

In this Issue	
Board of Directors	2
Committees & Week-end Getaways	3
General Manager's Corner	4
Calendar and Schools	5
Important Telephone Numbers	6
Successful Rental Tips	7
Classified Ads	8
Swim Team	9
Holiday Hours & Snow Removal Info	10-11

Halloween



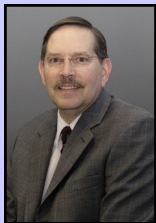
All of our little ghosts and goblins will be out there. Please be mindful and cautious when out traveling that evening. We are hoping everyone has a SPOOKTACULAR evening and be safe.



Board of Directors



Rob Hicks
President



Doug Thornton
Vice-President



Candy Arthur
Treasurer



Matt Walton
Secretary



Bob Hall
Director



John Letsen
Director



Mike Mumford
Director



Gil Robertson
Director



Angela Roth
Director

President’s Message

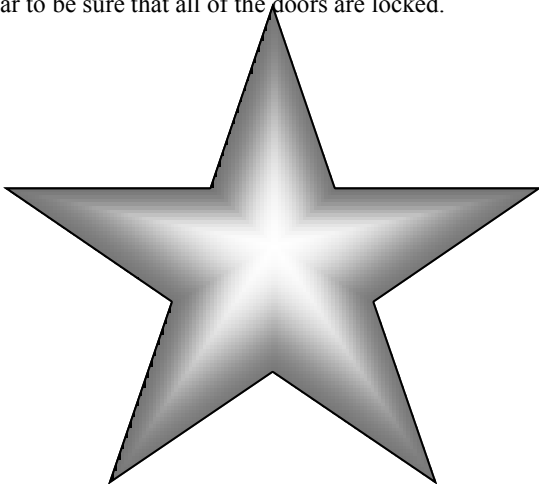
Written by Robert Hicks, President

It is that time of the year again when summer is winding down and the new school year is upon us. Southbridge is full of young children who will once again will be waiting for the bus on some of our street corners or walking to school. Remember to pay extra attention as you drive through the community and PLEASE observe the posted speed limits and yield to school buses as they pick up our children. Remember that when a school bus stops to either pick up or drop of our children drivers on both sides of the street MUST stop and yield to the bus unless the street has a physical divider (a median) down the middle, this is the LAW!! Leave a few minutes earlier in the morning and adjust your schedule to accommodate school traffic.

Another HUGE issue we have within Southbridge is speeding on our streets. Speeding kills and the police are more than happy to ticket those of you rushing in and out of our community. Remember, the speeding fines are doubled throughout Southbridge. Also running stop signs has also become a major issue. STOP means STOP, and that goes for everyone!!

Now to change subject a little bit I would like to address the beautification of our Community. During the August Board meeting, the Board approved the contract for the Fall plantings at the clubhouse and monuments. A homeowner questioned why don’t we plant perennials, which may cost more initially, but do not need to be replaced every year. The reason that Southbridge and practically every other HOA plant colorful annual flowers every Spring and Fall is to enhance the “curb appeal” of the community as a whole. Anyone who has sold a house has heard their Realtor® talk about curb appeal. If a house does not have curb appeal, there will be a certain percentage of potential homebuyers who will not view the home. As a potential homebuyer drives down Route 1 or Route 234, they will be less likely to even look into purchasing in a community that has a dull entrance or no plantings at the entrance monument. In addition, they might not consider purchasing if the monument entrance appears to be in disrepair or dirty. This is the reason we routinely power wash our entrance monuments and keep them in good repair. This is also why we plant colorful annuals. The annuals have a brighter appearance than perennials and give the entrance to our community more curb appeal. Therefore, the next time you see our landscape contractors pulling up the old annuals and planting new ones, you will know there is a reason.

One final thing I would like to mention as our days are starting to get shorter. This is an ideal time to replace any exterior bulbs that may have burned out on your homes. Make sure to check the “dawn to dusk” sensors on your light posts and ensure they are functioning properly. Daylight dwindles in the Fall and we are responsible as residents to maintain working exterior lights for the safety and well-being of the community. Criminals like nothing more than a poorly lit area to hide and plan home break-ins or other criminal activities. Reduce the risk of crime and injury by shedding a little light. Also locking your vehicles can and will help to prevent theft in the community. Please take the extra minute to check your entire car to be sure that all of the doors are locked.



