

The Southbridge Star



OCTOBER-NOVEMBER-DECEMBER 2026





WE STILL NEED MORE THAN 100 SIGNATURES ON THE PETITION REQUIRED BY VDOT AND PRINCE WILLIAM COUNTY. 216 HOMES ARE ON THE LIST AND WE ARE REQUIRED TO GET 177 SIGNATURES. WE WILL BE SENDING OUT ANOTHER LETTER TO THOSE ON THE LIST THAT HAVE NOT SIGNED. IF WE DO NOT GET THE 177 SIGNATURES BY MARCH THE REQUEST FOR THE SPEED HUMPS WILL BE CANCELLED.



**PLEASE REMEMBER THAT ALL PLAYGROUNDS ARE CLOSED AFTER DARK
PATROL SERVICE HAS SCANNING CAPABILITIES AT ALL PLAYGROUNDS AND WILL MONITOR
THE AREAS THROUGHOUT THEIR SHIFTS**



OFFICE EMAILS

roncriggersouthbridge@gmail.com

luciakeittsouthbridge@gmail.com



Santa is getting his Reindeer ready for the annual visit to Southbridge. Rudolph is getting his nose polished so he can guide Santa's Sleigh.

COME MEET SANTA

SATURDAY DECEMBER 12TH 11:00 AM UNTIL 2PM



TRASH CONTINUES TO BE AN ISSUE AND ONE REASON THE ASSESSMENT FEES CONTINUES TO RISE. FOR OCTOBER 1ST THE FEE HAS INCREASED BY 8%. A 4% INCREASE WAS EXPECTED. PLEASE MAKE SURE THAT TRASH IS IN CONTAINERS AND NOT PLACED ON THE GROUND. TRASH BAGS PLACED ON THE GROUND IS CAUSING THE TRASH COMPANY TO SPEND MORE TIME DOING THE TRASH WHICH CAUSED THE INCREASE, AS WELL AS THE LANDFILL COSTS CONTINUE TO RISE.



Need something notarized. Come to the office for this free service to all owners.

Both Ron and Lucia are Notary's.



THE LAST DAY FOR YARD WASTE PICKUP FOR 2026 IS MONDAY OCTOBER 26TH
PLEASE RAKE UP YOU LEAVES AND HAVE THEM OUT ANY MONDAY IN OCTOBER.
ANYTHING LEFT OUT AFTER THE 26TH OF OCTOBER WILL NOT BE PICKED UP.
MAKE SURE ALL LEAVES ARE IN BROWN PAPER BAGS AND THE BAGS SEALED.



HELP IN KEEPING YOUR NEIGHBORHOOD CLEAN

TRASH FOR MONDAY AND THURSDAY PICKUP SHOULD BE PLACED THE NIGHT BEFORE AS LATE AS POSSIBLE AND NOT SEVERAL DAYS IN ADVANCE. ALTHOUGH TRASH BAGS SHOULD NEVER BE PLACED ON THE GROUND, IF YOU DO THOSE SHOULD BE PLACED OUT THE MORNING OF NO LATER THAN 5AM. THE COST OF TRASH REMOVAL CONTINUES TO RISE NOT ONLY DUE TO LANDFILL COSTS, BUT ALSO DUE TO THE NUMBER OF TRASH BAGS THE TRASH COMPANY HAS TO PICKUP OFF THE GROUND, WHICH TAKES MORE TIME.



NEED YARD WORK DONE
CALL JENNIFER AND DANIEL
VERY REASONABLE RATES, ONE TIME OR ONGOING CONTRACT
MOWING, LEAF PICKUP, YARD CLEANUP
CALL 703-508-0227



JUST A REMINDER THAT BEFORE YOU INSTALL SOLAR PANELS ON YOUR HOME, YOU SHOULD CONTACT YOUR INSURANCE COMPANY TO MAKE SURE THEY COVER SOLAR PANELS OR PROVIDE INSURANCE COVERAGE.

