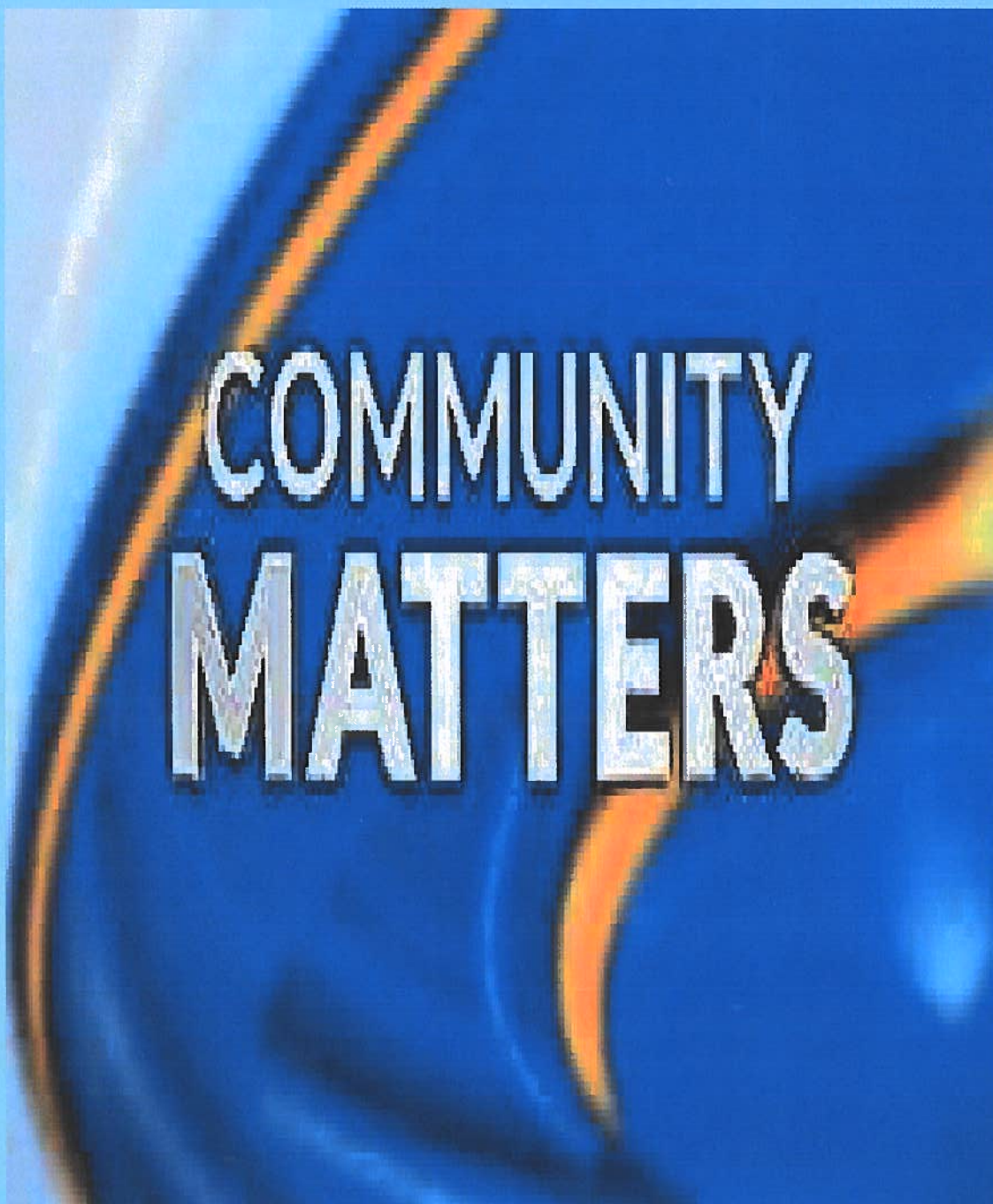


JULY-AUGUST-SEPTEMBER 2026

The Southbridge Star



FROM THE GENERAL MANAGER

This month I wanted to dedicate my section to violations and inspections of each home so you have a better explanation of how inspections are handled.