The Results Are In: HOA Residents Are Happy

We’re confident that most residents are happy living in our community—and we certainly hope you are among them. But how do the more than 62 million Americans who live in homeowners associations and condominium communities feel about their own associations? Are they happy with their elected boards? How do they feel about the rules? What about their association assessments?

The Foundation for Community Association Research, an affiliate of Community Associations Institute (CAI), sponsored a recent national public opinion survey to answer these and other questions. Here are some of the key findings:

- 70 percent of residents in common-interest communities say they are satisfied with their community association experience, while 8 percent express dissatisfaction and 22 percent are neutral on the question.
- 88 percent of residents believe their association board members strive to serve the best interests of the community, while 12 percent disagree or aren’t sure.
- 73 percent say their professional managers provide value to their communities, while 21 percent say their managers aren’t an asset to the association and 6 percent say they aren’t sure.
- 76 percent believe their own community association rules “protect and enhance” property values. Only 3 percent say the rules harm property values, while the rest see no difference.
- 81 percent of residents say they get a “good” or “great” return for their association assessments, while 18 percent say the return is “not so good or bad.” The rest were unsure.

We’d like to think that we can do even better than the national averages, so please tell us what you think we can do to make our community a better place to live. We encourage you to get involved, so let us know how you can help. There is no substitute for active and constructive involvement and no better way to build a true sense of community.

If you’re especially pleased about our community, share that too! It’s always good to know we’re on the right track.

More national survey results, which include comparative data from similar surveys in 2005, 2007 and 2009, are available under “Research Projects” at www.cairf.org.

Weekend Getaways

Summer vacations have come to an end, but that doesn’t mean all work and no play. With cooler weather, beautiful scenery and an array of local festivals, fall is the perfect time of year for weekend getaways close to home. For travel ideas, activity suggestions and trip planning, visit www.Recreation.gov. A partnership of 12 federal agencies, including the Forest Service, National Park Service, Fish and Wildlife Service and the National Archives, Recreation.gov offers advance reservations at 2,500 federal areas for more than 60,000 facilities and activities.

The website’s interactive maps and searchable database make it easy to discover parks, forests, lakes, museums and other recreation opportunities close to home. The website also features volunteer opportunities, contests and lotteries for special events, such as the White House Easter Egg Roll and the National Christmas Tree Lighting.

Get inspired to get outdoors and explore your local attractions. From day hikes to car camping, historical exhibits to fishing, Recreation.gov has lots of ideas for sparking your spirit of adventure.

Southbridge Committees

Activities Committee

Ron Crigger / Melissa Chew
Chairpersons
[Activities Committee E-mail
activities@southbridgeva.us](mailto:activities@southbridgeva.us)

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

Covenants Committee

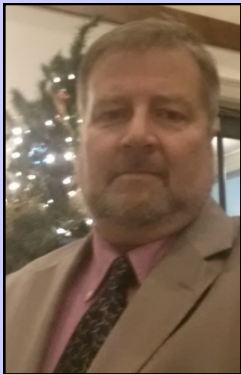
Jennifer Dorn
Chairperson
[Covenants Committee E-mail
covenants@southbridgeva.us](mailto:covenants@southbridgeva.us)

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

Communications Committee

Stacey Thornton
Chairperson
[Communications Committee E-mail
communications@southbridgeva.us](mailto:communications@southbridgeva.us)

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



Ron Crigger
General Manager



Melissa Chew
Assistant Manager

From the Desk of the General Manager

Well summer is behind us. We had a great pool party and the pool season went well and congratulations to The Southbridge Seals swim team for your 2016 Divisional win. Here's looking to next year and another successful season. If you have kids that would like to join the team I am sure they are always looking for swimmers. It's a great way to meet people and a great time for families to make memories. Who knows, maybe the Southbridge swim team will produce another Michael Phelps or Katie Ledecky. We are continuing to do inspections, taking one street at a time so please make sure you take care of any possible violations, cutting the grass, trimming trees, power washing your siding and gutters and any other general maintenance on the exterior of your homes. We are getting on an inspection schedule so inspections will be ongoing throughout the year. Maintaining the exterior areas of your home benefits everyone and will increase home values. Have you seen the renovated community room, please feel free to stop by during business hours to take a look. In Closing, It's hard to believe that during the term of this newsletter the holiday season will occur. There will be a diversity of family and holiday traditions celebrated over the next several months. Whatever, and however you celebrate, I wish each of you much happiness and best wishes for a wonderful holiday season., Ron

Are You Ready for Cold Weather?

