Our Annual Budget

Doug Thornton, Treasurer, Board of Directors

At this time of the year, I normally write an article for the newsletter telling how much the assessments are going up and what the primary reason for the increase is. This year I decided to write an article telling about the budget process. Oh and by the way, the assessments for Single Family Homes will be going up \$1.00 and the assessments for Townhomes and Section 4 remained the same.

About the 1st of October each year, the Board is presented with a "draft" budget that is prepared by our management company. Management gathers all estimated expenses such as contracts, recurring bills, and Reserve contributions. They then sort them into the proper category, Residential expense, Recreation expense, Townhome expense, and Single-family home expense. The expenses are totaled by category and then divided by the number of units and then by 12 (months). For example, the Recreation expense includes things like the pool company contract, pool maintenance, tennis court maintenance, and Reserves associated with the pool, tennis courts, tot lots, etc. These expenses are paid by all homeowners so the total is divided by 1560 (total number of units) and then by 12 to get the monthly contribution for Recreation expenses. The monthly expense for each category is totaled for Townhomes and Single-family homes to give the starting point for the next years monthly assessment.

The Board then "fine tunes" the budget. The Board has no control, at this point, over many items such as contracts or Reserve contributions. When contracts are approved, at various times during the year, the Board and Management negotiate for the best cost for services provided but for budget purposes they have to use the costs that they accepted when they approved the contract. The Board can and does make adjustments to items such as Landscape improvements and funding for various social activities. By comparison, the areas the Board can modify are very small compared to the total budget. If you bear in mind that it takes a change of \$18,720.00 to lower or raise the monthly assessment by \$1.00 you will understand why the Board spends hours trying to keep the assessments as low as possible while still performing their fiduciary responsibility to the community as required by our governing documents.

In this Issue

General Manager's Corner	2
Board of Directors	3
Calendar	4
Committees	6
Fall Fest Photos	8-9
Classified Ads	18-19

Contacts

Phenita Hebert, General Manager
(703) 221-7716

Terry McGuire, Vice President
Cardinal Management Group
(703) 569-5797 x 5012

CMG Accounting Department
(703) 569-5797 x 5021

Resale Document Requests
www.cardinalmanagementgroup.com
Click "Order Resale Documents"
or call
HomeWiseDocs at
866-925-5004

Community Association Office
office@southbridgeva.us

Board of Directors
bod@southbridgeva.us

Article / Ad Submissions
thestar@southbridgeva.us

Association Web Site
<http://southbridgeva.us>

**REGISTER FOR OUR
WEBSITE
TODAY!**
<http://southbridgeva.us>

MANAGEMENT OFFICE HOURS



Management Office Hours

Mon, Tue, Thu, Fri
9:00 AM - 5:30 PM
Wed
11:00 AM - 8:00 PM
Sat
9:00 AM—12:00 PM
(October through March)
9:00 AM—5:30PM
(April through September)



GENERAL MANAGER'S CORNER

From the Desk of the General Manager...

During my years of working in the Property Management field I have found it helpful, to Homeowners and Residents, to include a part of the Governing Documents in the newsletter. The following are excerpts concerning visitor spaces and overflow parking. If you still have questions, feel free to contact the association office at (703) 221-7716 anytime during normal business hours.

Parking in Visitor Parking Spaces



The Association has received numerous complaints concerning vehicles parked in the visitor parking spaces in the townhome sections. Each property is only allowed two (2) assigned parking spaces. The Reserved Parking Space Assignment Plan clearly states, "**Visitor parking spaces are designated for visitor parking ONLY.**" Households with more than two (2) vehicles are to park their extra household vehicles off the property or in overflow areas within the property. Continuous violation will result in the towing of your vehicle. If you are having visitors, a visitor pass will be issued by the association office during normal business hours. You must provide the make, model, and plate number of the vehicle. A parking pass will be issued for a period not to exceed seven (7) days. If visitors come after the association office has closed, please contact the community patrol at (703) 880-6360 and they will issue a temporary visitor pass valid for that date only. You will be advised to contact the association office at (703) 221-7716 during working hours to be issued a current visitor pass. Please contact the office at the number referenced above if you have any questions or need additional information.



Overflow Parking Spaces

At the February Board of Directors meeting, a motion was made to restrict vehicles in the overflow parking spaces to a 72 hour limit. After 72 hours the vehicle must be moved or will be ticketed and after 24 hours will be towed (at owner's expense). This will become effective April 1, 2012. Contact the Association office at 703 221-7716 if you need additional information or have questions.



