



May 2016

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Board of Directors

President ~ Willis McCloud
Vice President ~ Earl Burton
Treasurer ~ Patrina Kandul
Secretary ~ Charlotte Jordan
At Large ~ (vacant)

Somerset News

President's Corner

By Willis McCloud



Dear Friends and Neighbors,

I know that many of you are currently wondering if Woodbridge has turned into Seattle with all the recent rain. However, spending time inside may have allowed many of us to follow the elections, Caps, and Nats even more closely. The Caps broke our hearts once again and many of you are hoping the Nats don't do the same. This year's presidential election seems to be one of the most unpredictable on record and we will have to wait until the fall to see who will occupy the oval office. No matter the candidate I encourage you to participate in the process. The ability to vote for our leaders is a unique gift our founding fathers left to us that most of the world has never experienced. Millions of Americans have fought and died to preserve our liberties and we should take one small step to honor their sacrifice by voting.

Soon you will have another opportunity to let your voice be heard. Although the concept is still in development, your management team is developing a survey that will provide you the ability to give us feedback on many areas that impact how you live. Obviously, residents

can contact management now on any issue. However, surveying the community will allow us to solicit comments from you on specific areas that are of particular interest to us and, we hope, to you. We will forward more information on this concept as we get closer to implementing it.

As the weather gets warmer I would encourage you to get out and enjoy the many recreational areas within Westridge and in Prince William County. As I've written in other articles, Prince William County has a wealth of recreational facilities for you and your families that will cater to just about any activity you would like to support. Summer work opportunities for youth and adults and summer camps are being planned now. To plan your summer fun, check out the PWC Parks and Recreation website at <http://www.pwcgov.org/government/dept/park/Pages/default.aspx>.

Reminder: With the warm weather and the end of school approaching, our kids will be outside more. Please remember to watch out for them while you are driving within neighborhoods.

Also remember that as you spend more time outside and take those well-earned vacations don't forget to ensure your property is secured before you leave home. It's important to have fun but it's also important to take a few minutes and

make sure your property and family are safe and secure as you are out and about.

One more way we can contribute to safety is by remembering to leash our pets before taking them outside. Placing our pets on a leash not only ensures we are in compliance with Somerset’s pet policy but also ensures no one is endangered by a pet that may get out of control. Many owners have been heard to say “My pet has never hurt anyone, so why do I need a leash?” While that may be true, an unleashed pet can get into trouble in numerous ways. Your pet could run into traffic and be injured, playfully chase after a child and unintentionally cause injury, or become unexpectedly aggressive and bite someone. So, for the safety of the community and your pet please leash your pet when outside.

I began with a reference to the presidential elections and I’d like to end on a similar one – one a little closer to home but with possibly more impact on your day to day life. Somerset will hold its Annual Meeting in October and I would encourage you to begin thinking about it now. This is one of the most important events of the year in our community and we need your input. We will be holding elections for at least one currently vacant seat on the board. Please consider volunteering to join the board by submitting your name for consideration. However, in order to hold elections we have to achieve quorum. Quorum, according to Section II, Article 12 of our By-laws, is the presence either in person or by proxy of members representing at least twenty-five percent (25%) of the total votes of

the condominium. This means we must have at least 55 members attend the annual meeting either in person or by proxy to conduct the meeting. Please make an extra effort to attend the meeting or to return the proxy you will receive in the mail in September.

However, you don’t have to wait until October to support your community. You can volunteer to join the board or one of our committees (Communications, Architectural and Landscape, Neighborhood Watch) now by contacting our manager, Stacy Panuzio, at 703-707-6404 or spanuzio@capitolcorp.com.

In closing I hope everyone has a safe and enjoyable summer, and Go Nats!

All the best! ☀

Board Minutes



By Greg Hodgson

Did you know that as a Somerset unit owner, you can read our association’s Board meeting minutes on our website? While the meeting minutes are not intended to record every discussion and debate word-for-word, they do include all actions voted on by the Board. In addition to reading the quarterly newsletter, reading the meeting minutes is a good way to stay informed about what’s going on in our association!

Accessing the minutes is easy: Just sign in to your Somerset account at www.somersetatwestridge.org and go to Resources>Board Minutes. If you have any questions, please contact Stacy Panuzio at spanuzio@capitolcorp.com or 703-707-6404.

Vice President’s Perspective

By Earl Burton

Who Lives in Our Community?

Understanding and appreciating the generational values of your neighbors contributes to a strong community. Consider a few broad groups:

Matures: The Matures were born between 1920 and 1945. They’re the last of the veterans of the World and Korean Wars, and are also called the “Silent Generation.” They’re about sacrifice. They survived the Great Depression, and they still reuse aluminum foil and paper bags. Their heroes were military figures. They believe that a rule is a rule. They feel that change is good, as long as it’s the type of change they’ve envisioned. The Matures defined the world in which we live for many years, but they now have to give way to the Baby Boomers.

