



The Crossing Times

October 2004

The Official Blooms Crossing Owners Association Newsletter

Blooms Crossing Home Owners Association Annual Meeting Held October 14, 2004; Achieved Quorum

In order for the Blooms Crossing Home Owners Association's Annual Meeting to be official, a minimum of 10 percent of 900+ units in the Blooms Crossing Community has to either send in proxies or be in attendance. A little over that minimum was achieved, setting a quorum, and the Annual Meeting became official. Three board members were re-elected. Last year's annual meeting did not have a quorum.

Jesse Ludvigsen, Martha Kiene, and John Moore were reelected to their seat on the board. Congratulations to these super volunteers.

There were approximately 110 people in attendance. Pizza was

served. If you did not attend, you missed out on good pizza.

HOA president Sharon Corbin delivered her presidential report, provided in this issue of *The Crossing Times*. Mike Pierce delivered his Treasurer's report and noted the association's financial are in control.

There were approximately 30 non-HOA members in attendance who were the association's guests to listen to the Colonial Downs presentation. The honorable William Wren, past Manassas Park Council and non-HOA member, was in attendance. HOA member Allen Correll



and past Manassas Park Council member was also in attendance.

The Colonial Downs presented their business plan to the attendees and answered questions from the audience. The meeting adjourned at 9:00 p.m. from Cougar Elementary School.

Until next year...

Annual HOA Meeting — President's Report (14 October 2004)

Tree Removal and/or Replacement — We have begun to remove and replace several trees, primarily around storm ponds. Dangerous trees have also been removed. Debris from trees that are in wooded areas is not removed.

Storm Pond Maintenance — A storm pond maintenance contract was executed to check and clean up trash monthly.

Landscape Plans — The Board is reviewing landscape improvements for several areas throughout the community. Work on some or all of the areas should commence this year.

Front Entry Sign and Landscape — The front entrance sign was painted. The front entrance landscape was reworked this spring. We are also working with General's

Ridge to replace the sign at E. Carondelet and Manassas Dr.

Architectural Guidelines — The Board solicited inputs from the Community on proposed changes. The Board and ARC will meet later this month or in November to review all proposed changes.

See President's Report, Page 3

Blooms Crossing

Board of Directors

Sharon Corbin, President — scorbin@blooms crossing.org
 John Moore, Vice President — jmoore@blooms crossing.org
 Michael Pierce, Treasurer — mpierce@blooms crossing.org
 Martha Kiene, Secretary — mkiene@blooms crossing.org
 Jesse Ludvigsen, Director — jludvigsen@blooms crossing.org

ARB Members

Martha Collier
 Ruthy Tyre
 Brad Trullinger
 David Lynch
 Gary Gilham

Committee Chairs

Tish Worrell, Chair, Activities Committee

Vacant, Chair, Neighborhood Watch
 NeighborhoodWatch@BloomsCrossing.org

Noel Montesa, Chair, Newsletter Committee
 NMontesa@BloomsCrossing.org

Community Management Corporation (CMC)

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 Chantilly, Virginia 20153-0821
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Crossing Times

BloomsCrossing.org

What are some long-lasting plants and trees that do well in this area?

Why do we pay HOA assessments/dues? And how do they compare with other neighborhoods?

When are the HOA meetings and how do I go about speaking on an issue there?

Can I do anything about my neighbor cutting across my yard?

These are just a few of the questions answered in the BloomsCrossing.org website. Log in and have your questions answered or download forms you need for home improvement projects such as decks, fences, and other exterior changes.



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Important Note

Virginia customers should call:

1-800-552-7001

to notify the Miss Utility locating service.

Miss Utility is a free service that notifies member utilities to locate and mark all buried utility lines on your property using high visibility safety paint and/or flags. The markings show where all the lines are located to help you avoid damages that can cause serious injury, costly repairs or service outages for you and your neighbors.

President's Report (continued from Page 1)

Architectural Applications — Effective immediately, a separate application must be submitted per architectural change or improvement. Applications that have multiple improvements per a single application will be returned to the owners for correction.

Lawn Maintenance — The Board is considering changing how lawn maintenance violations are handled. Potential changes will allow the Board to mow, trim, or weed and bill the homeowner's account. The owners will be given ample opportunity to rectify the situation prior to the Association taking action.

Enhancements for the future:

- **Hardscapes** — The Board is investigating the installation of benches, trash cans, and other hardscapes throughout the community.
- **Additional Tot Lot** — The Board is investigating the installation of a new tot lot near Primrose.
- **Announcement Sign** — We want to purchase a permanently installed announcement sign that is covered, locked, and illuminated.

Active Committees

- **Architectural Review Committee** — Chair, Brad Trullinger
There is a seat open and we are looking for volunteers.
- **Newsletter** — Chair, Noel Montesa
- **Activities** — Chair, Tish Worrell
- **Neighborhood Watch** — **Need volunteers**

Activities for 2003–2004:

- Holiday Decorating Contest
- Easter Egg Hunt
- 4th of July Bike Parade

They Are At It Again!