Phenita Hebert
General Manager



Lisa Stewart
Assistant Manager



Community Patrol Incident Reports

Below is a list of reports provided by the Community Patrol for incidents to which they responded. The report includes August 25, 2012 through October 31, 2012.

Ticketed for no parking pass 105	Vehicles towed 30	Noise Complaint 5
Ticketed for no parking zone 7	Home Checks 8	Minors after curfew 1
Juveniles/tot lot 9	Intruder/suspicious 1	Assist Homeowner 8
Domestic dispute 4	Accident (Assist PWC) 3	Assist PWC Fire Dept 1
Suspicious vehicle 3	Derelict Vehicle 1	Vandalism 6



BOARD OF DIRECTORS



Repair/Replacement Reserves

Doug Thornton, Treasurer, Board of Directors

In my front page article, I mentioned "Reserves" a couple of times. I suspect that Repair/Replacement Reserves are not understood by many residents of Southbridge. Reserves are a major part of our annual budget, accounting for over \$160,000.00 in the 2013 budget. So, what are Reserves and what is a Reserve Study? The following is taken from the introduction to our recently completed Reserve Study.

"The purpose of the Reserve Study is to design a Table of Repair/Replacement Reserves for the common and limited common elements of the property based on the current condition of the components. If the Association is to preserve the owner's investment and its quality of life features, a reserve of funds is necessary to do future work. In addition, properties located in the state of Virginia are required by Virginia Statutes, 2003 Condominium and Property Owners Association Act, to conduct reserve studies at least every five years, review the results of the study at least annually and make adjustments as necessary.

In developing the table, we consider items that have a predictable life cycle as well as those that will most likely need annual maintenance and repairs to keep them in serviceable condition. They are as follows:

Predictable life cycle. These components have a predictable life cycle (an average useful life). At the end of its useful life total replacement will be needed.

Annual Allowances. We reserve an average annual amount for these items. These items are typically life of the property or long lasting components that do not have a predictable life cycle. We assume the Association will keep these components in satisfactory condition with timely spot repairs.

The following considerations should be taken into account to properly manage the reserves:

- 1) properly funded reserves avoid special assessments,
- 2) each owner should pay their fair share for the time the component is available for use,
- 3) when reserve funds are available the Association is more inclined not to defer work; deferral results in additional deterioration and catch-up costs to restore the item to a good condition,
- 4) government mortgage guarantees agencies, i.e. FHA, require a current reserve study to be available before backing a loan, and
- 5) state laws require them.

In addition to these considerations, a new factor has recently become apparent. Years ago owners were poorly informed on the importance of the reserves and paid very little attention to whether or not a property had an adequate plan for funding the reserves. With the inclusion of reserve tables in resale packages and other publicity, many potential buyers are now verifying the reserve status before they buy. Although we use generally accepted techniques and the best information available, it is possible actual costs and useful life can vary from our estimates. We recognize that possibility and attempt with our methodology to arrive at the overall funding recommendation that will avoid, or minimize the need for a special assessment to do reserve work.

Continued on page 7



Board of Directors



Jim Riley
President



Paul Fucito
Vice-President



Nick Antonetti
Secretary



Doug Thornton
Treasurer



Candy Arthur
Director



Rob Hicks
Director



Rich Inlow
Director



Gil Robertson
Director



Charles Young
Director



CALENDAR

November 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3 Gift Show 12PM-3PM
4	5	6 	7 Activities 7PM	8	9	10
11	12	13	14 Covenants 6PM Off Leash Dog Park 7PM	15 	16	17
18	19	20	21 Office Closed	22 Thanksgiving Office Closed	23 Office Closed	24 Office Closed
25	26 Office Reopens at 9AM	27 Board of Directors Meeting 7PM	28	29	30	

December 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 Activities 7PM	6	7	8  Meet Santa 1PM—3PM Hanukkah begins at sundown 
9	10	11	12 Off Leash Dog	13	14	15
16	17	18	19 Covenants 6PM	20	21 Office Closes 12PM	22 Office Closed
23	24 Christmas Eve Office Closed	25  Christmas Day Office Closed NO TRASH PICK	26  Kwanzaa Office Reopens at 11AM	27	28	29
30	31 New Year's Eve Office Closed	Jan. 1, 2013 New Year's Day Office Closed NO TRASH PICK	Jan. 2, 2013 Office Reopens at 11AM			