Baby Boomers: Baby Boomers were born between 1945 and 1964. Approximately 77 million in number, they’re workaholics who believe in teamwork, democracy, and loyalty. They don’t necessarily see the need to follow rules. Baby Boomers value the concept of “built to last.” They invented the idea of “meaningful work,” and the workplace continues to be a part of their self-identity. Baby Boomers will occupy the White House until approximately 2030.

Generation X: Generation X’ers were born between 1965 and 1977. Numbering about 44 million, this group was raised in an environment in which both parents worked. They question their parents’ values, and they believe that jobs and housing are disposable. They place greater value on family and personal life than the Baby Boomers do, and they feel that a balanced life is more important than professional accomplishments.

Generation Y: Generation Y’s were born between 1977 and 2000. They comprise approximately 33 percent of the U.S. population, and projections estimated that by the year 2010, those age 33 and younger would number 137 million, or 46 percent of the U.S. population.

People in this group have always known the Internet, laptops, and cell phones. It would never occur to them to physically touch a television to change the channel. People born in the U.S. after 1983 have always had a President from the Southern states. South Africa’s official policy of apartheid has not existed in their lifetime, cars have always had CD players and air bags, weather reports have always been available 24 hours a day, and genetic testing and DNA screening have always been available. This generation focuses on its individual choices, goals, and the future.

However, no matter the generation, almost everyone wants the same things: An opportunity to pursue a career in the field of their choice, live in a good community and raise a family in safety, and pass on a better world to their children. Understanding each other will go a long way toward building a community we can all be proud of. ☀

From the ALC

By Greg Hodgson



In April the ALC conducted its first property walk of 2016. The primary focus of the walk was to identify dead/declining plantings around units. The committee then walked the community with Environmental Enhancements and management to review our findings and seek input. The Board is now in receipt of a quote to address these issues. Please note: If you are the recipient of replacement plantings in front of your unit, we kindly request that you water them in the first year in efforts to help them survive!

The ALC attended the May board meeting to discuss the 2011 Master Tree Plan. One of the last remaining unfinished items of that plan calls for removing the existing parking island trees and replacing them with crape myrtles. Five years have passed since the plan was developed and most of the existing trees have continued to mature nicely. Therefore, the committee thought it was important to at least revisit this part of the plan with the Board before the trees were removed, because it will have an impact on the overall appearance

of the community. During the discussion, it was pointed out that the existing tree types have the potential to inflict root damage to the asphalt and curbs – which of course we want to avoid. After a lengthy discussion, a consensus was reached to seek the opinion of an arborist before a final decision is made regarding the disposition of these trees.

The ALC currently consists of just two members, so we’re always looking for more volunteers. Please contact our community manager, Stacy Panuzio, if you would like to join us and lend a helping hand! ☀

Secretary’s Minutes



By Charlotte Jordan

What is a Community Association?

Some residents think homeowners and condominium associations (generally called community associations) exist just to tell them what to do—or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents – owners and renters alike

Community Services: These can include securing trash collection, publishing newsletters, orienting new owners, holding community-wide information meetings, and scheduling recreational and social functions.

Governance Services: These can include ensuring that residents are complying with the association’s governing documents, that the association is adhering to local, state, and federal statutes (like fair housing laws), enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.

Business Services: These can include operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.

Providing these services requires good management (whether carried out by a professional manager or a self-managing board of home owners), strong planning

and organization, and carefully monitoring the association’s affairs. It isn’t easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders’ interests in those homes.

Neighborhood Watch

By Willis McCloud

Reduce Threats to You and Your Children

Countless accidents, injuries, and deaths occur in and around the home, and our community is no exception.

Our children are often at the greatest risk—even when we do everything we can to protect them. According to the U.S. Consumer Product Safety Commission (CPSC), there were 20 deaths and more than 200,000 toy-related injuries in 2005 alone, and that’s just counting injuries treated in emergency rooms. Nine of the deaths occurred when children either choked on a toy or aspirated an object into the lungs. Several died as a result of accidental strangulation.

To reduce these and other tragedies, CPSC provides information that can help you and your family avoid some of the more common threats. CPSC publications cover topics like safe practices pertaining to toys, children’s furniture, clothing, cribs, electrical devices, home heating equipment, household products, poison prevention, pools and much more. CPSC also offers information on holiday safety, indoor air quality, and safety for older Americans.

Let’s all take extra precautions. Free, downloadable information on these and other safety topics is available at www.cpsc.gov/. ☀

Dryer Vents and Chimney Cleaning

Per Somerset Policy Resolution 07-02, this year each unit owner is required to have their dryer vent and chimney(s) cleaned, inspected and, if necessary, repaired. Receipts for these completed services must be submitted to management by August 1 to be in compliance and avoid a violation assessment.

Real Estate Beat



By Willis McCloud

What's So Great about Community Associations?

