

# *The Southbridge Star*



*From the Desk of the General Manager*

[roncrigger@comcast.net](mailto:roncrigger@comcast.net)

**Inspections-** Inspections of each house are done once a year and when we are out and about in the community or we receive a complaint. We are spending more time in the community in order to catch violations quickly and to have them cured. Please make sure you are cutting your grass and pulling weeds on a regular basis and power washing your house as soon as needed will make it easier to clean. Check around your house for rotted wood and missing fence slats and any debris that is being stored.

**Wildlife** – with all the construction taking place in the area, wildlife is now making themselves at home in the Southbridge community. Be sure to be careful with what trash you leave out as trash bags will attract all sorts of animals. Remember that the Association is not responsible for wildlife. Prince William County Animal Control does not handle wildlife either but may get involved if the animal is injured.

**Yard Work-** please make sure you are doing your yard work on a regular basis, to include mowing and pulling weeds and in the fall any seeding that may be required in bare spots. Did you know that tall grasses are a place where snakes love to hide, along with other wildlife. Please help in keeping your yards in order.

**New Grills and Playground Timbers** – new grills have been installed in the area by the gazebo near the tennis courts. If you use these grills please make sure you clean the ashes out after your use. Ash buckets are attached to the grills for you to place the ashes in. Have water with you just in case hot ashes get on the ground, and at the tot lots, all of them have received new timber borders and the Metheny Place Tot lot is getting a completely new system, coming in early summer.

**Seeking Vendors** - if you are a vendor or know someone, such as Pampered Chef, Scentsy, Tupperware, Lula Roe, Avon, etc. and would be interested in having a vendor fair here at Southbridge, please give me a call or email me and lets see how we can get this started as a yearly event. Call me at 703-221-7716 or email me [roncrigger@comcast.net](mailto:roncrigger@comcast.net).

**Parking Violations** – for those who live in the townhomes and Mountain Laurel Loop and Locust Creek, please make sure you are aware of the parking rules. In the townhomes, all visitors who park in a visitor space must have an approved hang tag but please remember that any vehicle parked in a visitor space with expired tags, no tags, expired inspection stickers and flat tires or up on blocks or lifts will be towed,. **VISITOR SPOTS ARE FOR VISITORS ONLY.** Vehicles parked in fire lanes or double parked will be towed. On Mountain Laurel Loop please take note of the lines as these are approved designated spaces by Prince William County and vehicles not parked within the two lines will be towed. Parking is only permitted on one side of the street on Mountain Laurel Loop and parking is not permitted on the street on Locust Creek. **PLEASE KEEP IN MIND THAT TOWING OCCURS WITHOUT WARNING.**

**Tow Trucks, Flat Beds, Etc. Etc.** – Prince William County Parking enforcement will be making regular visits to the public roads within Southbridge to monitor and issue tickets for commercial vehicles, tow trucks, flat bed car carriers and any large vehicles. Single Family home streets are public roadways and are governed by Prince William County Police for vehicle violations and VDOT for maintenance. Mountain Laurel Loop and Locust Creek Drive are part of the Association's responsibility.

**Speeding and Stop Signs** – speeding throughout Southbridge has become an issue again and we will be asking Prince William County Police to set up speed control enforcement devices once again as well as speed monitoring by the police. Please also be mindful of stop signs, many are not stopping at these signs and there are a lot of near miss car accidents.



**MOVIE NIGHT AT THE POOL**

**SATURDAY JULY 29<sup>TH</sup> 8:15 P.M.**

**POPCORN, CANDY, DRINKS AND SPECIAL DOOR  
PRIZES**

**In association with Swank Motion Pictures**





**LATE NIGHT SWIMMING, POOL STAYS OPEN UNTIL 11PM**

**FRIDAY JULY 7<sup>TH</sup>**

**SATURDAY AUGUST 5<sup>TH</sup>**

**SATURDAY SEPTEMBER 2<sup>ND</sup>**



**PLEASE KEEP YOUR GRASS MOWED AND ALL WEEDS PULLED**

TALL GRASS AND WEEDS ARE WELCOMING TO RODENTS AND WILDLIFE, NOT TO MENTION SNAKES



Private piano lessons available in my Southbridge home. Now enrolling students, ages 7-adult, for the 2023-2024 school year. Call Peggy at 703-887-3126 or email [lifesongmusicva@gmail.com](mailto:lifesongmusicva@gmail.com) to schedule a visit and consultation.

<https://musiclife01.duetpartner.com>

WE'RE ON THE WEB!  
[WWW.SOUTHBRIDGEVA.US](http://WWW.SOUTHBRIDGEVA.US)



# 2023

## POOL REGISTRATION REGISTER ONLINE

NO NEED TO WAIT UNTIL POOL SEASON, SIGN UP  
ANYTIME

### INSTRUCTIONS TO REGISTER

- \* Log Into: [southbridge.cellbadge.com/registration](https://southbridge.cellbadge.com/registration)
- \* Click on green registration “I NEED TO REGISTER”
- \* You will receive an email and text that you are approved.
- \* Log back in as above and request pin number.
- \* Once you receive the pin number log in and enter all members of the household.
- \* The office will do a final approval and you are ready to use the pool.
- \* Once registered and approved, any changes are made by you and required a new pin code.
- \* All tenants must be approved by their landlord before approval can be obtained, tenants will register and once verified by the homeowner they will be approved. A current lease is required.