IMPORTANT NUMBERS



American Disposal Service	703-368-0500
Animal Control	703-792-6465
Report Dead Animals	1-800-367-7623
Area Agency on Aging	703-792-6400
Board of County Supervisors—Dumfries District—Maureen Caddigan	703-792-4645
Cardinal Management Group	703-569-5797
Columbia Gas	800-543-8911
Comcast Communications—Customer Service	703-730-2225
Cooperative Extension Service	703-792-6285
Dale City Recreation Center	703-670-7111
Dominion Towing	703-730-6610
Dominion Virginia Power	1-888-667-3000
Dumfries Post Office	703-441-8304
Employment Opportunities / Job Line	703-792-4636 ext 332
Fire and Rescue (Non-Emergency)	703-792-6810
Miss Utility	1-800-552-7001
Park Authority	703-792-7060
Police (Non-Emergency)	703-792-6500
Police (Non-Emergency—TTD for the deaf)	703-792-6294
Potomac Festival Urgent Care	703-497-1234
Potomac High School	703-441-4200
Potomac Middle School	703-221-4996
Potomac Hospital	703-670-1313
Potomac Library	703-494-8129
Potomac Mills	703-643-1770
Prince William Boys & Girls Club—Dumfries	703-441-0611
Prince William County Information Line	703-792-6000
Prince William County Public School System	703-791-7200
Prince William County Service Authority (PWCSA)—Water / Sewer	703-335-7900
Prince William County Traffic Fines	703-792-6111
PRTC / OmniLink Local Bus / OmniRide Commuter Bus	703-730-6664
Quantico Marine Corps Public Affairs Office	703-583-0775
Security Associates International, Ltd. (Patrol Service)	703-880-6360
Social Services	703-792-4300
Southbridge Community Association—Management Office	703-221-7716
Swans Creek Elementary School	703-445-0930
VDOT—Street Lights	888-667-3000
VDOT—Street Signs	703-792-6666
VDOT—Street Problems	800-FOR-ROAD (800-367-7623)
Verizon—New Service	1-800-483-4000
Verizon—Billing	1-800-483-3000
Verizon—Repair	1-800-483-1000
VRE Commuter Train	703-684-0400
Washington Gas	703-750-1000



SOUTHBRIDGE

Activities

Vacant position
Chairperson

Vicky Chandler-Smith

Lori Hicks

Chrissy Letsen

Kathy Thompson

Stacey Thornton

Board Liaison
Candy Arthur

Activities Committee E-mail
activities@southbridgeva.us

The Committee meets the 1st
Wednesday of each month at
7:00 PM at the Swim & Racquet
Club.

Activities Planned for 2012

Date	Event
December 8, 2012	Meet Santa

Off-Leash Dog Park

Renee Castleberry
Chairperson

Board Liaison
Rich Inlow

Off-Leash Dog Park E-mail
oldp@southbridgeva.us

The Committee meets the 2nd
Wednesday of each month at
7:00 PM at the Swim & Racquet
Club.

Covenants

Mark Sayko
Chairperson

Jennifer Dorn

Michelle Galvin

Stacey Thornton

Laurie Young

Board Liaison
Nick Antonetti

Covenants E-mail
covenants@southbridgeva.us

The Committee meets the 3rd
Wednesday of each month at
6:00 PM at the Swim & Racquet
Club.

Basketball Goals Require Covenants Approval

All basket-
ball goals must
be approved by
the Covenants
Committee in
order to be in
compliance. If you have a basketball
goal and have not completed an ap-
plication, please do as soon as possi-
ble. The Design Review for Basket-
ball Application can be picked up at
the association office or found on
the Southbridge website at

<http://southbridgeva.us>.

If you have any questions or need
additional information, feel free to
contact the office at (703) 221-7716.



Communications

Stacey Thornton
Chairperson

Board Liaison
Jim Riley

Communications E-mail
communications@southbridgeva.us

The Committee meets as needed at
the Swim & Racquet Club.