Community associations offer one of the best opportunities for Americans to own their own homes. They are for the 21st century what land grants were in the 19th century, and what the New Deal and GI Bill were in the 20th. Why?

Collective Management Protects Value

Americans have accepted, for the most part, the collective management structure of community association living. Covenants and rules are no longer a new concept to most of us: Renters are used to lease agreements with restrictions and single-family, detached-home owners are used to zoning ordinances and building codes. The difference is that in traditional, single-family housing, restrictions are administered by public bodies rather than by private boards.

Most Americans have accepted private governance because they understand that collective management and architectural controls protect and enhance the value of their homes.

Privatizing Public Service Allows Growth

Wherever a new community is built, local infrastructures are stretched. School populations, snow removal, storm water management, road maintenance, utilities, traffic, everything increases leaving the local jurisdiction unable to support new community development. Yet housing is sorely needed. Therefore, local jurisdictions often require community associations to assume many responsibilities that traditionally belonged to local and state government.

This privatization of public services has allowed local jurisdictions to continue developing needed housing without increasing local taxes. Instead, the developer must build the infrastructure and create an association to maintain it after it's developed.

Community Associations Make Owning a Home Affordable

Almost from their inception in the 1960s, condominiums have provided housing for low-to-moderate income Americans. In fact, in some areas, builders are required to include a certain percentage of affordable homes in new developments.

Also, converting rental apartments and commercial buildings into condominiums not only revitalizes many decaying neighborhoods, it's also made ownership more affordable for those wanting to live in urban centers.

Community associations have made home ownership possible for millions of Americans partly because 21st century families tend to be smaller, the number of single-parent homes has increased, and more retirees are staying in their homes after retirement.

Community Associations Minimize Social Costs

Community associations also minimize social costs. Because they have mandatory covenants that require certain obligations from homeowners and the association, associations ensure that all who benefit pay their share and everyone is equally responsible. Community associations have sufficient enforcement authority that local government is seldom, if ever, needed to resolve assessment disputes. Many associations use alternative dispute resolution because it's a faster and cheaper way to solve problems than legal action.

Community Associations Make the Market Efficient

Community associations—especially condominiums—have greatly reduced urban sprawl. Because of their collective management and protective covenants, they are precisely what the Housing Act of 1949 intended when it called for “decent home(s) and suitable living environments.” Community associations, as alternatives to traditional single-family homes, are shining examples of free-market efficiency.

The factors that make community associations great places to live are easily ignored or misunderstood. Critics prefer to look at a few sensational issues instead of the whole picture. But for many, community associations are affordable, enjoyable, efficient places to live. ☀

Treasurer’s Notes



By Patrina Kandul

About the Association’s Investment Policy

Just like homeowners, the association saves money to cover large future expenses—like new roofs. Because the association represents many homeowners, our savings are significant. We take advantage of that—up to a point—by investing the savings to earn a little extra money for the association. However, to protect the homeowners’ money, the association has an investment policy that guides the board in managing those investments.

Protecting the principle is the core of our association’s investment policy, and that requires the board to be conservative with the association’s resources. This protects the members from well-meaning board members who may have a high tolerance for risk or who believe themselves to be capable fund managers. In fact, the policy only allows the association to deal with insured, licensed and bonded agents.

The investment policy requires the board to place all association funds in government-insured accounts or similarly protected investments, and it prohibits putting more money in one account than the Federal Deposit Insurance Corporation will insure.

Lastly, the investment policy provides continuity from one board to the next, which ensures that association funds are managed consistently over time. ☼

Somerset at Westridge, A Condominium

Management Company: Capitol Property Management
3914 Centreville Road, Suite 300, Chantilly, VA 20151
Manager: Stacy Panuzio; 703-707-6404;
spanuzio@capitolcorp.com
After Hours Emergency: 703-401-1918
Somerset Website: www.somersetatwestridge.org
Board of Directors: bod@somersetatwestridge.org
Architectural Landscape Committee:
alc@somersetatwestridge.org

Westridge Swim & Racquet Club

Management Company: Legum & Norman
12764 Quarterhorse Lane, Woodbridge, VA 22192
General Manager: Debbie Carter; 703-590-1600;
HOA@Westridgeva.org
Westridge Website: www.westridgeva.org

Additional Contacts

Emergency Police, Fire, Ambulance: 911
Police Non-Emergency: 703-792-6500
Washington Gas: Emergency, 703-750-1400; Non-Emergency, 703-750-1000
Dominion Virginia Power: 1-888-667-3000
Towing: Dominion Wrecker Service; 703-590-0994
Trash: American Disposal Services; 703-368-0500;
<https://www.americandisposal.com>

Upcoming Board Meetings

July 12
September 13

Residents are welcomed and encouraged to attend Board meetings, which are held at the Westridge Clubhouse and begin at 7:00 PM.