### ENTRY TO POOL

- \* When you arrive at the pool, provide the gate guard with your address and they will register all those who are with you.
- \* Upon your first visit to the pool the gate guard will take all the pictures as they check you in.
- \* Those who are delinquent in their assessment fees, or who may have been suspended from using the pool will be blocked from entering.
- \* 2 guests are permitted for each household. ID is required and the guest must sign in, Southbridge residents cannot come into the pool on a guest pass. The ID cannot have a Southbridge address.



**Tree Limbs or Brush**

These should be bundled with rope or twine. Limbs can be no longer than 4ft in length and 3in thick in diameter.

We will collect up to 10 bundles of brush per customer per pickup.

**Grass Clippings and Leaves**







Please place in rolled-up biodegradable bags OR un-bagged in a personal container clearly marked as "Yard Waste".

We will collect up to 10 bags per customer per pickup.

**Trash and Recycling Toters**

It is important to keep your toters 3ft apart and 10ft from any obstacles such as mailboxes, cars, lamp posts, or power lines.

**THESE ITEMS ARE NOT ACCEPTED!**

 ROCKS	 CONCRETE	 DIRT
 SOD	 TREE STUMPS	 MULCH

**ITEMS THAT ARE BAGGED OR BUNDLED ARE NOT TO EXCEED 50 LBS!**



THERE ARE A LOT OF PEOPLE OUT AND ABOUT IN SOUTHBRIDGE SOLICITING. ON SINGLE FAMILY HOME STREETS BECAUSE THEY ARE PUBLIC, THE ASSOCIATION CANNOT ADDRESS THIS ISSUE OTHER THAN POSSIBLY WORKING WITH VDOT TO GET BETTER SIGNAGE. SIGNAGE PLACEMENT BY VDOT WOULD ALLOW THE POLICE TO TAKE ACTION IF CALLED BY A HOMEOWNER. HOMEOWNERS SHOULD PLACE A SIGN AT THEIR FRONT DOOR STATING "NO SOLICITING" AND CALL THE POLICE WHO CAN ONLY TAKE ACTION IF THESE GUYS ARE KNOCKING ON A DOOR WITH A NO SOLICITING SIGN.

THERE IS NO SOLICITING IN THE TOWNHOME SECTIONS OR ON MOUNTAIN LAUREL LOOP AND LOCUST CREEK, THESE AREAS AND STREETS ARE OWNED BY SOUTHBRIDGE. WE WILL WORK TO MAKE SURE VDOT PUTS UP NEW SIGNAGE COMING INTO SOUTHBRIDGE.



OBEY THE SPEED LIMIT, THERE IS A LOT OF TRAFFIC IN SOUTHBRIDGE AND MANY PEOPLE ARE SPEEDING, WE ARE WORKING WITH THE POLICE DEPARTMENT TO HAVE MORE RADAR LOCATIONS ON A REGULAR BASIS IN THE COMMUNITY AND SPEEDING MONITORING SIGNAGE.



The clubhouse is a great venue to hold your event. Book your event early as the room is used nearly every weekend. We do not book the room during the month of December and this year November may be taken off the calendar for work to be done.



FIREWORKS ARE BEAUTIFUL BUT CAN ALSO BE DANGEROUS AND FOR SOME THE SOUNDS OF FIREWORKS CAN BE QUITE DISTURBING. FIREWORKS SHOULD NOT BE USED NEAR ANY HOME AND YOU SHOULD HAVE WATER STANDING BY. PROJECTILES SHOULD ALSO NOT BE USED NEAR ANY HOME AS THEY CAN LAND ON ROOFTOPS. PLEASE PRACTICE CAUTION AND BE RESPECTFUL OF YOUR NEIGHBORS

**QSI CONSTRUCTION LLC**

QUALITY · SERVICE · INTEGRITY

BATHROOMS · KITCHENS · PAINTING · FLOORING  
GENERAL CONTRACTOR (INTERIOR/EXTERIOR)

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**JIM LAGRANGE**  
OWNER / PROPERTY MANAGER

QSI4U@YAHOO.COM  
407-448-0706





# WHO LET THE DOGS OUT!

Please keep an eye on your dog(s), not only at Southbridge but throughout the County there are a lot of dogs out running around.



