

July 2025

CHANTILLY HIGHLANDER

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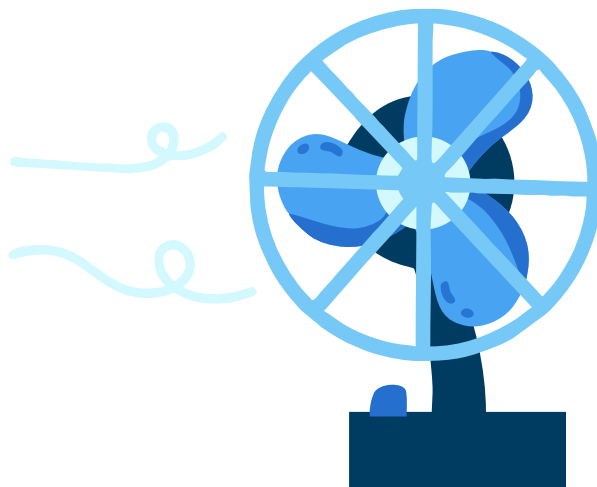
Community Updates

Homeowner Reminders

The Chantilly Highlands Exterior Alterations, Maintenance and Procedures Guidelines specify that the mounting of any window air conditioner on any window is prohibited unless medically required.

When directing questions to the HOA Board, please provide your property address. Often we have requests for logins to the website or Ciranet, and providing the property address along with the homeowner's name is very helpful in ensuring the information is provided to verified homeowners.

Thank you for your consideration.



| |
|---|
| In this newsletter you can expect: |
| Community Updates & Events 1-5 |
| March Meeting Minutes 6-7 |
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| Board/Committee Contacts 11 |

Residents are encouraged to attend board meetings. For online attendance access, please contact Chelsie for details at:

cthrockmorton@gocampmgmt.com



KARAOKE



GET READY TO SING! BOLLYWOOD KARAOKE IN CHANTILLY HIGHLANDS

Calling all music lovers and aspiring singers for Chantilly Highlands Residents! Get ready to belt out your favorite Bollywood hits at our community's monthly Bollywood Karaoke event.

Join us every 3rd Friday of the month, from 6:00 PM to 9:30 PM, for an evening of fun, music, and community spirit. While Bollywood takes center stage, we welcome singers of all genres – so feel free to bring your favorite tunes!

This is a potluck-style gathering, so please bring a pizza of your choice and a non-alcoholic drink to share and enjoy. It's a great way to mingle with neighbors and make new friends.

Interested in learning Bollywood Karaoke? We'd love to help! Just stop by one of our events and let us know.

If there's enough interest, we'll organize a dedicated learning session.

Important Note: Event dates and times are subject to change. For the latest information and any updates, please visit our official website at <https://www.chha.org/events/>.

Come ready to sing, clap, and have a fantastic time!

Bollywood Karaoke Evening

Friday, July 18, 2025

6:00 - 9:30 PM

Performances By Community Bollywood Singers

Free entry for Residents. Bring your favorite pizza and drink. No alcohol allowed.

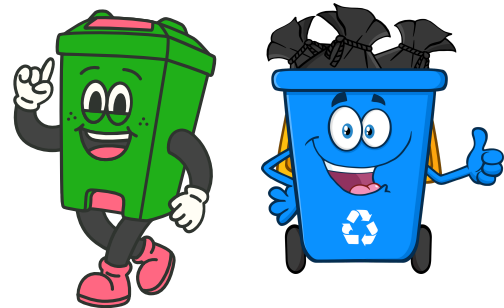
Sit back, Relax and Enjoy!

17 Monthly Highlights from CAMP's Annual Calendar

Each month, we'll include a snapshot from CAMP's annual calendar to help keep the community informed about key activities, projects, and areas of focus for both Management and the Board. It's a great way to stay in the loop on what's happening behind the scenes in our neighborhood!

July

- Backflow Testing
- Solicit bid(s) for snow removal contract.



REMINDER!

Keep trash cans out of public view on non-collection days. Place curbside NO SOONER than the evening before pickup.

Volunteer Needed!



POLICE • COMMUNITY PARTNERSHIPS

DONT LET THIS COMMUNITY FAVORITE GET DROPPED!