SOUTHBRIDGE HOA PORTAL INFO and INSTRUCTIONS

RESIDENT SIGNUP FORM

<https://forms.cloud.microsoft/r/2RCVTdcjnu>

- After you complete the form, management will be notified. Residents will receive an email with a link to connect to the site.
- After you reach the sign-in page and enter their email address, you will receive a code that will then be used to complete your sign-in.
- Once inside, you can navigate to the document repository

RESIDENT PORTAL SITE – HOA Residents

<https://southbridgehoa.sharepoint.com/sites/SouthbridgeHOA/SitePages/CollabHome.aspx>

- **SHORTENED URL:** <https://tinyurl.com/southbridgehoa> - This link is easier to remember
- **SITE PURPOSE:**
 - Downloadable files and forms for residents
 - Information and Announcement center



Private Piano lessons available in my Southbridge home. Now enrolling Students, ages 7-adult, call Peggy at 703-887-3126 or please email me at

lifesongmusicva@gmail.com <https://musicislife01.duetpartner.com>



AS A REMINDER, American Disposal no longer takes any bulk type trash items in the single family homes. If you have large items such as mattresses, appliances, furniture etc. you may call American at 703-368-0500 to make arrangements and pay the fee in advance of the pickup. Townhomes, Mountain Laurel Loop and Locust Creek may leave these types of items out and the contracted staff will pick them up daily. The townhomes and section 4 pay for this service in their budget.

CAN YOU RECOMMEND A GREAT CONTRACTOR

IF YOU HAVE USED ANY TYPE OF CONTRACTOR TO DO WORK AT YOUR HOME AND WERE VERY PLEASED WITH THEIR WORK, PLEASE PROVIDE THEIR INFORMATION TO THE OFFICE. MORE OWNERS ARE HAVING ISSUES FINDING REPUTABLE CONTRACTORS AND WORD OF MOUTH IS A GREAT PLACE TO START.

MANAGEMENT AND THE BOARD WILL NOT MAKE RECOMMENDATIONS FOR CONTRACTORS OTHER THAN COMPILING A LIST FROM THOSE WHO WERE HAPPY WITH A CONTRACTOR THEY USED.

PRINCE WILLIAM COUNTY 311

ONE PLATFORM AND MANY SERVICES

CHECK OUT THE WEBSITE

www.pwcva.gov/departments/311

MAKE REPORTS, ASK QUESTIONS

CALL 311 FOR LIVE SUPPORT

Lawson Roofing

Robert McDonald, Owner

540-295-3543

Lifetime Shingles, Sloped and Flat Roofs

Carpentry and Painting

Siding, Laminate Floors

VA LIC# 2705141021



THE ANNUAL FALL FESTIVAL

SATURDAY OCTOBER 17TH

NOON TO 4PM

COME ON OUT AND ENJOY RIDES, REFRESHMENTS

NEW THIS YEAR.....PETTING ZOO WITH CHICKENS, DUCKS, GOATS, PONIES, COWS

HOW TO PAY YOUR ASSESSMENTS

Go to cardinalmanagementgroup.com

On the Cardinal website, click on **MAKE A PAYMENT**, where you have options to pay which is a payment through Property Pay, for one time or reoccurring payments. You can set up automatic withdrawal through Cardinal Management (ACH) and mail payments to the lock box in Arizona. The best way is setting up automatic withdrawal through Cardinal. If mailing it is best to use the coupon as payments without the coupon can be delayed. Always write your account number on your check. **Property Pay** is a third party vendor and Cardinal Management does not have access to your information. All payments must be credited to your account no later than the 10th of each month to avoid the late fee.

If you need help setting up your automatic payments or help with a one time payment please stop by the office and we can help you,

Melvin's Handyman Services

Melvin S. Hernandez

Licensed and Insured

Cell: (571)-274-0006

Email: melvinh69@aol.com

Business owner

Free Estimates

Office: (703)-680-4696

Carpentry Remodeling Home Improvement Project

<https://www.melvinshandyman services.net>



JUST A FRIENDLY REMINDER

Southbridge handles the snow plowing in the Townhomes and Mountain Laurel Loop and Locust Creek Drive. Prince William County/VDOT handles the snow plowing on the Single Family Home streets except pipestems. Pipestems are private streets owned by those who live on them, and owners are responsible for their own snow plowing. Pipestems are located off the following streets: Weeping Cherry, October Glory, Sassafras Tree, American Elm, Dewey's Run, Hickory Creek Court, Tulip Tree and Hampstead Ridge.