Fall is the time to prepare for winter—cold and wet conditions not only make you miserable, but they can damage your home. Some winterizing can wait, some can't. Make a list of what needs to be done, and tackle the time-sensitive tasks first. Here's a simple checklist from the association to help you get a jump on winter.

Indoor Winterizing

- Examine doors and replace weather-stripping as needed.
- Examine window caulking and reseal where needed.
- Examine and repair vents where needed.
- Clean chimneys and flues.
- Remove items near heat vents.
- Place nonskid runners or door mats outside to help keep water, sand and salt out of the house.

Outdoor Winterizing

- Cut back tree branches and shrubs that hide signs or block light.
- Examine outdoor handrails and tighten if needed.
- Turn off electrical breakers for outdoor equipment.
- Close hose bibs.
- Clean out gutters and downspouts.
- Clear yard drains.
- Spray outdoor locks and hinges with lubricant.
- Stake driveway and walkway edges that may be difficult to find under deep snow.

Assemble, stockpile or refresh winter supplies:

- Batteries
- Candles and matches
- Ice melt and deicer
- Sand / Generator fuel
- Snow shovels / Antifreeze

**A BIG Southbridge welcome to
Melissa Chew. Melissa took over as the new Assistant General Manager. Please stop by and welcome her to the Southbridge Community!**

Calendar of Upcoming Events

Southbridge Events and Meetings

October 2016

October 1, 2016 Fall Fest / Vendor Show 12PM-4PM
October 5, 2016 Activities Meeting 7:00PM
October 19, 2016 Covenants Meeting 6:00PM
October 25, 2016 Board of Directors Meeting 7:00PM

November 2016

November 2, 2016 Activities Meeting 7:00PM
November 16, 2016 Covenants Meeting 6:00PM
November 22, 2016 Board of Directors Meeting 7:00PM

December 2016

December 7, 2016 Activities Meeting 7:00PM

Trash: It is very important that all trash be properly bagged and placed in the toter. Bags that are left out on the ground are susceptible to rodents, raccoons, birds and other animals. The trash company is not responsible for picking up trash that spills from the bags. Please help in keeping your community clean.



Happy Halloween!

Y E I B M O Z J D N X H G N E
Z R M B H B A I C A A K I Q N
Z J E Q K P Z P Y U F K J F O
C O S T U M E K N D P K L R T
A A K D E T V T C M N A Y E E
R L U W S M E B U A S A H D L
V R Z O Q D E P K H N L C I E
I Y H I O G Q C L C F D W C K
N G L V N L M I T D X O L N S
G Y I M V C G E Y K O R X E F
F P S K U H W O R C E R A C S
B C Q S T M H L O A I N Y O Z
B C Y Q V R M R D M O V N Z R
C E B R O O M Y B L U H H E N
M X Y S R G M S E J M X F T F

BROOM
CANDLES
CANDY
CARVING
CEMETERY
CIDER
COSTUME
FLASHLIGHT
GHOST
HAUNTED
MUMMY
PUMPKIN
SCARECROW
SKELETON
ZOMBIE

PWCS SCHOOL CALENDAR 2016-2017

October 2016

October 10 Divisionwide Professional Learning Day
(ES/MS/HS Closed) - No school for All
students

November 2016

November 4 Teacher Professional Development/
Workday (ES/MS/HS) - No school for All
students

November 7 Parent Conference Day (ES) - Teacher PD/Workday/Conference Day (MS/HS) - No school for All students

November 8 Election Day - ALL SCHOOLS CLOSED
for Students and Teachers

November 11 Veterans Day Holiday

November 23-25 Thanksgiving Break for Students/
Teachers

November 24-25 Thanksgiving Break for All Employees

December 2016

December 22-30 Winter Break for Students/
Teachers

January 2017

January 2 Winter Break for Students/Teachers

January 3 School Reopens

January 16 Martin Luther King Holiday

January 27 Elementary School 1/2 Day - Parent/
Teacher Conferences

January 30 Teacher Workday (ES/MS/HS Closed) -
No school for All students

February 2017

February 20 Presidents' Day Holiday

March 2017

April 2017

April 7 Teacher Workday (ES/MS/HS Closed) - No school for All students

April 10-17 Spring Break for Students and Teachers

May 2017

May 29 Memorial Day Holiday

June 2017

June 15 Last Day of School



HOA Contact Info

Ron Crigger, General Manager
(703) 221-7716

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

CMG Accounting Department
(703) 569-5797

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

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
Eagle Protection Service	703-895-2029
Fire and Rescue (Non-Emergency)	703-792-610
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 Library	703-494-8129
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
Sentara Hospital	703-523-1000
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	703-792-5765
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