Volunteer Tasks

Register natw.org

Plan: refreshments, entertainment, crafts, games or other activities.

www.chha.org/events

Swim Smart, Plant Smart, Live Neighborly

As summer brings more activity to our community, it's important to remind all residents of our shared responsibility for safety and neighborly consideration. At the pool, our professional lifeguards are there to keep everyone safe—especially our youngest swimmers and non swimmers. We ask that the community support their efforts by closely supervising children who have not yet passed the swim test and complying with posted pool rules. Beginning and non-swimmers must stay in shallow waters to ensure their safety. Let's all show respect to our lifeguards and help create a safe and positive environment for everyone.

The HOA Board and management team, in partnership with our professional pool management company, are also working together to improve check-in procedures at the pool to enhance both security and safety. We appreciate your patience as we implement these updates. More information will be posted at the pool house and shared in upcoming newsletters. As a reminder, residents may bring guests to the pool for a small fee, but guests must be accompanied by the resident at all times. Residents are not permitted to share their lot numbers or addresses with friends for the purpose of allowing unaccompanied access to the pool. This policy is essential to ensuring the safety and enjoyment of the facility for all.

Similarly, as many residents are investing in landscaping improvements, we encourage you to consider the long-term growth and placement of trees and shrubs. Foliage that seems small today can become overgrown in the future, potentially encroaching on neighboring yards and creating unintended issues. A little foresight and courtesy go a long way in preserving the beauty and harmony of our community.

(See Reese Broome newsletter on next page)

Let's continue working together to make our neighborhood safe, attractive, and respectful for all.



TreeLaw

Community Associations Newsletter

By: Daniel W. Shupe and Erik W. Fox

As stewards of association common areas and resources, Boards and managers often face various questions involving trees owned by the Association. As such, a general familiarity with your jurisdiction's tree law and how your responsibility and liability have grown is important to properly guiding your association through such issues.

Courts previously took a fairly hands-off approach to disputes involving trees and vegetation. Under the "Massachusetts Rule," if roots or branches of a tree intruded upon neighboring property, the owner of the neighboring property could cut the limbs and roots back to the property line but the court would not require the plant's owner to do, or pay for, the work. As populations become denser, courts are expanding the liabilities and duties of tree owners.

Maryland generally follows the Massachusetts Rule. However, Maryland courts have suggested landowners could be liable where their negligence results in physical injury caused by a falling tree or limb.ⁱ Owners of property in urban areas with only a few trees may be liable for injury caused by a falling tree or limb where the

property owner knew or should have known that the tree posed a hazard (e.g., a dead or dying tree).

Virginia followed a modified Massachusetts Rule where landowners could cut back their neighbors' branches and roots without compensation from their neighbor. There was also a caveat that if the plants were "noxious," there may be a remedy in the courts. In 2007, recognizing the difficulties of applying the old rules in densely populated areas and the ambiguity of "noxious", Virginia adjusted its position. Now, owners may obtain a court remedy to prevent actual or imminent harm caused to property by the vegetation.ⁱⁱ

The District also initially followed the Massachusetts Rule of self-help for encroaching vegetation. However, this rule was modified after a decayed tree fell and damaged a neighbor's property. The D.C. Court found that a tree owner could be held liable where the owner negligently maintains a tree causing it to damage a neighbor's property.ⁱⁱⁱ The general rule in D.C. is that a tree owner/possessor is not obligated to protect others from damage caused by trees

December 2020
Community Associations Newsletter

2 Rees Broome, PC

on his or her property. However, where a reasonably prudent person would act (or refrain from acting), and the tree owner/possessor fails to so act (or refrain from acting), the tree owner/possessor may be held liable for any damage caused by his or her failure.

Takeaways - Property owners in Maryland, Virginia, and D.C. are permitted to engage in self-help by cutting back branches and roots of neighboring trees and vegetation to the property line. However, property owners must be careful when doing so. They may not enter the tree owner's property when engaging in self-help, and they must be careful not to so weaken the tree as to cause damage to the tree owner's property. It is always wise to engage a professional arborist if cutting and let their expertise guide your decision.