AS A REMINDER TRASH CANS MUST BE KEPT OUT OF SIGHT WHEN IT IS NOT TRASH DAY. YOU MAY APPLY TO THE COVENANTS COMMITTEE TO ENCLOSE YOUR CONTAINERS ON THE SIDE OF YOUR HOME, OTHERWISE THEY MUST BE IN THE BACK OF YOUR HOME AND/OR BEHIND YOUR FENCE



**2023-2024**

## **BOARD OF DIRECTORS**

**Paul Fucito, President**

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PLEASE REMEMBER THAT WORK THAT YOU ARE DOING ON THE OUTSIDE OF YOUR HOME MAY REQUIRE APPROVAL FROM THE COVENANTS COMMITTEE. A FEW ITEMS THAT REQUIRE APPROVAL ARE FENCES, DECKS, SIDING CHANGES, DECKS, PATIOS, GAZEBOS, AWNINGS, FOUNTAINS, SHEDS, INGROUND POOLS, ANY COLOR CHANGES AND BASICALLY ANYTHING YOU ARE ADDING TO THE EXTERIOR OF YOUR HOME OR YARD. SEVERAL ITEMS ARE PRE-APPROVED AND ONLY REQUIRE AN PRE-APPROVAL APPLICATION. THESE WOULD INCLUDE SAME COLOR ROOFS, SOLAR PANELS, ANTENNA SYSTEMS, SAME STYLE AND COLOR OF SIDING. THE GUIDELINES ARE AVAILABLE IN THE POOL LOBBY AND WE CAN EMAIL THEM TO YOU, JUST EMAIL US AND LET US KNOW. THE COVENANTS COMMITTEE MEETS THE THIRD WEDNESDAY OF EACH MONTH TO REVIEW APPLICATIONS.

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STREET MAILBOXES IN THE SINGLE FAMILY HOMES ARE STARTING TO SHOW THEIR AGE. PLEASE MAKE SURE YOUR MAILBOX HAS THE NUMBERS ON IT AND IF THE MAILBOX IS RUSTY IT NEEDS TO BE PAINTED OR REPLACED. SOME POSTS MAY ALSO NEED TO BE PAINTED.

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DO YOUR DUE DILIGENCE WHEN HIRING CONTRACTORS TO MAKE SURE THEY ARE LICENSED AND INSURED. THEY NEED TO HAVE A STATE OF VIRGINIA LICENSE AND BE LICENSED WITH PRINCE WILLIAM COUNTY. YOU CAN ALSO CHECK WITH DPOR (DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION, HERE YOU CAN LOOK UP THE BUSINESS TO MAKE SURE THEY HAVE A CURRENT LICENSE WITH NO ISSUES. ANY UNINSURED CONTRACTOR DOING WORK AT YOUR HOME MAY NOT BE COVERED BY YOUR INSURANCE IF THEY ARE INJURED AND YOUR INSURANCE MAY NOT COVER YOU FOR DAMAGES CAUSED WHILE DOING THE WORK. YOUR NEIGHBORS CAN BE A GREAT RESOURCE FOR REFERRALS. GET COPIES OF ALL LICENSES AND THE CURRENT INSURANCE CERTIFICATE.

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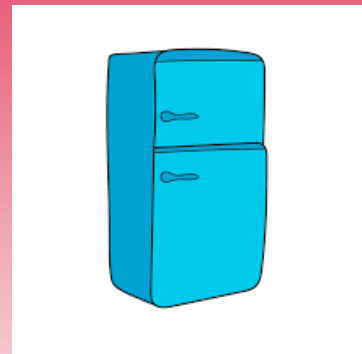
Patricia Jackson as Assistant Manager, if you have not met Patricia stop by the office and sav Hi.



Please email the office with any complaint or for any other questions you may have so we have a written record and can then easily follow-up with you. We can also email you forms. Although we love engaging with everyone in person, having something in writing helps us to easily act upon your request and for any complaint about a neighbor please provide the address and pictures if possible.

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### JUST A FRIENDLY REMINDER

**THESE ITEMS ALONG WITH OTHER LARGE APPLIANCES AND OTHER LARGE ITEMS WILL NOT BE PICKED UP UNLESS YOU HAVE ORDERED A SPECIAL PICKUP FROM AMERICAN DISPOSAL AND HAVE PAID THE FEE. YOU CAN REACH AMERICAN DISPOSAL AT 703-368-0500.**

**BULK TRASH IS PICKED UP IN THE TOWNHOME SECTIONS AND MOUNTAIN LAUREL LOOP AND LOCUST CREEK AS THEY PAY FOR THIS SERVICE IN THEIR SECTION OF THE BUDGET. THOSE ON SINGLE FAMILY HOME STREETS WILL NEED TO CALL AMERICAN DISPOSAL FOR PICKUP OF APPLIANCES, FURNITURE, MATTRESSES OR ANY OTHER LARGE ITEMS. WHEN PLACING OUT A REFRIGERATOR OR FREEZER FOR PICKUP THE DOOR SHOULD BE REMOVED OR SEALED ALL THE WAY AROUND WITH DUCT TAPE TP PREVENT KIDS FROM OPEN THE DOOR AND PLAYING INSIDE AND POSSIBLY GETTING TRAPPED.**

**Masters INC LLC**  
Godwin AnKrah - General Contractor  
17369 Kildare Ln  
Dumfries, VA 22026  
**\*We Do Same in Ghana\***  
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**Southbridge Community Association**  
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Cardinal Management Group  
(703) 569-5797

WE'RE ON THE WEB!  
[WWW.SOUTHBRIDGEVA.US](http://WWW.SOUTHBRIDGEVA.US)