We inspect every home in Southbridge starting in late April as well as when we are on the property handling other issues. When we see violations, those owners will receive a violation letter with the deadline to comply. When we reinspect the homes and compliance has not been met, we will send another notice and this notice can be a final notice before hearing depending on the severity of the violation.

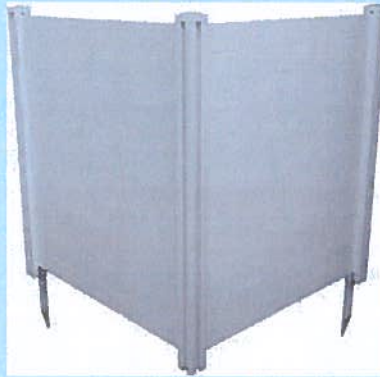
Hearings consist of meeting with the Covenants Committee who may and normally do impose fines. You can be fined \$50.00 for administrative costs and then \$10.00 a day up to 90 days. At 90 days we will reinspect and if compliance has not been met at that point, \$950.00 is placed on the owners account and the account can be turned over to collections. The owner will also lose pool access, clubhouse rental, and if in the townhomes we will revoke the visitor parking passes.

We would like to thank those owners who do comply with our request or call us to ask for an extension. Several owners and even the Covenants Committee members have asked, why are we wasting our time if no one complies ? Fortunately, there are enough owners who do comply that makes our efforts worthwhile.

Our goal with inspections is not to fine anyone, it is to ensure that homes look great, so when you decide to sell your home you get top dollar. You will not get top dollar if your home or the neighborhoods, are not looking great.

The purchase of your home is one of, if not the biggest investment you will make. We will do our part in working to make Southbridge a continued sought after Association that buyers not only consider a purchase but actually do purchase a home, making the investment in your home worth it. We are also doing a lot of inspections of common areas to see where upgrades can be made. Once the construction of the parkway has been completed we can look at new landscaping for the area where the bridge will be going across Wayside.

It is a community effort in making Southbridge the best place to live in Prince William County. Together we will achieve all of our goals.



THIS IS THE SAMPLE OF THE FENCING YOU MAY HAVE TO COVER YOUR TRASH CANS, WITH THIS YOUR TRASH CANS MAY BE ON THE SIDE OR FRONT OF YOUR HOME AS SPACE PERMITS. HOME DEPOT HAS THESE AND YOU CAN GET THEM ON AMAZON AS WELL. THIS IS A GREAT WAY TO KEEP YOUR TRASH CANS IN A SAFE AREA AND HIDE THEM FROM SIGHT AS WELL.



JUST A FRIENDLY REMINDER THAT EVERYONE ENTERING THE POOL MUST STOP AT THE POOL DESK AND CHECK IN. SIGNAL PATROL WILL BE AT THE POOL WHEN THE POOL IS OPEN TO HELP MONITOR THOSE CHECKING IN.



WE STILL NEED MORE THAN 100 SIGNATURES TO HAVE THE SPEED HUMPS INSTALLED ON MYRTLEWOOD DRIVE. IF YOU RECEIVED THE LETTER THAT YOUR ADDRESS WAS IDENTIFIED AS ONE NEEDING TO SIGN THE PETITION AND YOU HAVE NOT STOPPED BY THE OFFICE TO SIGN, PLEASE DO SO AS SOON AS POSSIBLE.