Tree owners in Maryland will generally not be liable for any damage or injury caused by their trees. However, in urban and dense suburban areas, tree owners may be found

liable for injury caused by falling trees or limbs. Although currently not under a duty to do so, owners of trees in such areas may wish to have a routine visual inspection of their trees conducted; and if a tree is found to potentially be dead or decayed, the owner should engage a professional to help address the tree.

Tree owners in Virginia and D.C. should also be vigilant, especially when put on notice that a tree is or may become hazardous. Neither jurisdiction imposes a duty yet on property owners to inspect apparently healthy trees, but owners may face liability if they fail to take action when a tree poses a hazard to neighboring property or the public. Therefore, it may be wise for tree owners in Virginia and D.C. to engage a professional for routine inspection of trees as well.

While the broad areas of tree law are clearly defined; most issues arise that are more nebulous, and we are happy to assist with those.

¹ *Hensley v. Montgomery County*, 25 Md. App. 361 (Md. Ct. Spec. App. 1975)

² *Fancher v. Fagella*, 247 Va. 549 (2007)

³ *Dudley v. Meadowbrook, Inc.*, 166 A.2d 743 (D.C. Mun. Ct. App. 1961)



Summer heat can sneak up on you—stay safe by drinking water often, wearing light clothing, and avoiding peak sun hours. Watch for signs of heat exhaustion like dizziness or fatigue, and check in on kids, seniors, and pets.

Let's keep our community cool and healthy all season long!



POOL RULES

- Do not enter the pool if you have a communicable disease or an open cut.
- Do not bring food, drink, gum or tobacco products into the pool area (water is allowed on deck)
 - Food and drinks are allowed in picnic areas (large umbrellas and grass).
- Do not run or engage in rough play in pool area.
- No animals allowed in pool area.
- Glass and shatterable items are prohibited in the pool area.
- Swimmers/flotation devices are not allowed in diving well while diving boards are open.
- Alcoholic beverages are prohibited in pool area.
- Non-toilet trained persons must wear swim diapers.
- The baby pool is for 5 years old and under.
- Patrons must follow lifeguards instructions.
- Swim lanes are for swimming laps and swim lessons. Playing and flotation devices are prohibited in swim lanes.
- Proper swim attire will be worn in pool (no cut offs or jeans etc.)



NO DIVING EXCEPT IN DEEP DIVING WELL

| Pool Hours 2025 | | | |
|---|-----------------------|------------------------------|------------------------------|
| | May 24th to June 11th | June 12th to August 17th | August 18th to September 1st |
| Monday to Friday | 3:30 - 7:30 | 11:30 - 7:30 | 4:30 - 7:30 |
| Sat & Sun | 11:30 - 7:30 | 11:30 - 8:30 | 11:30 - 7:30 |
| Memorial Day, Independence Day, Labor Day 11:30 - 7:30 | | | |
| Pool Closures www.chha.org/pool-closures | | | |
| Be aware that the pool will be closed on these dates. Closure time varies - see website for details. | | | |
| 6/7/25 | | 7/7/25 | |
| 6/8/25 (rain date for 6/7) | | 7/8/25 (rain date for 7/7) | |
| 6/11/25 | | 7/9/25 | |
| 6/18/25 | | 7/20/25 | |
| | | 7/21/25 (rain date for 7/20) | |



Chantilly Highlands Homes Association HOA Virtual Board Minutes June 4, 2025

Opening Administration

Called to Order: 7:41pm

Virtual Attendees: 7

Board Members: Mary Williams, Josh Sanchez, John Torossian, Jeremy Plotnick

Community Members: Mehar Chawla

CAMP: Chelsie Throckmorton, Fei Wong

Approval of Minutes - There was discussion as to whether the names of community members mentioned during a meeting should appear in the minutes. The conclusion was that if the member was referenced in the open session portion of the meeting then the name can appear in the minutes, otherwise only the address should be referenced.

Mary Williams motioned to approve the previous meeting minutes: Josh Sanchez seconded the motion, motion carried.

Matters for Board Decision

Community Center Request– Members of the community held a pilot Bollywood themed karaoke night event on May 17th. They reported that this was successful and attracted a total of 20-25 members of the community.