Cougars Varsity Football Team: Undefeated with 7 Wins, 0 Losses

Last year, the Cougars lost only one game against Essex High School. This year, they're repeating history. Congratulations to Head Coach Lloyd, his coaching staff, and all 32 players for their success.

We have a number of Blooms Crossing residents playing for the Cougars.



Vote on November 2, 2004

It's your right and it's very easy, especially with the new voting machine the city purchased. No dangling chads in the City of Manassas Park.



Pasko Filipino

Some Blooms Crossing residents expressed interest in doing an event for the holiday season. Pasko Filipino is a cultural event celebrating the holidays through food, festival and gathering of people from the Philippine or people interested in the Philippine culture.

If you are interested in this event, email your interest to rmontesa@comcast.net.

I urge the voters of Manassas Park to vote no on the pari-mutuel wagering question on the November 2, 2004 election ballot.

Colonial Downs is trying to put a gambling parlor in Manassas Park — again! Manassas Park is a very small, densely residential community. In 1996, Manassas Park voters rejected a gambling parlor for off-track horse race betting (also called “pari-mutuel wagering”) — now Colonial Downs has returned to try again. Here are the facts:

- **Gambling is not a family-friendly business.** Indebtedness, crime, forgery, credit card theft, domestic violence, child neglect, alcoholism, bankruptcy, divorce, and homelessness are more prevalent in areas where gambling is legal (source: *Gambling's Impacts on People and Places*, from the *Final Report* of the National Gambling Impact Study Commission at <http://govinfo.library.unt.edu/ngisc/reports/finrpt.html>).
- **Gambling will create a traffic nightmare.** The gambling parlor will add about 800 gamblers a day to traffic on already crowded Route 28 and Manassas Drive – 7 days a week, 363 days a year, from 11 in the morning until 11 at night.
- **Proud Citizens, No More?** Hundreds of Manassas Park residents have signed a petition against the Off-Track-Betting initiative and more continue to sign-up. One residents against Off-Track-Betting said that after living here for many years she is finally proud of our City. Why she asked, do we want to ruin it by making Manassas Park the gambling capital of Northern Virginia? Who among us wants the added evening rush hour traffic? Who wants to see a daily barrage of Manassas Park gambling advertisements on television, radio, and in the newspapers?
- **Real Estate Values.** Manassas Park expects to get \$14,000,000 in 2005 from real estate taxes. The Manassas Park City Manager estimates that revenue from Off-Track-Betting will bring \$379,800 annually. If the introduction of Off-Track-Betting causes City Real Estate tax revenue to drop just 2.7%, that lost revenue would cancel-out the estimated gain from wagering. That is a lot of risk for a relatively small return. Manassas Park is a great place to live and raise a family. But, my wife and I would not have bought a home in Manassas Park to raise our children if we knew it was going to become a gambling town. We wonder who will want to buy our home to raise their family if Manassas Park becomes the daily destination of over 800 gamblers from all over the metropolitan area.
- **The Prince William County Board of Supervisors unanimously approved a resolution opposing the gambling parlor.** “Gambling promotes behaviors that are detrimental to the family unit, including ... problem and pathological gambling, which often results in bankruptcy, suicide, divorce, or abuse,” states the resolution (source: *Prince William officials urge residents to vote down off-track betting parlor*, www.potomacnews.com, 9/15/04).
- **Manassas Park has been blessed again and again since we rejected Off-Track-Betting in 1996.** The City has received enough revenue to acquire a new, first-class High School, the new Cougar Elementary School, over \$18M for the Middle School, improved SOL scores, a new fire house, new fire engines, new police cars, infrastructure improvements around the city (roads, sidewalks, water and sewer), more parking places at the VRE rail station, a vision for a sparkling new Park Center, soaring citizen morale, and even a tax rate cut — all without one dollar of gambling money. There is no compelling reason to sacrifice future blessings and community goodwill for a fast-buck gotten at the expense of our family, friends, neighbors, and existing local businesses.

Len Tabacchi, A Blooms Crossing Resident and member of the Prince William/Manassas Family Alliance. info@familyallianceonline.org for more information or check out the website: www.no-gambling-in-MP.org Len Tabacchi, 9253 Matthew Drive



An Off-Track Horse Racing Center IN MANASSAS PARK!

ON NOVEMBER 2, residents of Manassas Park can **VOTE YES** to new local revenues, new jobs and a new business partner in the community. Colonial Downs, Virginia's own world-class race track, will build one of its off-track horse racing centers. And because races are scheduled throughout the day and evening, there is no significant impact on traffic patterns by "rush hour" workers.