PWCS SCHOOL CALENDAR 2012-2013

November 2012

November 5 Teacher Professional
Development/Workday - No school for
students

November 6 Presidential Election -
All Schools Closed (No school for
students or teachers)

November 7 ES - Parent Teacher
Conference Day (No School for ES. MS/
HS Open)

November 12 Veterans Day Holiday
Observed

November 21 Thanksgiving Break
Begins - (Half Day)

November 22-23 Thanksgiving Break

December 2012

December 24-January 1, 2013
Winter Break for Students/Teachers

January 2013

January 2 Schools reopen
January 21 Martin Luther King Holiday
January 28 Teacher Professional
Development/Workday
(ES/MS/HS closed)

February 2013

February 18 President's Day Holiday



SOUTHBRIDGE



Continued from page 3

This study only considers items already in place. It does not take into consideration any major work the Association is contemplating to alter present conditions, unless noted otherwise. Nor does it consider correcting hazardous or defective conditions associated with asbestos, radon, lead, mold, FRT and complete replacement of siding, tension cables, utility systems (plumbing, mechanical, electrical, fire, security, communications) unless we are made aware the Association is considering such work from the reserves or otherwise noted in this study. Work of this nature typically requires engineer consultants to determine scope and project costs. This purpose of this study is to determine the funding needed to support the property's reserve requirement and recommend a funding plan to meet that requirement. In order for the Table to be an effective budget management tool it will need periodic updates. Because reserves on hand, current costs, quality of maintenance, acts of God, vandalism, and useful life can vary from year to year, a periodic review will assure it remains an effective management tool.

Funding for reserves should be fair to all owners; past, present and future. The worst case scenario for a property is to have no money set aside to pay for repairs/replacements forcing the current owners to pay the total cost."

I hope this has shed some light on Repair/Replacement Reserves and why it is necessary to include them in our annual budget. As always if you have any questions feel free to email me at finance@southbridgeva.us.



911 EMERGENCY When To Call

- ⇒ Threats to life
- ⇒ Potential serious or fatal injury
- ⇒ Serious crimes in progress

For all other suspicious
activity or crimes that have already taken place,
please call the
PRINCE WILLIAM COUNTY POLICE,
FIRE AND RESCUE
AND
ANIMAL CONTROL
NON EMERGENCY
NUMBER
703-792-6500





FALL FEST



Our Annual Fall Fest took place on October 13, 2012. It was a bright and sunny day. It was perfect for this type of event. We would not have been able to make this event the success it was without our volunteers. We want to thank them and acknowledge them.

Nick Antonetti
Steven Arthur
Ayden Crider
Garrett Darling
Joshua Hicks
Lori Hicks
Rich Inlow
Claudette Judkins
Chrissy Letsen
Jordan Letsen
Winston Mighty
Preston Mix

Zac Neeron
Mariyon Peev
Iman Ross
Edward Sesex
Alex Stewart
Emily Stewart
Brian Thompson
Conor Thompson
Kathy Thompson
Leah Thompson
Doug Thornton
Stacey Thornton

We would also like to recognize the tireless efforts of our Management Staff!

Thank you, Phenita, Lisa and Walter!





FALL FEST





SOUTHBRIDGE

Meet Santa

December 8, 2012

1:00 PM—3:00 PM

Bring your camera to take your child's
photo with Santa

Cookies and juice for our children

He's making his list
and
checking it twice!!!!



SOUTHBRIDGE

**SCRAPBOOK CROP**

January 13, 2013
12:00 PM—6:00 PM

For Beginners to Experienced
Space to Layout Your Pages
Light Lunch Provided

Reserve Your Spot Early
703-221-7716
Or email
activities@southbridgeva.us

**TRASH PICK UP NOTICE FROM AMERICAN DISPOSAL**

Yard Debris Collection: Ends effective December 28th unless your contract specifies otherwise. If you have yard debris to be collected after this date, place your items to curbside on your 2nd collection day until yard debris season resumes the 1st week of March.

Christmas Tree Collection: Christmas trees will be collected the 1st two Wednesdays in January. We ask all tinsel and decorations be removed. Please do not place trees in plastic bags.

Inclement Weather: Safety in your community is our primary concern. Roads and/or areas which are deemed unsafe due to snow or ice will be suspended for collection. If suspension occurs, services will resume on the next regularly scheduled collection day.





MESSAGE FROM SUPERVISOR CADDIGAN



I hope everyone had a restful and enjoyable summer. This has been a busy time in the Potomac District. A Ribbon Cutting in June officially opened the widened Route 1 from Joplin Road to Brady's Hill, it looks amazing! Crepe Myrtle will be planted in the median this Fall to complete the project. Over a million people have visited the Marine Corps Heritage Museum and the road project has not gone unnoticed. It has received many accolades from local citizens as well. This major improvement could not have been possible without the successful bond referendum in 2006.