**Need something notarized. Come to the office for this free service to all owners.
Both Ron and Lucia are Notary's.**

TOWNHOME VISITOR PARKING

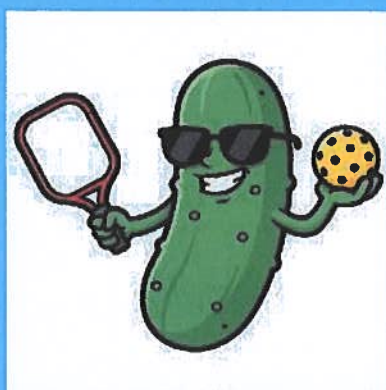
Residents of the townhomes continue to use a visitor tag. Visitor tags are for visitors only. The visitor parking policy is once again under review and there may be limits placed on the number of nights the same vehicle can be parked in a visitor space. Spaces will be monitored by the tow company and vehicles towed after a certain number of nights in one week.



PLEASE HELP IN KEEPING YOUR NEIGHBORHOOD CLEAN. PLACE ALL TRASH BAGS IN A CONTAINER TO HELP KEEP WILDLIFE AND RATS AWAY.



JUST A REMINDER THAT BEFORE YOU INSTALL SOLAR PANELS ON YOUR HOME, YOU SHOULD CONTACT YOUR INSURANCE COMPANY TO MAKE SURE THEY COVER SOLAR PANELS OR PROVIDE INSURANCE COVERAGE.



WE HAVE RECEIVED SEVERAL CALLS FROM RESIDENTS INTERESTED IN LEARNING PICKLE BALL AND ALSO WANTING TO START A PICKLE BALL CLUB. IF YOU ARE INTERESTED IN JOINING SUCH A CLUB OR IF YOU CAN TEACH PLEASE CONTACT THE OFFICE. A PICKLE BALL CLUB IS A GREAT AVENUE TO MEET NEW PEOPLE AND TO GET GREAT EXERCISE.



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 to schedule a visit and consultation.

<https://musiclife01.duetpartner.com>



AS A REMINDER, American Disposal no longer takes any bulk type trash items in the single family homes. If you have large items such as mattresses, appliances, furniture etc. you may call American at 703-368-0500 to make arrangements and pay the fee in advance of the pickup. Townhomes, Mountain Laurel Loop and Locust Creek may leave these types of items out and the contracted staff will pick them up daily. The townhomes and section 4 pay for this service in their budget.

CAN YOU RECOMMEND A GREAT CONTRACTOR

IF YOU HAVE USED ANY TYPE OF CONTRACTOR TO DO WORK AT YOUR HOME AND WERE VERY PLEASED WITH THEIR WORK, PLEASE PROVIDE THEIR INFORMATION TO THE OFFICE. MORE OWNERS ARE HAVING ISSUES FINDING REPUTABLE CONTRACTORS AND WORD OF MOUTH IS A GREAT PLACE TO START.

MANAGEMENT AND THE BOARD WILL NOT MAKE RECOMMENDATIONS FOR CONTRACTORS OTHER THAN COMPILING A LIST FROM THOSE WHO WERE HAPPY WITH A CONTRACTOR THEY USED.

Melvin's Handyman Services

**Melvin S. Hernandez
Licensed and Insured
Cell: (571)-274-0006
Email: melvinh69@aol.com**

**Business owner
Free Estimates
Office: (703)-680-4696**

Carpentry Remodeling Home Improvement Project

<https://www.melvinshandyman services.net>

Lawson Roofing

**Robert McDonald, Owner
540-295-3543**

**Lifetime Shingles, Sloped and Flat Roofs
Carpentry and Painting
Siding, Laminate Floors
VA LIC# 2705141021**

SHORT TERM RENTALS PROHIBITED

THE GOVERNING DOCUMENTS STRICTLY PROHIBIT ANY FORM OF SHORT TERM RENTAL WHICH INCLUDES OWNERS RENTING OUT THEIR HOMES AS AN AIRBNB. WHEN THIS COMES TO THE ATTENTION OF THE OFFICE WE WILL ISSUE A VIOLATION NOTICE AND WILL FOLLOW-UP AS APPROPRIATE. BE REMINDED THAT MANY MORTGAGE AND INSURANCE COMPANIES ALSO PROHIBIT SHORT TERM RENTALS. REFER TO ARTICLE 8 SECTION 8.1 (o) of the Southbridge Declaration which states "No Lot shall be subjected to or used for any timesharing, cooperative, licensing or other arrangement that would entail weekly, monthly, or any type of revolving or periodic occupancy by multiple owners, cooperators, licensees, or timesharing participants."