Tips for Successful Renting

Approximately four in 10 homes in suburban America are occupied by renters. If your unit is one of those homes—or about to become one—here are a few tips that will help you, your renters, and the association.

- Talk to the Manager

The Association's General Manager can give you important information about what the Association requires of owners and renters and tips about the rental process that will be very helpful, especially if you're leasing for the first time.

- Check the Documents

Make sure you comply with the Association's governing documents—the By-Laws and CC&Rs. They may contain special requirements for non-resident owners who lease their units.

- Educate Prospective Tenants

Be sure to inform prospective renters about the special considerations of living in a community association *before* they sign a lease. The Association will be happy to give you a copy of the rules to pass along.

- Use a Lease Addendum

No doubt you'll have your renters sign a lease. Please attach an addendum to your lease that covers the specifics of the community association and require renters to adhere to association rules. This is very important because it gives you and the Association a means of enforcement. A good lease or lease addendum should support the community by:

- Requiring the tenant to obey the bylaws, rules, and regulations of the association.
- Requiring the tenant to pay fines for association rule violations.
- Requiring the tenant to vacate if community association rules are repeatedly violated.

- Keep the Association Informed

Once the lease is signed, give a copy to the Association's General Manager or Assistant General Manager. The more information you provide about your renters, the more successful they will be in our community. Please provide the following information to the Association:

- Renter's name and phone numbers.
- Renter's email address, employer, or other pertinent details.
- The number and type of pets, if any.
- Your forwarding address and phone numbers.

-Encourage Tenants to Participate in the Association

Be an advocate for your tenants with the association. Make sure they have access to the recreational and parking areas and that they have the keys and passes they need.

Even though tenants have no vote on association matters, they are an important part of our community. Make them feel welcome, provide information that will familiarize them with the association, and encourage them to participate in community activities whenever possible. Today's renters may be tomorrow's owners—or even board members. The more we all do to promote a sense of belonging for renters, the more positive and successful the leasing experience will be for everyone.



Advertising Rates*

Full Pg.	\$200.00
Half Pg.	\$110.00
Quarter Pg.	\$65.00
Eighth Pg.	\$40.00

*All commercial and/or graphic ads must be submitted in Microsoft Publisher or JPEG format.

** Business card size

Classified Ads
Rates are per issue
Residents Free*
*50 words or fewer

Non-Residents \$5.00**
** 25 words or fewer
Non-Residents \$5.00
per month for same classified ad on the website.

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 website at <http://southbridgeva.us>
For further information please email:
thestar@southbridgeva.us

Classified Ads

FOR SALE

Nordictrack A2350 Treadmill w/ IFIT; This a a full size folding treadmill and comes with one IFit demo workout SD card. Has emergency stop key. Used and in excellent condition. \$700. Please contact by email or phone. sfaett64@verizon.net or 571-643-9131

CUSTOM CAKES

Creative Custom Cakes by Sharon will create a DRAMATIC, DELICIOUS and AFFORDABLE custom cake or cupcakes for your every special occasion. Make your next event the talk of the town! Visit me at Facebook.com/ SharonHallCakes, email Sharon_Hall@live.com or call 315-243-2483. Slots fill up fast so contact me today to

HANDYMAN SERVICES

Melvin's Handyman Services
Carpentry, Remodeling, &
Home Improvement Projects
Free Estimate, Licensed, & Insured
Call office **703-680-4694** or
cell **571-594-0006** for appointment
Check out website
<http://melvinshandymanagementservices.com>

CARPOOL NEEDED

[Rozanna \(Anna\) & Russell Green](#)
Mom of 14 year old freshman at Forest Park High School needs locate a carpool to pick up on Medford drop off at Swans Creek in the morning and pick up at Swans Creek in afternoon and drop back off on Medford. Bus arriving at 6:55AM & 2:30PM. I can pay ©571-276-1614; (H) 703-441-3503; anna.green@faa.gov.