Sun Cal from California is moving forward with the development of Potomac Shores (formerly Harbor Station). Bulldozers are on site and making good progress. The Club House is being projected for completion next spring coinciding with the opening of the Jack Nicklaus Signature Golf Course. Meetings are being scheduled with neighboring communities to keep everyone informed as this project progresses. John Paul the Great Catholic High School, also an asset on the peninsula, has an enrollment of 560 students this year and is growing.

A meeting concerning the building of the Montclair Library was hosted by the Montclair Property Owners and Southlake Home Owners Associations at the South Lake Club House. This meeting gave residents an opportunity to address concerns and ask questions. Another meeting is planned for this Fall.

Residents of the beautiful Four Seasons Community lost a 107 foot White Oak Tree when Derecho passed through our area on June 29th. It is thought to have been over 200 years old. Joe King also known as "Joe the Tree Carver" from Pennsylvania was hired to turn a piece of the tree into a carving of an Osprey using only a chainsaw. As you can see it is remarkable.



Opening ceremonies for the Dumfries Health Clinic, located at the Quantico Center off Route 234 in the Potomac District, were held on September 18th by Colonel Charles W. Callahan, Commander of the Fort Belvoir Community Hospital. A drive-through will soon be added to the facility to expedite the pick-up of prescriptions.

The following is an update of additions to Stonebridge at the Potomac Town Center coming this fall: Travina Italian Restaurant - Coldwater Creek - Chico's - PF Chang - Firebirds - Sport & Health - DSW - Orvis - Old Navy - Toby Keith's - REI - Pot Belly - Ann Taylor - The Loft - White House/Black Market and last but certainly not least, Charming Charlie!

Coming to the Ashland Community at Route 234 and Spriggs Road is the All American Steak House which is scheduled to open in the November/December time frame.

PRTC has upgraded its phone system for the accessing of information about bus schedules. You may visit PRTCtransit.org, Omni@Omniiride.com or call 703 730-6664 to speak with an agent.

I wish all students, teachers and staff a successful and happy school year!

For more information you may go to www.potomacdistrict.com or call me at 703 792-4645.



SOUTHBRIDGE



Snow Removal Information

These are the departments or companies responsible for snow plowing in the various streets/parking areas of Southbridge.

VDOT 703-383-VDOT

American Elm Court (not pipestems)
 Azalea Sands Lane
 Avenel Lane
 Barrley Court
 Barrley Drive
 Birch Creek Court
 Brent Ridge Court
 Butterfly Way
 Chisholm Lane
 Chogburn Lane
 Clancy Drive (VDOT ends at beginning of townhouse section)
 Crystal Downs Terrace
 Desert Palm Court
 Dewey's Run Lane (Not pipestems)
 Dovetail Court
 Dunes Court
 Gentle Wood Lane
 Glennville Drive
 Hampstead Ridge Court (Not pipestems)
 Hickory Creek Court (Not pipestems)
 Holly Creek Court
 Jasper Hill Court
 Larkin Drive
 Marsh Harbor Lane
 Medford Drive
 Myrtlewood Drive
 Nicely Court
 Oyster Bay Court
 Piper Glenn Court
 Pony Ridge Turn
 Sassafras Tree Court (Not pipestems)
 Sutersmill Way
 Swans Creek Lane
 Sycamore Valley
 Terri Court
 Tulip Tree Court (Not pipestems)
 Vidalia Court
 Wayside Drive
 Weeping Cherry Court (Not pipestems)



Southbridge Community Association 703-221-7716

Antrim Circle
 Cahill Lane
 Cosgrove Way
 Clancy Drive (Townhouse section only)
 Cusack Lane
 Garcia Way
 Kildare Lane
 Kilkenny Way
 Locust Creek Drive
 Metheny Way
 Mountain Laurel Loop
 Nugent Lane
 Rocky Mount Lane
 Sligo Loop
 Vaughn Lane
 Wexford Loop



SOUTHBRIDGE

Be Great.