Based on the success of the pilot event, the organizing group has requested use of the community center one Friday evening a month, based on availability.

The board discussed various aspects of the request and a number of options related to use of the community center.

These included:

- A large annual Indian culture/Bollywood themed community event.
- Quarterly Bollywood karaoke events
- Events that combined Bollywood karaoke with other musical genres

One or two large pre-planned Indian cultural events and ad hoc Bollywood karaoke evenings.

Ultimately the motion was made to approve an expanded trial of three Bollywood karaoke evenings (one in June, July, and August). Provided that; 1) the organizing committee, represented by Mr. Mehar Chawla, would write an article for the Chantilly Highlander promoting the events; 2) the participants of the event are responsible for clean-up; 3) other genres of music will be accommodated at the events. The approval is conditional on the availability of the community center.

The motion was approved: 1st Mary Williams; 2nd Jeremy Plotnick

2024 Audit Report– The 2024 auditor's report on the Chantilly Highlands Homeowners Association financial statements and explanatory notes were presented by CAMP. The auditor's concluded that to the best of their knowledge the organization's financial statements were free of material misstatements.

The audit concluded that there was \$69,921 in excess operating revenue over expenses.

The motion was made to approve the 2024 audit report: 1st Mary Williams; 2nd Josh Sanchez



Join us in shaping the future of Chantilly Highlands by becoming part of one of our committees!

'One of the marvelous things about community is that it enables us to welcome and help people in a way we couldn't as individuals.' - Jean Vanier

Your participation can make a meaningful difference in our neighborhood. Contact information for each committee can be found at the end of this newsletter.

EARs Application Approvals

There were two EARs covering 2 projects. Both were approved.

| Status | Description |
|----------|--------------------------|
| Approved | Side walkway, side stoop |

Motion to approve the EARs: 1st Mary Williams; 2nd Jeremy Plotnick

Matters for Board Discussion

Reserve Projects: CAMP has had the tennis courts inspected by multiple firms and determined that they are past due for a complete resurfacing. This project was included in the 2017 reserve study in which \$57,964 was committed, but the project was not executed. So far CAMP has obtained several estimates for the job and is expected to get a few more. There is wide divergence in the existing estimates with \$53,000 at the low end and over \$100,000 on the high end. The tennis court project will also include some repairs to the community center parking lot.

The exterior of the community center appears faded and the board will need to decide as to when to consider replacing the siding.

The interior of the community center needs to be repainted. There is \$3,500 in the budget for this task. The board approved CAMP's request to obtain quotes for repainting the interior.

CHHA Website: Mary Williams has identified several potential vendors for the CHHA website and email service. These vendors will be asked to provide demos for the board's consideration.

Playground: CAMP will arrange to have the playground equipment power washed.

Fencing on McLearen and Centreville Roads: CAMP reported that a home owner in the community indicated that the fencing on along Centreville Road was unsightly and wondered why the CHHA had not replaced it, as had been done on McLearen Road. This led to a discussion as to the ownership and responsibility for the McLearen Road fencing. The HOA did replace the fencing along McLearen Rd in 2020. The decision was made to ask for a legal opinion on this matter. Further, it was the opinion of the board that the HOA has no responsibility for the fencing along Centreville Road. The developer had originally installed a split rail fence along the Centreville Roadway, but individual home owners have long since installed their own privacy fences on their lots along Centreville Road.

Pool Sign-in Procedure: CAMP reported that there was an incident at the pool involving a very young child who was temporarily unaccompanied and the lifeguards had no way of contacting a parent or guardian. This led to a discussion regarding improving the sign-in procedure for the pool to require all individuals using the pool to provide their address (instead of their lot number) and an emergency contact number. This will require re-publishing the pool rules and establishing a new sign-in protocol with the pool staff.

The motion was made to approve the requirement that all pool users be required to provide their address and emergency contact number upon entry to the pool. [The rule is effective immediately, while implementation including the development of a downloadable form will be completed ASAP.]

1st Mary Williams; 2nd Josh Sanchez; Motion carried.