THESE RESTRICTIONS WILL BE ENFORCED AS REQUIRED WITH THE APPROPRIATE LEGAL ACTIONS ALLOWED BY LAW



EVERYONE IS WAITING ANXIOUSLY TO FIND OUT WHAT GROCERY STORE WILL BE COMING TO 234 AND ROUTE ONE AT THE AREA OF THE LOOP. PRINCE WILLIAM COUNTY ZONING HAS NOT YET RECEIVED ANY APPLICATION FOR ANY GROCERY STORE COMPANY. HOWEVER, A PUBLIX WILL BE OPENING AT 234 AND SPRIGGS ROAD AND A SPROUTS IS OPENING IN THE OLD SHOPPERS FOOD.



Southbridge on the Potomac

POOL HOURS

Monday-Thursday Noon - 8:00 p.m.
Friday Noon - 9:00 p.m.
Saturday & Sunday 10:00 a.m. - 8:00 p.m.
Holidays 10:00 a.m. - 8:00 p.m.



PLEASE PICK UP AFTER YOUR DOG. IT IS A VIRGINIA AND LOCAL ORDINANCE THAT YOU CLEAN UP AFTER YOUR DOG. DOGS SHOULD NOT BE ALLOWED TO USE THE BATHROOM ON ANY LAWNS OTHER THAN YOUR OWN. THIS ALSO INCLUDES COMMON AREAS.



SATURDAY SEPTEMBER 19TH

WEATHER PERMITTING

8:00 AM UNTIL NOON

TO SIGN UP FOR A SPACE WHICH IS TWO PARKING SPACES CALL THE OFFICE

703-221-7716

SPACES WILL FILL UP FAST



ALWAYS WORTH REPEATING. ANY ADDITIONS OR MODIFICATIONS TO THE EXTERIOR OF YOUR HOME OR PROPERTY MAY REQUIRE APPROVAL FROM THE COVENANTS COMMITTEE. CHANGING THE COLOR OF DOORS AND SHUTTERS ALSO REQUIRES APPROVAL. ANY INTERIOR MODIFICATIONS DOES NOT REQUIRE APPROVAL FROM THE COVENANTS COMMITTEE HOWEVER, YOU MAY BE REQUIRED TO GET PERMITS AND APPROVAL FROM PRINCE WILLIAM COUNTY. THE COVENANTS COMMITTEE REVIEWS APPLICATIONS THE THIRD WEDNESDAY OF EACH MONTH. ANY REQUIRED APPLICATIONS WILL NEED TO BE TURNED INTO THE OFFICE BY CLOSE OF BUSINESS THE THIRD TUESDAY.



NON-EMERGENCY POLICE NUMBER

703-792-6500

Use this number to report any crime, loud music, or commercial vehicles parked on your street.