Discover Pope John Paul the Great Catholic High School



OPEN HOUSE

Our exceptional community of teachers, parents, and teens, have built a dynamic environment that prepares students for higher education, and for life. Join us at our Open House and discover for yourself what it means to Be Great. And, only at JP, experience the House System. Which House will you call home? **Sunday, November 18, 1 – 4pm.**

JP5K FOR OPTIONS

Join the fun! Proceeds from the race will benefit the innovative and inclusive Options Program, providing students with intellectual disabilities a rich high school experience. **Saturday, November 17, 8am.**



The GREAT Class of 2012

- 127 students in the first 4-year class to graduate from Pope John Paul the Great
- 1 National Merit Finalist; 2 semi-finalists
- Excellent SAT scores: 170+ points higher than national average; 314 points higher for JP honors students
- Impressive college placement, including Ivy League, top Virginia, and national universities
- \$6,300,000+ awarded in academic scholarships
- Boasts D-I, D-II, and D-III college athletes



Please visit www.jpthegreat.org for more information, to RSVP, or to apply for admission.



www.jpthegreat.org

17700 Dominican Drive, Dumfries • (703) 445-0300 • info@jpthegreat.org
Directions: From I-95, exit 152-A/Dumfries. LEFT at Jefferson-Davis Hwy (US 1).
 RIGHT at River Heritage Blvd. LEFT at Dominican Dr.

SOUTHBRIDGE



Needle in the Haystack

We have hidden a photo of a sewing needle in this issue of The Southbridge Star. The newsletter is your "haystack".

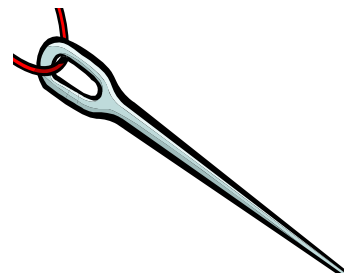
Find the needle and email the location to thestar@southbridgeva.us no later than the close of business **Monday, October 22, 2012**. Those emails with the correct answer will be placed into a bucket and a winner pulled on **Tuesday, October 23, 2012** at our **Board of Directors Meeting**. The winner will be given a gift card to a local business. The winner will be notified by email or telephone and given 30 days to pick up their prize. In lieu of email, you may send your guess or drop it off at our Management Office with your name, address, and telephone number and mark the outside of the envelope "Needle in the Haystack"

Good luck to all.

DISCLAIMER

- ◆ Board of Directors and their families are not eligible for this contest.
- ◆ Those proofreading the newsletter and their families are not eligible for this contest.
- ◆ Those entering must be residents of Southbridge on the Potomac and have assessment accounts in good standing to be eligible to win a prize.
- ◆ Winners must show proof of residence in Southbridge on the Potomac.

Congratulations to Our Winner Athena Hackett



WE NEED VOLUNTEERS
FOR OUR COMMITTEES.

WON'T YOU DONATE SOME OF
YOUR TIME TO YOUR
COMMUNITY?

COME BE A PART
OF THE FUN!!!



DISCLAIMER FOR ALL ARTICLES AND SUBMISSIONS TO *THE SOUTHBRIDGE STAR*

All articles and submissions to *The Southbridge Star* are subject to the Southbridge Communications Committee review and editing. No articles or submissions are guaranteed to be printed.

Prince William County
Non-Emergency
Telephone Number
703-792-6500

Capital Protective Services
703-880-6360

Call 9-1-1
ONLY

for an Emergency





SOUTHBRIDGE

Renting the Clubhouse

The Clubhouse is available for rent to Southbridge residents. Anyone interested in renting the Clubhouse should contact our Management Office at (703) 221-7716 or e-mail:

office@southbridgeva.us

A package containing all the information on renting the center such as rules, rental procedures, fees, and an application can be picked up at the Management Office.



Early Morning Walkers / Runners Need to Exercise Caution

Many of our residents walk or run early in the morning as well as in the evening when it is dark. Motorists cannot easily see pedestrians in low light levels. Please remember to wear light colored or reflective clothing for your own safety and that of your neighbors when you go out in the early morning or evening hours. Also, be sure to walk or run on the left-side of the road facing oncoming traffic as an additional safety precaution.



Tennis Court Information

Tennis court keys are available at the Southbridge Swim & Racquet Club office for a one-time cost of \$10.00. The application forms are available at the office and a copy of the completed form will be made part of your unit file. A copy of the Southbridge Community Association Policy Resolution No. 11 that addresses the Tennis Court Use is also available. If more info is needed, please refer to the Facilities section of the Southbridge website at www.southbridgeva.us.