HOME BUSINESSES

SEAcet MINERALS FROM THE DEAD SEA
Become a SEAcet Agent USE, LOVE, and SHARE our products and at the same time build a residual income while getting excited about an unlimited earning potential!
Contact: **Sue Kinley 703-945-7556**
Seacretdirect.com/sueclint

From the doctors that created Proactiv. Dr. Katie Rodan and Dr. Fields have brought you the #1 Premium anti-aging skincare brand in the U.S. There is an empty bottle, 60-day money back guarantee. Mention this ad for a \$20 rebate!
tashafriedell@yahoo.com

LAWN SERVICE

Martin's Lawn Service weekly mowing, mulching, bush trimming, spring clean up.
Free estimates please call **703-580-0774**

MUSIC LESSONS

Music lessons: Guitar and piano lessons age 7 - adult in my home. Fun and supportive environment. Contact Peggy at 703-887-3126 or musicislife-va@verizon.net <https://musicislife01.musicteachershelper.com/>



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.

SOUTHBRIDGE SEALS THREE-PEAT AS DIVISION CHAMPIONS

The Southbridge Seals won their third consecutive Prince William Swim League Purple Division title and their fourth in the last five years on Saturday, July 30, at Lake Manassas in Gainesville.

The Seals faced stiff competition throughout the meet from the Lake Manassas Blue Dolphins and the Urbanna Otters, but were able to claim victory at the end. The final score was Southbridge 4027, Lake Manassas 3415, and Urbanna 2452.



Southbridge swimmers posted 33 PWSL “Top 25 Times” while seven Seals relay teams notched “Top 15 Times” for the final week of the season. Additionally, several Seals set new team records including the Girls 15-18 relay team (200M Free and 200M Medley); Nikki Skaines (Girls 15-18 50M Free and 50M Back); Kayley Benway (Girls 10 & Under 100M IM); Ainsley Juhlin (Girls 13-14 100M IM); Mason Parkzes (Boys 8 & Under 25M Back); and Owen Howery (Boys 11-12 50M Breast).

Greg Giovinnazzo, in his third year as head coach, congratulated the swimmers on their victory saying, “The Seals are a tight-knit team of kids who inspire one another to become the best swimmers that they can be while having fun together. I am incredibly proud not just of what they have accomplished in the pool, but of who they are as young people.” The Seals finished the 2016 season with a 3-4 record, posting victories against the Orange Division’s Veterans Park and Ben Lomond teams in addition to their win on Saturday. They are the official swim team of Southbridge on the Potomac



Holiday Office Hours

November 23rd—Office Closes at 12:00 PM

November 24th-26th—Office Closed

December 23rd-26th—Office Closed

December 31st—Jan 2nd—Office Closed

CHRISTMAS TREE COLLECTION:

Christmas trees will be collected on your regular yard debris collection day (Friday). We ask all tinsel and decorations be removed. Please do not place trees in plastic bags.



Just a Reminder:

Christmas lights and Holiday decorations must be removed no later than 30 days after the holiday.



**MEET
SANTA
DECEMBER 10, 2016
12:00 P.M. to 2:00 P.M.
IN THE CLUB HOUSE**



SNOW REMOVAL Information

The following lists show who is responsible for snow plowing on the various streets/parking areas of Southbridge.

**VDOT
703-221-4300 or 703-383-VDOT**

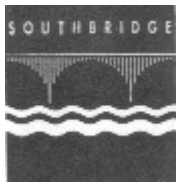
American Elm Court
Azalea Sands Lane
Avenel Lane
Barrley Court
Barrley Drive
Birch Creek Court
Brent Ridge Court
Butterfly Way
Chisholm Lane
Chogburn Lane
Clancy Drive (VDOT ends at beginning of townhouse section)
Desert Palm Court
Dewey’s Run Lane (Not pipestems)
Dovetail Court
Dunes Court
Gentle Wood 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
Pony Ridge Turn
Sassafras Tree Court
Sutersmill Way
Swans Creek Lane
Sycamore Valley
Terri Court
Tulip Tree Place (Not pipestems)
Vidalia Court
Wayside Drive
Weeping Cherry Court (Not pipestems)
Yew Grove Place



**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 Community Association
17325 River Ridge Boulevard
Southbridge, VA 22026