

Cabin Branch Forest Association, Inc.

Post Office Box 54, Sterling, VA 20167

WWW.CabinBranchForest.Org

Newsletter from your Board of Directors – December 2007

The Annual Meeting of the Cabin Branch Forest Homeowners' Association will be held at the Loudoun County Cascade Library in Cascades, on the 2nd Wednesday in March 12, 2007 at 7pm.. We will provide you with additional information later.

Board of Directors

Harold Looney, President, 703.430.6235

Brent McMahan, Vice President, & Secretary 703.628 4983

Vice-President - Open

Treasurer, Open

Secretary, Brett McMahan 703 628 4983

Larry Griffin, Director

Kelly Guild, Director

ARC Committee Vacant

Ron Spiegel, Webmaster, WWW.CabinBranchForest.org

We thank you for keeping your home, lawn and landscaping beautiful.

Annual Homeowner Dues are due and payable on January 1st, 2008. Your dues will become delinquent on February 28, 2008. The 2008 Annual dues are \$220.

Please keep your pets on a lease

“612.13 PETS RUNNING AT LARGE. It shall be unlawful for any owner or custodian to allow any dog or cat to run at large. The Animal Control Officer shall enforce the provisions of this chapter. Any person, who permits his dog to run at large, or remain unconfined, unrestricted or not penned up and off the property of the owner or custodian, shall be deemed in violation of this section. (Ord. 82-05”. Passed 4-19-82.) Roaming unattended pets can be reported to the Loudoun County Animal Control at (703) 777-0406.

Call for Candidates Board of Director's Election 2008

The 2008 Annual Meeting of the Association members is scheduled for March 12, 2008 at 7:00 p.m. at the Cascade Library located at in Cascades. Please mark your calendars and plan to attend.

One of the items at the Annual Meeting is to elect new members to the Cabin Branch Forest Board of Directors. These volunteers are a huge part of our Association's success. Homeowner's Associations rely on volunteers to make business decisions that affect property values and the quality of life within the Community's boundaries. You can be an important part of that by bringing your expertise to the Board. Please consider running for a seat on the Board of Directors. We need your expertise.

Try a New Year's Resolution:

Watch Out for Yourself and Your Neighbor and Join the



Neighborhood Watch

From the Desk of the President

We believe the year of 2007 has been a very successful one for the community and the Board of Directors. Success certainly does not come easy and it takes more than one person to do what we do month after month. Replacing the twenty (20) year old wooden rail fence is one of our major accomplishments. Our special thanks to Judy Helstrom for her efforts to locate a contractor to replace the fence at our price. We also The contract was finally awarded to Long Fence Company and you stated that you like it very much. Both Judy and Paul are seen walking along fence and picking up discarded trash. Paul and Judy, we the board and the entire community thank you very much.

The board voted to keep the annual dues at the current rate of \$220 annually. Our dues in Cabin Branch Forest Sub-division are the lowest in the area for neighborhoods with a homeowners association.

This the 3rd year in a row that the board has reminded the homeowners in our community in your newsletter that **Mildew is growing on the sides of your home. Our suggestion is to remove it.** This year we are noticing with concern the over growth of trees in the back and front yards. and the trees are posing a threat to there home and the neighbors to the left and right. You may want to check with your house insurance provider if you think your trees may damage your property or your neighbor's property.

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With the holiday season now before us, it's time to focus on the Christmas, New Year's and your new year's resolutions. Sure, there are the standard resolutions – lose weight, quit smoking, spend more time with family ...

If you haven't come up with a resolution yet or have already blown away the one you made, I'd like to suggest another – keep a watch out for you, your family, and your neighbors. One way you can do this is to become more active in the community and join the Neighborhood Watch. By having more people involved, this community organization can become even more effective in deterring crime. Finally, remember to be vigilant in your neighborhood. You, the residents, are a valuable tool in fighting crime. Be sure to pay attention to what is going on around you. If something does not appear right, it probably is not, at which time you should call the Sheriff's Office. It would be better to report possible suspicious activity, than allow yourself or a neighbor to be victimized. If you are interested, please **contact Judy Helstrom at (703) 433 0666.**

Covenants Corner

Landscaping – Pruning/Trees Trimming Along Sidewalks

Are you aware our community, Cabin Branch Forest is over 20 years old. Look at the trees and shrubbery in your yards. Our trees are over grown and in some cases, they are close to becoming dangerous to the landscape as well as their immediate surroundings. The trees on your immediate property are not a board issue and the board will not get involved with damages incurred by falling trees. The Association has received a few complaints about overgrown bushes and low branches on trees impeding pedestrians on the sidewalks and walking path. If you have trees in the areas and the branches are low, please trim them.

Attention Homeowners

If you are making an exterior change to your property, you must submit an Exterior Alteration Application better known as a ARC form. Approval must be received from the Architectural Review Board before you start the project. If in doubt, call any member of the Association or the President, Harold Looney at (703) 430 6235 or visit our website at:
WWW.CabinBranchforest.org

HOME VALUES INCREASE FASTER IN HOA'S DO YOU KNOW HOW TO CONTACT THE BOARD MEMBERS?

WELCOME all new homeowners to the Cabin Branch Forest Association (CBFA) and Community. We know you will enjoy your new home and neighborhood.

Living in this community is a real treat and we do encourage you to take advantage of your surroundings. Please get to know your neighbors and especially the members of the CBFA Board. Call anyone of us if you have questions concerning the board business and how you may get involved. Don't forget to visit the Claude Moore Park and Recreation Center. Take a dip in the pools, after you pay your entrance fees, lift a few weights and try the rock-climbing wall. Again, Welcome, and call us or visit our WEB site for additional information. Harold Looney, President (703) 430-6235. or the Vice-President Brett McMahan (703) 628 4983

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Are You Planning to Host a Holiday Party?

With all the parties that will take place during the holiday season, please be considerate of your neighbors. If you are subjected to a loud party that is disturbing, you have every right to ask the host of that party to keep the noise to a minimum. If that complaint does not solve the issue, please feel free to contact the police so a third party can handle the situation. Please note: per the rules and regulations of your community, quiet hours start around 11pm for a lot of us "Senior Seniors". Thank you for keeping your neighbors in mind during this holiday season. Happy Holidays!

We need your assistance in getting our newsletter off to a new start in 2008.

The Association would like to create a new forum within this newsletter where residents may discuss any ideas or positive issues regarding the Cabin Branch Forest Community. An example is to get involved in planning for a community block party in early June 2008. All members are encouraged to participate; you may remain anonymous if you choose. In addition to this, we may suggest a specific topic for discussion. We encourage you to put your thoughts in writing and send them to us via regular mail or email. We look forward to reading what our community members have to say. Finally, do not let this newsletter continue to be a one family process. "Get involved."

Happy Holidays Days everyone and do have a "Safe and Wonderful Holiday Season."