FOR ANY EMERGENCY CALL 911



2026-2027

BOARD OF DIRECTORS

Paul Fucito, President

Aron Brown, Vice President

Paul Bismarck, Secretary

Candy Arthur, Treasurer

Sharon Hall, Director

Mike Mumford, Director

Felix Tang, Director

Kathy Thompson, Director

Brent Roberson, Director

OFFICE INFORMATION

703-221-7716

General Manager: Ron Crigger roncriggersouthbridge@gmail.com

Assistant Manager: Lucia Mitchell luciakeittsouthbridge@gmail.com

Questions, Concerns, Complaints, OH MY, we are here to help

Open Weekdays 9am until 5:30pm

Wednesday's until 7:00pm

Saturday's 9:00am until 2:00pm

IMPORTANT PHONE NUMBERS

American Disposal Service 703-368-0500
Animal Control 703-792-6465
Board of County Supervisors—Dumfries District—Andrea Bailey 703-792-4645
Cardinal Management Group 703-569-5797
Columbia Gas 1-800-543-8911
Dominion Towing 703-730-6610
Dominion Virginia Power 1-888-667-3000
Dumfries Post Office 703-441-8304
Police (Non-Emergency) 703-792-6500 Police (Non-Emergency—TTD for the deaf) 703-792-6294
Prince William County Public School System 703-791-7200
Prince William County Public Works (sidewalk issues) 703-792-6820
Prince William County Service Authority (PWCSA)—Water / Sewer 703-335-7900
Signal Patrol Service 703-665-1263 EXT 720
Social Services 703-792-4300
Southbridge Community Association—Management Office 703-221-7716
Southbridge Pool 703-221-2716
Washington Gas 703-750-1000



PATROL SERVICE
703-665-1263 EXT 720
Patrol on duty from
2pm to 6am daily

PRINCE WILLIAM COUNTY PARKING ENFORCEMENT

PRINCE WILLIAM COUNTY PARKING ENFORCEMENT IS OUT AND ABOUT WITHIN SOUTHBIDGE AND IS TICKETING AND TOWING ABANDONED VEHICLES, TRAILERS, VEHICLES WITH DEAD TAGS AND INSPECTION STICKERS AND VEHICLES WITH FOR SALE SIGNS AND VEHICLES THAT ARE INOPERABLE IN THEIR CURRENT CONDITION. THEY ARE ALSO CLEANING UP RIVER RIDGE BLVD WHICH MAY LEAD TO NO PARKING ON BOTH SIDES OF THE STREET.



WITH THIS NEWSLETTER WE WILL SEE THE END OF THE POOL SEASON AND SUMMER VACATIONS. THE LAST DAY FOR THE POOL IS MONDAY SEPTEMBER 7TH.

FIRST DAY OF SCHOOL IS AUGUST 24TH

HOW TO PAY YOUR ASSESSMENTS

Go to cardinalmanagementgroup.com

Here you can click on **MAKE A PAYMENT**, where you have options to pay which is a payment through Property Pay, for one time or reoccurring payments. You can set up automatic withdrawal through Cardinal Management (ACH) and mail payments to the lock box in Arizona. The best way is setting up automatic withdrawal through Cardinal. If mailing it is best to use the coupon as payments without the coupon can be delayed. Always write your account number on your check. **Property Pay** is a third party vendor and Cardinal Management does not have access to your information. All payments must be credited to your account no later than the 10th of each month to avoid the late fee.

If you need help setting up your automatic payments or help with a one time payment please stop by the office. We have a laptop setup that you can use or we can help you from our side.

NEW ENFORCEMENT ON DELINQUENT ACCOUNTS

FOR ACCOUNTS THAT BECOME DELINQUENT WE ARE HOLDING HEARINGS TO REVOKE POOL ACCESS, CLUBHOUSE RENTAL AND NOW VISITOR PARKING HANG TAGS WILL BE REVOKE. THESE WILL NOT BE RESTORED UNTIL THE ACCOUNT BECOMES AND STAYS CURRENT. THE VISITOR PARKING ONLY AFFECTS THE TOWNHOMES. DELINQUENCY AFFECTS ALL OWNERS AS THIS DIRECTLY AFFECTS THE BUDGET FOR THE COMING YEAR AND EXPENSES FOR THE COMING YEAR. PRIOR TO THE ABOVE ACTION OWNERS WHO ARE DELINQUENT WILL BE CALLED IN FOR A HEARING AS REQUIRED BY THE VIRGINIA PROPERTY OWNERS ACT.



PEOPLE AND PETS

DROP-IN PET CARE

CALL OR TEXT ELAINA K. HALL

(315) 243-2483