A FRIENDLY REMINDER THAT THERE IS NO BULK TRASH PICKUP IN THE SINGLE FAMILY HOMES, AMERICAN DISPOSAL WILL ONLY PICKUP ITEMS AT YOUR HOUSE IF YOU CALL THEM AND PAY FOR THAT SERVICE. THIS INCLUDES FURNITURE, MATTRESSES, APPLIANCES AND ANYTHING OTHER THAN HOUSEHOLD TRASH, RECYCLING AND YARD WASTE.



NON-EMERGENCY POLICE NUMBER

703-792-6500

Use this number to report any crime, loud music, or commercial vehicles parked on your street.

FOR ANY EMERGENCY CALL 911



2026-2027

BOARD OF DIRECTORS

Paul Fucito, President

Aron Brown, Vice President

Paul Bismarck, Secretary

Candy Arthur, Treasurer

Sharon Hall, Director

Mike Mumford, Director

Felix Tang, Director

Kathy Thompson, Director

Brent Roberson, Director



PLEASE PICK UP AFTER YOUR DOG. IT IS A VIRGINIA AND LOCAL ORDINANCE THAT YOU CLEAN UP AFTER YOUR DOG. DOGS SHOULD NOT BE ALLOWED TO USE THE BATHROOM ON ANY LAWNS OTHER THAN YOUR OWN. THIS ALSO INCLUDES COMMON AREAS.

OFFICE INFORMATION

703-221-7716

General Manager: Ron Crigger roncriggersouthbridge@gmail.com

Assistant Manager: Lucia Mitchell luciakeittsouthbridge@gmail.com

Questions, Concerns, Complaints, OH MY, we are here to help

Open Weekdays 9am until 5:30pm

Wednesday's until 7:00pm

Saturday's 9:00am until 2:00pm

IMPORTANT PHONE NUMBERS

American Disposal Service 703-368-0500
Animal Control 703-792-6465
Board of County Supervisors—Dumfries District—Andrea Bailey 703-792-4645
Cardinal Management Group 703-569-5797
Columbia Gas 1-800-543-8911
Dominion Towing 703-730-6610
Dominion Virginia Power 1-888-667-3000
Dumfries Post Office 703-441-8304
Police (Non-Emergency) 703-792-6500 Police (Non-Emergency—TTD for the deaf) 703-792-6294
Prince William County Public School System 703-791-7200
Prince William County Public Works (sidewalk issues) 703-792-6820
Prince William County Service Authority (PWCSA)—Water / Sewer 703-335-7900
Signal Patrol Service 703-665-1263 EXT 720
Social Services 703-792-4300
Southbridge Community Association—Management Office 703-221-7716
Southbridge Pool 703-221-2716
Washington Gas 703-750-1000

NEW POLICY ON DELINQUENT ACCOUNTS

FOR ACCOUNTS THAT BECOME DELINQUENT ON THE ASSESSMENT FEE WE ARE NOW HOLDING HEARINGS TO REVOKE POOL ACCESS, CLUBHOUSE RENTAL USE AND IN THE TOWNHOMES WE ARE REVOKING THE VISITOR HANG TAGS. THESE WILL NOT BE RESTORED UNTIL THE ACCOUNT IS CURRENT. ALL ACCOUNTS ARE ALSO TURNED OVER TO THE COLLECTION ATTORNEY FOR COLLECTION ACTION WHICH CAN LEAD TO GARNISHMENT OF WAGES.

SAMPLE FENCE TYPES TO COVER TRASH CANS

WHITE PREFERRED BUT NATURAL COLORS ACCEPTABLE





PLEASE REMEMBER THAT THERE IS A \$20.00 LATE FEE FOR ASSESSMENT PAYMENTS RECEIVED AFTER THE 10TH OF THE MONTH. THAT WILL NEED TO BE INCLUDED WITH YOUR PAYMENT. THERE WILL BE NO CREDITS IN 2027 FOR LATE FEES CHARGED TO ACCOUNTS.



**PATROL SERVICE
703-665-1263 EXT 720
Patrol on duty from
2pm to 6am daily**



Thank you to everyone who came out to the town hall on September 30th. There were some great questions but there still needs to be more answers. We plan to have at more next year.



**PEOPLE AND PETS
DROP-IN PET CARE
CALL OR TEXT ELAINA K. HALL
(315) 243-2483**