Please Be a Responsible Pet Owner

Remember to keep your pets on a leash and PLEASE clean up after them. This is becoming a constant and serious situation. Anyone seeing residents not cleaning up after their pets, please notify the Association. Residents not cleaning up after their pets will be fined to the highest extent according to the Southbridge Declaration and reported to the Health Department.

Also, try not to leave your pets outdoors for extended periods of time. The cold or hot weather is dangerous to them and their barking can disturb the neighborhood.



PLEASE DON'T BE A LITTERBUG!!!



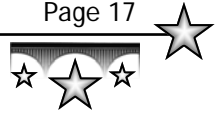
Please do not leave trash on the streets of Southbridge. It doesn't make our community look nice and it brings unwanted animals into our neighborhoods.



Please do your part to keep our streets clean.



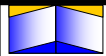
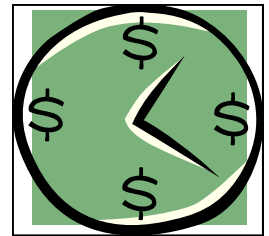
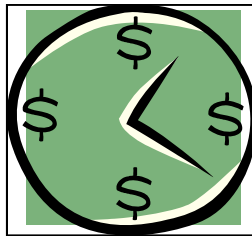
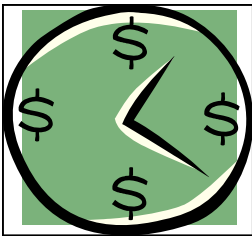
SOUTHBRIDGE



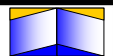
Want To Pay Your HOA Fees By Direct Debit From Your Bank To Southbridge Community Association?

Here's How:

- 1) Complete the form below.
- 2) Detach it from the newsletter.
- 3) Mail it to: **Cardinal Management Group**
4330 Prince William Parkway
Suite 201
Woodbridge, VA 22192



AGREEMENT FOR PRE-AUTHORIZED PAYMENTS



Community Name Southbridge Community Association

I hereby authorize Southbridge Community Association, ("Community") and Cardinal Management Group, Inc., to initiate debit entries in the amount of my Association assessment from my account indicated below. I also authorize the Financial Institution named below to debit same to such account.

Financial Institution Name _____ Branch _____

City _____ State _____ Zip _____

Transit/ABA No. _____ Account No. _____

This authority is to remain in full force and effect until the Community and the Financial Institution have received written notification from me of its termination in such time and manner as to afford the Community and the Financial Institution a reasonable opportunity to act upon the request. I further understand that payments will be deducted from my account between the first and tenth of each month in which the assessment is due, and should my payment be returned for any reason, I understand that I can be terminated from the program and I will be charged a \$25.00 administrative fee. **A VOIDED CHECK (NOT DEPOSIT SLIP) MUST BE ATTACHED.** Return this form to: Cardinal Management Group, Inc., 4330 Prince William Parkway, Suite 201, Woodbridge, VA 22192.

IMPORTANT NOTE: PLEASE CONTINUE TO MAKE YOUR PAYMENTS UNTIL YOU RECEIVE WRITTEN NOTIFICATION OF THE EFFECTIVE DATE OF THE FIRST AUTOMATIC DEBIT.

Name(s) _____ Home Phone _____

Unit Address _____ Work Phone _____

Mailing Address (if different) _____
(Street Address) (City) (ST) (Zip)

Date _____ Signed _____



CLASSIFIED ADS

AMERICAN LEGION

MILITARY VETERANS WANTED

The Dumfries / Triangle American Legion Post 28 is a Veterans SERVICE organization. The services provided include help with VA claims, assistance in finding employment, support for active duty military, and financial advice with a broad range of programs for Family, Youth & Community. www.valegionpost28.org

CAR/VAN POOL

Carpool or slug ride needed to D.C. shift is 6:am - 3:30 p.m. I would like to get in a carpool or be a slug for a ride to the city. 703 441 3503 or 202 267 7316

CHILD CARE

(Listing here does not constitute any guarantee or liability on the part of Southbridge)

I'm a experienced child care provider as well as mother. I offer affordable childcare and understand hectic work schedules. I offer a curriculum plan, pet free and safe home. For more information please call Tawane 571-572-0580

HAIR SALON

Serenity Styles & Cutz
18123 Triangle Plaza
Dumfries, VA 22026
Looking for Stylists & Barbers

HOME BUSINESS

Think fine lines should be quoted - not appear on your face? A simple and effective daily program with TimeWise skincare can help reduce the appearance of fine lines and wrinkles. So skin looks firmer and feels softer. Lynellen Perry, Mary Kay Independent Beauty Consultant.

www.marykay.com/lynellen
703-472-5251

Times are tough - Let **Tupperware** extend your food budget! Save food items 3 times longer than you currently are. Store, serve and take lunches to work or school in dishwasher, microwave and freezer safe Tupperware. Contact me to purchase or schedule your demo and earn yours free!

