

# The Crossing Condominiums Communications

July 2021

## HOA Board Members

**President: Amir Farrahi**

**Vice President: Vacant**

**Treasurer: Richard Bruner**

**Secretary: Jay Ann DiGrazia**

**Member at Large: David Folcomer**

**Board Email:** [boardthecrossingfairfax@gmail.com](mailto:boardthecrossingfairfax@gmail.com)

**Website:** <http://www.thecrossingfairfax.org>

## Property Management

Property Management: FirstService  
Residential

11351 Random Hills Road, Suite 500  
Fairfax, VA 22030

Customer Care: 703.385.133

Website:

<https://www.fsresidential.com/virginia>

Property Manager: Todd Taylor

Email: [Todd.Taylor@fsresidential.com](mailto:Todd.Taylor@fsresidential.com)

## Improvements to Your Unit

Before you start a project or need a repair done within your unit please contact our property manager Todd Taylor for guidance.

Some repairs maybe the responsibility of the HOA and others to the unit owner. Regardless, our property management company needs to know about it, and has access to a full list of professional contractors that can help you fix it right.

**Any inside or outside improvements:** Of your unit, patio or balcony, or common grounds of the HOA require board approval before you start! Items in violation may be required to be removed/repaired/replaced at the **unit owners cost.**

## Important Reminders for Trash & Recycle

- **Trash Pick-Up:** Trash pick-up is on Wednesdays and Saturdays. Trash can be placed outside the night before, but no earlier than 6:00pm. Please make sure your trash is properly secured. Plastic bags that are not tied can have the contents blown out on windy days, and provides easier access to night time scavengers.
- **Recycle:** Recycle pick-up is **Wednesday only.** Recycle cardboard boxes need to be broken down as much as possible, and properly secured. Other types of recycle items should be properly bagged and secured.
- **Please pick-up litter** within our community. If everyone takes part in this, everyone benefits and our community looks better.
- **Every resident** is responsible for their trash & recycle. Placing trash and recycle out after pick-up has taken can result in HOA fines being assessed to the unit owner. Debris found blowing around The Crossing community that can be identified belonging to unit may also constitute fines to the unit owner.

## Summer Time Tips

This summer seems to be hotter than the previous years, so please take the time to follow some simple maintenance items that can help prevent expensive repairs later.

- **Air Conditioning** units are running almost 24/7.
  - ✓ Schedule routine inspections of your HVAC system. The companies that service them are booked out for weeks in advance. Put on your calendars a recurring notice to schedule a service once a year.
  - ✓ Replace your air filters regularly.
  - ✓ Run about ½ cup of bleach down the clear-out line when you first start using your AC system. Then again at the end of the summer. This prevents clogged lines.
- **Outside water spickets** were winterized with a foam cover. You can remove these and turn on the water.
- Birds have done a lot of damage to **window screens** this year. Please have your screens repaired. Ace Hardware can do this for you, or sell you the screen so you can do the repairs yourself.
- Twice a year **check your shutoff valves** for all your water faucets. If there is an emergency need to shut