

WHAT IS THE SPECIAL ASSESSMENT GOING TO BE USED FOR?

The 2012 special assessment will begin the final phase of asphalt and concrete improvement on Cannon Ridge Drive.

WHY DIDN'T ANYONE TELL US ABOUT THE INCREASE?

The asphalt and concrete improvement has been an ongoing project in Cannon Ridge since 2002. It is discussed at monthly meetings, annual meetings, and issues of the newsletter. Three special notices were sent to all residents to advise them 30 days in advance of meetings held in 2011 to discuss the special assessment.

I DON'T LIVE ON CANNON RIDGE DRIVE, SO WHY DO I HAVE TO PAY FOR THEIR IMPROVEMENT?

Cannon Ridge Drive residents paid for the improvements to the other five courts. Assessments are to maintain and improve all the common areas of Cannon Ridge, not unit by unit. Special assessments from 2002-2007 improved the asphalt and concrete on Terrace View Court, Brigade Court, Saddle Court, Battle Court, and Old Hickory Court. Improvements began on Cannon Ridge Drive, but were suspended after funds ran out. This special assessment will complete the asphalt and concrete improvement on Cannon Ridge Drive.

WHY DOES IT COST SO MUCH?

Prices for asphalt more than doubled around 2005 when the last big oil increases hit, and continue to fluctuate. Paving is a multi-step process that uses specialized and expensive equipment. Even though there is existing asphalt, the process begins with preparing the present surface before actually paving the approximately one-quarter mile long loop of Cannon Ridge Drive.

Infrastructure items are not replaced out of the daily operations and maintenance funds. A very small percent of the monthly assessment is set aside for large infrastructure projects. In 2002 when it was apparent that asphalt and concrete throughout Cannon Ridge needed improvements, there was about \$50,000 in the reserve fund for approximately \$200,000 worth of needed work. Since running out of funds, Cannon Ridge has set aside about \$45,000 for the next improvements.

WHO IS LINING THEIR POCKETS WITH THIS MONEY?

Not the board. The board is all volunteers and does not receive compensation from the association or its vendors. Further, Cannon Ridge financials, policies and procedures, and board members are independently audited annually to ensure everything is lawful and within industry best practices.

WHY NOW IN THIS AWFUL ECONOMY?

Cannon Ridge is more than 35 years old in some areas. The newest areas are 25 years old. None of the infrastructure items (asphalt, concrete, signage, tot lot, lighting, etc.) was intended to last more than 20 years and in some cases as little as 7. The asphalt and concrete was well beyond its service life when improvements began in 2005. Improvements were put off and put off. The board believes prices won't be going down and putting off the work will only cost more in the long run.

DOES THE BOARD CARE IT'S A HARDSHIP FOR SOME FOLKS?

The board members live in Cannon Ridge too. None of the board is wealthy. Each of us could lose our employment just like any other resident. It is not the board's intention to bankrupt anyone. If you have financial hardship, you may contact our Community Manager, Dale Edwards of Sequoia Management Company at 703.803.9641 to discuss your situation.

Did you know?

Capital improvement assessments are not the only way the board has raised money to improve Cannon Ridge. Since 2002,

- The board conducted a hot dog sale and three community yard sales to raise funds for the tot lot replacement.
- Cannon Ridge applied for and was awarded two federal grants (2004, 2006), two Virginia state grants (2007, 2009), one Manassas City grant (2009), and one City award (2008) totaling more than \$36,000 for floodwater mitigation, an ADA compliant tot lot, and erosion control projects.
- The new cluster mailboxes installed throughout the neighborhood in 2005 saved Cannon Ridge more than \$10,000 as the US Postal Service installed them free of charge after the board spent two years negotiating for them.
- In 2011 we stopped printing and mailing newsletters to save on copying and mailing costs.

Also since 2002 the board has

- Upgraded nine community lights and installed two new community lights at reduced rates negotiated with the City.
- Renegotiated, renewed, or replaced vendors for pest control, towing, landscaping, legal, and asphalt and concrete to get best prices for value.
- Negotiated free or reduced costs for parking permits.
- Conducted annual community cleanups in coordination with Manassas City volunteers and AltaVista Landscaping.
- Pursued assessments in arrears to reduce legal fees and increase funds.
- Removed derelict vehicles.
- Coordinated with Manassas Police to be the first association under the No Trespassing Initiative.
- Coordinated annually with Manassas City for mosquito prevention.
- Volunteers that developed and maintain a Web site to facilitate resident communication and reduce copying and mailing costs.

Did you also know?

Cannon Ridge won City-wide recognition in 2008 for its ADA-compliant tot lot, Best Backyard Project (2010) and Curb Appeal (2010), and Best Communications (2011).