Margie Creighton 703-441-8769
www.my2.tupperware.com/capitaloffice

Shop AVON at home or office 24/7 with personal or direct delivery at www.youravon.com/dwilliams9170. Send requests for free brochures, coupons and samples to denise-events@usa.net. Call (703) 629-1706
Denise Williams, Independent AVON Sales Rep.

PAINTER

Fred's Finest Painting-Paint Interior & Exterior. Wallpaper Removal. Power wash homes, decks and deck staining. Minor wood repair. Licensed & insured. FREE estimates. **Bus.- 703-878-4872**
Cell-703-966-7030 12-12

REAL ESTATE

Thinking of renting, leasing, selling or purchasing a home? Our full service brokerage services include First Time Home Buyer Programs, Leasing, Property Management and Professional Short Selling Your Home. For more information, visit us online at www.TonyWardRealtor.com or call (703) 856-2884.

CALL or TEXT for a FREE CONSULTATION at 703-926-2880. Take ADVANTAGE of your local COMMERCIAL & RESIDENTIAL Broker who can meet your Home or Business Real Estate needs. Whether trying to Buy, Sell, Lease or in Foreclosure, we are here for you.

www.tangfelix.com

SPORTS TEAMS

Wolfpack Lacrosse Club registration is open for interested rising 7-12 grade girls for our fall travel teams. website:

www.wolfpacklacrosseclub.org
or contact Tom Balish
tom.balish@wolfpacklacrosseclub.com

WEDDING PLANNING

Planning a wedding and the cost getting you down? Let **Inspirations by Lola** help with your wedding bouquets need. Visit us at inspirationsby-lola.com and then contact S. Bunch 703-967-4533 to discuss how we can help.



Advertisements placed in this newsletter should not be considered endorsement by this community, its association, nor its representatives.



CLASSIFIED ADS

*The Southbridge Star Advertising Rates***NEW ADVERTISING RATES**

Full Page (vertical ad)	\$100.00
Half Page (vertical or horizontal ad)	\$ 65.00
Quarter Page (vertical ad)	\$ 32.00
Eighth Page (vertical or horizontal) (Business Card size)	\$ 20.00

**All Commercial and/or Graphic Ads
Must Be Submitted in
Microsoft Publisher or JPEG Format.**

Classified Ads

(Residents)	FREE (50 words or fewer)
(Non-Residents)	\$5.00 (25 words or fewer)

The Communications Committee and/or managing agent will review all advertisements prior to acceptance for appropriateness in a family oriented newspaper. Listing here does not constitute any guarantee or liability on the part of Southbridge.

The complete advertising policy, including ad sizes can be found on our web site at <http://southbridgeva.us/>

For further information please email:
thestar@southbridgeva.us

Address for Assessment Payments

Please take note of the mailing address on the labels in the back of your payment book. If you use an automatic payment process please have your payer verify this address.

The address is:

Southbridge Community Assoc.
c/o Cardinal Management Group
PO Box 71209
Philadelphia, PA 19176-6209

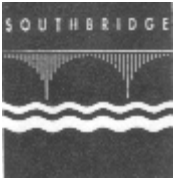


**Note from
Security Associates International, Ltd.
" WE TIP "**

Many people are reluctant to report crimes to the police department or Security Companies. However, our greatest asset in protecting our customers is information. If you would like to report criminal activity or any other activity of a suspicious nature and remain anonymous, you can now do so. We Tip is a program we have initiated to afford you the opportunity to report information to us by e-mail. Your identity will not be divulged to third parties without your permission.

<http://www.capitolprotectiveservices.com/WETIP.html>





Southbridge Community Association
17325 River Ridge Boulevard
Southbridge, VA 22026



HAPPY HOLIDAYS
TO ALL