Adjournment

Motion to Adjourn: 1st Mary Williams, 2nd Josh Sanchez; Meeting adjourned at: 9:31pm. ET

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The **Chantilly Highlander** is an electronic publication which informs the community of upcoming events, committee meeting highlights and decisions, and provides a forum to communicate items of interest to your neighbors! It is published every month. **For more detailed information:**
<https://www.chha.org/highlander-newsletter-advertising-information/>

Electronic payments for advertising can be made via **Zelle**.

Submit payments to:
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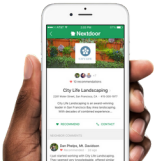
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www.teetharefun.com

Join Nextdoor



Join Nextdoor, a private social network, to receive timely and important notices from within our community. Residents can receive invitations from neighbors who are on Nextdoor or by visiting www.nextdoor.com.

Community Center Rental

Planning a holiday or birthday party? Consider renting our community center! See website at <https://www.chha.org/rent-the-community-center/> for more [rental details](#).



Neighborhood Watch

Report suspicious people or situations to Fairfax County Police at either their non-emergency number (703) 691-2131, or 9-1-1 if a true emergency.





Committee Info

Board of Directors meets virtually on the first Wednesday of every month at 7:30 PM. Meetings are held virtually and open to all residents. See [FAQ](#) for more information about agenda items, etc., <https://www.chha.org/frequently-asked-questions/>

- **Architectural Control Committee (ACC)** chhaacc@chha.org
 - **ACC Guidelines** <https://www.chha.org/acc-intro/>
 - **Exterior Alteration Request** <https://www.chha.org/exterior-alteration-request/>
- **Chantilly Highlander Newsletter-** Welcomes community related submissions for consideration. Advertising questions and other information may be emailed to chhanewsletter@chha.org. Payments can be made electronically via Zelle using the following email: [chhatreasurer@chha.org/](mailto:chhatreasurer@chha.org)
- **Civic Affairs Committee** for comments, questions or to join the committee, contact Jeff Parnes at chhacivicaffairs@chha.org.
- **Community Events Committee** - Help organize events—for info, contact chhacommunityevents@chha.org.
- **Community Facilities Committee** manages our swimming pool, tennis courts, playground, Community Center and its grounds. For information contact chhafacilities@chha.org.
- **Land Management Committee** manages the common areas of our community, primarily lawn care and snow removal, meeting as needed.
 - Contact chhalandmanagement@chha.org with questions or to help on the Land Management Committee.
- **Neighborhood Watch Committee** is accepting members to help monitor the community.
 - Contact chhaneighborhoodwatch@chha.org for more information.

2025 BOARD OF DIRECTORS

PRESIDENT—Mary Williams
chhapresident@chha.org
VICE PRESIDENT—Josh Sanchez,
chhavicepresident@chha.org
TREASURER—Dan MacKay , chhatreasurer@chha.org
SECRETARY—Jeremy Plotnick, chhasecretary@chha.org
AT LARGE—Mo Alfakir, mo.alfakir@chha.org
AT LARGE—John Torossian, john.torossian@chha.org
AT LARGE—VACANT

COMMITTEE CHAIRS

ARCHITECTURAL CONTROLS - Josh Sanchez,
chhaacc@chha.org
CIVIC AFFAIRS - Jeff Parnes, chhacivicaffairs@chha.org
NEIGHBORHOOD WATCH - VACANT,
chhaneighborhoodwatch@chha.org
SWIM TEAM - Caryn McGarry and Dan MacKay,
chhaswim@chha.org
WELCOME COMMITTEE - Mary Williams,
chhawelcome@chha.org

COMMUNITY POINTS OF CONTACT (POC)

COMMUNITY EVENTS - Mary Williams,
chhacommunityevents@chha.org
COMMUNITY FACILITIES - CAMP,
chhacommunityfacilities@chha.org
LAND MANAGEMENT - CAMP,
chhalandmanagement@chha.org
NEWSLETTER EDITOR - C. Madison,
chhanewsletter@chha.org
WEBMASTER - VACANT

COMMUNITY SERVICES

CAMP On Site Office 703-435-0706
CAMP Customer Service 571-363-4042; 855-477-2267 www.gocampmgmt.com
COMMUNITY CENTER RENTAL – Fei Wong ,
chharents@chha.org

Thank you for reading!
