

# Villages of Piedmont Newsletter



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**VOP Egg Hunt -  
March 31st at 10am.**

### PROPERTY MANAGEMENT PEOPLE, INC.

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Suite 170  
Frederick, MD 21702  
Gloria Tebyanian  
Community Manager  
Villages of Piedmont  
Phone: 571-248-6630  
Fax: 571-248-6647  
gloria.tebyanian@pmpbiz.com  
**Site Office Hours: Monday -  
Friday 9:30 am to 3:30 pm**

## 2018 Annual Meeting

The 2018 Annual meeting of the Villages of Piedmont will be held Monday, April 2nd at 7pm in the VOP clubhouse. Please make sure you turn in your proxy to vote for the board member candidates or attend the meeting (mailing to follow). If you have any questions pertaining to the meeting or the election please contact the site office at 571-248-6630. **\*There will be no March 2018 HOA meeting.**

### TRAFFIC LIGHT (Market Ridge Blvd. and Route 15)

There has been a number of concerns about the traffic lights on Market Ridge and Rt. 15. The main concern is the timing of the red lights. According to VDOT, the light facing North on 15 and the one facing Market Ridge will both be red for one second. Further discussion with VDOT, the yellow light will be on for seven seconds allowing traffic more time to stop before the light turns red. This is the standard timing for the lights at a traffic intersection such as ours in Prince William County.

I had a lengthy conversation with a manager at VDOT for our area and asked him if he could increase the timing of the red lights to three seconds. This will ensure traffic is at a stop before the light facing Market Ridge turns green. The best thing he could do is to increase the red light timing to a second and a half.

As you know, not all cars slow down and stop at a yellow light. Residents should take precautions leaving our development at this intersection. If you want to express your additional concerns to VDOT, please call 1-800-367-7623. Thanks.



Pete LaGuardia, Vice President of VOP1



## VOP residents can now participate in community Meal Trains!

What is a Meal Train? Organized meal giving around significant life events. When a friend or neighbor is in need, everyone asks "What can I do to help?" The answer is always to make a meal. When many friends make and deliver a meal, this is a meal train. [Mealtrain.com](http://Mealtrain.com) eliminates confusion and increases support. A shared Meal Train calendar and meal instructions answer questions in advance like, What do they like? When are they available? What have they already had? Are there any allergies? and When should I drop off a meal? Oh yeah, and it is free!

Meal Trains are now being posted on our VOP I & II Facebook page, but if you're not on Facebook, we can email you the links when Meal Trains are initiated. If you are in need of a Meal Train, or would like to receive invitations to deliver a meal to a VOP neighbor, please contact Joanna Lange at [mosslange@gmail.com](mailto:mosslange@gmail.com).

## SOCIAL COMMITTEE EVENTS

- \*Egg Hunt—March 31st at 10:00 a.m.
- \*1st Wednesdays of the month – Craft Night at 7pm.
- \*2nd Wednesdays of the month – Wine & Cheese at 7pm.
- \*3rd Wednesdays of the month—Game Night at 7pm
- \*4th Wednesdays of the month—Music & Singing Jam Session at 7pm.



## Grounds Committee Members Needed!

We are currently looking for more Grounds Committee Volunteers. If you would like to request to be a member, please contact Gloria Tebyanian @ [gloria.tebyanian@pmpbiz.com](mailto:gloria.tebyanian@pmpbiz.com).



## Friendly Reminders

### Exterior Modifications (including landscaping)

Any exterior modifications which include landscaping require approval from the HOA. You can find these applications on the website under Architectural or email Gloria Tebyanian @ [Gloria.tebyanian@pmpbiz.com](mailto:Gloria.tebyanian@pmpbiz.com).



### Trash Cans

In accordance with the community governing documents please remember that all trash and garbage receptacles are not permitted to be in public view except on trash collection days.



### Pet Cleanup

Please remember when you are out walking your pet to utilize the pet waste stations that are located throughout the community.

### Barking Dogs

We have been receiving numerous complaints of people leaving their dogs outside and letting them bark for long periods of time which is disturbing to the neighbors. Please be courteous and don't leave your dog outside barking for extended periods of time.



### Yard Debris

Yard debris is picked up every Thursday each week by American Disposal. Please do not throw trees, etc. into the preserve/woods.



\*Don't forget to sign up with the Villages of Piedmont website to receive important reminders and access to HOA documents at: [www.villagesofpiedmont.com](http://www.villagesofpiedmont.com).

## FINANCE COMMITTEE



The Finance Committee have a few things that we're monitoring that we think you'd be interested in knowing about:

### End of 2017 transfers

\*The Association was able to move unspent snow removal money to its respective townhouse and common area contingency accounts. This transfer is important so that if we ever have a big snow (which we will) we'll always have the funds to cover it.

\*The Association was also able to make additional deposits into the townhouse and capital reserve accounts. This transfer is important because healthy reserve accounts ensure that the property's assets will always have the funding to be either well maintained or replaced as needed.

### Investment account transfers

\*We had several investment accounts mature and transferred into higher earning accounts. We are still monitoring these to ensure that the deposits are correct.

### 2018 budget

\*We will continue to monitor the 2018 budget month-to-month and provide the BOD and the Association with regular updates. Currently the budget so far is running smoothly with no unexpected charges.

\*A storage closet is currently being built inside the clubhouse.

-The project is fully funded by unspent 2017 income.

-It will provide much needed space to appropriately secure the Associations property.

### 2019 Budget

\*We will begin planning the 2019 budget in the next couple of months and encourage residents to get involved. The Finance Committee meets every 3<sup>rd</sup> Tuesday of every month at the clubhouse at 7pm.

### Electronic payments

\*If you haven't already, sign up to have your assessments automatically deducted from your bank account. This alleviates the stress of having to manually pay your dues every month but also helps reduce Association spending on things like payment coupons and postage stamps.

\*If you're interested in signing up, visit the VOP website at: [www.villagesofpiedmont.us](http://www.villagesofpiedmont.us) or contact Gloria at [gloria.tebyanian@pmpbiz.com](mailto:gloria.tebyanian@pmpbiz.com).

### Volunteers

\*Like all of the committees, the finance committee needs volunteers. If you care about the community and can spare about an hour or more a month please consider volunteering. If you're interested please contact Gloria at [gloria.tebyanian@pmpbiz.com](mailto:gloria.tebyanian@pmpbiz.com).

### Meetings

\*Our next meeting is Tuesday March 20<sup>th</sup> at the clubhouse at 7pm.