BENEFITS: This means more than \$2.6 million a year in new revenue and investment in Manassas Park including:

- nearly \$600,000 in new revenues to local government for public services without a tax increase
- 70 new jobs with a \$1.5 million annual payroll
- nearly \$550,000 annually going to local businesses for goods and services
- a construction investment of up to \$4 million for the new horse racing center.

Colonial Downs has a demonstrated record of being a good corporate citizen who supports community projects and priorities.

Questions? Want to help? Call the Manassas Park Referendum Office at (703) 965-7240.

VOTE YES on November 2nd!

IT'S FUN! When you visit a Colonial Downs off-track racing center, you find hundreds of big screen televisions showing horse racing at tracks from coast to coast. It's a great place to enjoy a meal and share an evening with friends. Tourists, serious racing enthusiasts and people who just love horses will have fun.

IT'S SAFE AND ATTRACTIVE. "Since they opened in 1997, their presence in our community has been a great asset. We have not experienced any criminal activity." This comment from Brunswick County Sheriff J.R. Woodley reflects the experience at all our off-track facilities. You have to be 18 to get in and no wagering with credit cards is allowed.

IT SUPPORTS VIRGINIA'S HORSE INDUSTRY. Colonial Downs is a proud partner with Virginia's growing horse industry. A percentage of revenues from all wagers is designated, by law, for the support this important part of the agribusiness economy.

MANASSAS PARK

RACING
YES!





A double rainbow makes an appearance over Manassas Park High School.

Ask me about the
Blooms Crossing Neighbor Discount



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Properties Sold in August and September 2004

By Cheryl Kenny, CRS

9240 Stephanie Street	\$425,000
9430 Silver Meteor Court	\$274,900
9276 Matthew Drive	\$409,900
9414 Black Hawk Court	\$299,900
9303 East Carondelet	\$465,000
9430 Sonia Court	\$458,000
9214 Zachary Court.....	\$469,900
9312 Eagle Court.....	\$529,900
9207 Cynthia Street E.	\$364,900
9417 Black Hawk Court	\$297,950
9310 East Carondelet Dr.....	\$424,900
9419 Silver Meteor Court	\$289,900
9310 Eagle Court.....	\$549,000
9403 Primrose Lane	\$399,777
9202 Golf Court.....	\$499,900
9304 Becky Court	\$424,900
9409 Paige Court	\$455,000
9407 Heather Court.....	\$529,900
9318 Jan Street.....	\$449,900
9410 Luke Drive	\$461,999
9214 Greenshire Dr	\$425,000
4233 Stephanie Street	\$449,900
9275 Matthew Drive	\$369,950
9225 Matthew Drive	\$484,900
9222 Stephanie Street	\$450,000

Salon Secrets

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Men	\$15.00
Kids	\$10.00

Chemicals:

Color:	\$ 75.00
Foil-highlight/lowlight:	\$100.00
Perms:	\$ 80.00
Chemicals include Shampoo, Cut & Style	

Waxing:

Eyebrow, Chin, Lip	\$10.00
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Fire Lane Parking

Fire lanes were painted and signs installed in the townhouse section of Blooms Crossing. If a vehicle is parked in a fire lane, it is grounds for immediate towing. If residents observe a vehicle parked in a fire lane, they should call Henry's Towing. Residents can also call the City of Manassas Park Police department and ask to have the vehicle ticketed. The police do not tow vehicles from fire lanes. All Officers should be aware of their ability to ticket vehicles in fire lanes. If, for any reason, the police department says they cannot ticket a vehicle for being parked in a fire lane, residents should inform the Association of the approximate time and date of the occurrences. In an effort to increase communication to the Officers, the Association will provide this information to the Police Chief.

Announcements, Announcements

This newsletter is for the benefit of residents in Bloom Crossing. Accordingly, this section is dedicated to non-business classified ads. If you are interested in posting items for sale (non-commercial), kids offering services such as babysitting, mowing lawns etc., car pools or other miscellaneous items, this section is for you. Please send your classified ads to CMC for publication in the next upcoming newsletter. The newsletter is published 6 times a year in December, February, April, June, August, and October.

Commercial ads are also welcome and the rates are as follows:

Advertising Rates:

Full page - \$100
Half page - \$50
Quarter page - \$40
Business card - \$30

These prices apply per newsletter. Advertisements placed for a full year and paid in advance will receive a 10% discount. If you wish to place an advertisement in The Crossing Times, please submit your ad with a check to CMC at: Blooms Crossing Homeowners Association, c/o Community Management Corporation, P.O. Box 10821, Chantilly, VA 20153. Electronic ad files should be emailed to Lisa Robson, Desktop Publisher, at lrobson@cmc-management.com. Ads are due by the 10th day of the month prior to publication.

**Blooms Crossing Homeowners Association
c/o Community Management Corporation
12701 Fair Lakes Circle, Suite 400
Fairfax, Virginia 22033**

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