



Cavanaugh Crossing HOA

P.O. Box 823

Lorton, VA 22199

cchoa22079@yahoo.com

[HOME](#) | [Cavanaughcrossinghoa](#)

Welcome and Hello!

The Cavanaugh Crossing Homeowners Association (HOA) Board of Directors extend a warm welcome to all our newer residents in the community and a hearty hello to those residents who have been part of the community for several years.

To our newer neighbors, in an effort to make your transition into the community as smooth as possible and in getting settled in, we want to highlight some key community guidelines and references. We encourage and recommend that you review the full community Covenants, By-laws, and Guidelines in the HOA References section at [HOME](#) | [Cavanaughcrossinghoa](#).

Community Guidelines and Important Information

- **Trash, Recycling, and Other Services:**
 - These collection services are part of your HOA fees and provided by Patriot Disposal Services, (703) 257-7100, [Residential Waste Services for HOA's, NOVA | Patriot Disposal Inc.](#), as follows:
 - Trash – Monday and Thursday, early AM
 - Recycle – Wednesday, early AM
 - Yard waste – Saturday, early AM, using brown paper yard waste bags or unbagged in a personal container, [Yard Waste - Disposal, grass, leaves, bushes | NOVA, HOAs | Patriot Disposal Inc.](#)
 - Bulk item – you must call Patriot Disposal Services to schedule and you will be given an estimate based upon the items; if you're able, consider using the Fairfax County I-95 Landfill, only 5 minutes away, [I-95 Landfill Complex | Public Works and Environmental Services](#).
 - The trash and recycle containers are to be at the curb with wheels against the curb for easier collection.
 - Please ensure your trash containers are completely closed so that birds and animals can't get into the trash and create a mess.
- **HOA Fees:**
 - Currently **\$225.00** per quarter, **payable** on the 1st of **January, April, July, and October**. Late fees are charged after the 10th.
 - Payments should be remitted to: **Cavanaugh Crossing HOA, P.O. Box 823 Lorton, VA 22199.**
 - Please ensure your address and lot number are annotated on your check or autopayment.



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- **Landscaping and Yard Maintenance:**

- To keep our community looking its best, residents are responsible for maintaining their lawns and flower beds.
- Please be sure to **cut and edge your grass regularly** and **remove all grass clippings** from the sidewalks and streets after mowing. Do not blow your grass clippings into the street.

- **Parking:**

- Permanent parking by residents is **not** allowed on our community streets. All residents' vehicles should be parked in your driveway or garage.
- If you have guests and need temporary parking, refer to the Guidelines.
- Please ensure any vehicle temporarily parked on the street is **parked in the direction of traffic**; you can be ticketed for facing the wrong direction.

- **Snow Removal:**

- Snow removal services are provided by Kingstowne Lawn & Landscaping and is part of your HOA Fees for the **main** community streets. The pipestem portion of Haines Drive is considered a private driveway and is not included in the snow removal services.
- Each homeowner is responsible for **shoveling their driveway and the sidewalk in front of their property**. There is no Fairfax County ordinance for removing snow from your sidewalk in front of your property, but please do so in a timely manner after any snow event to ensure a safe, walkable community.

- **Architectural Changes** – Any changes to the exterior of your home including your landscaping, no matter how small, **must receive prior approval from the HOA Architectural Review Committee (ARC)**. This helps us maintain the unique aesthetic and value of our community. **ARC applications** are available at [Cavanaugh Crossing HOA ARC Application 2024.docx - Google Docs](#).

- **Violations:**

- Violations of the Covenants, By-laws, and Guidelines are brought to the residents' attention in writing providing a reasonable time for correction.
- Unresolved violations are escalated according to the Guidelines.
- Your cooperation in resolving your violation is appreciated by the HOA. Our intentions are to preserve and/or improve property values and to protect the investment that each homeowner has made in their home by maintaining the aesthetics at Cavanaugh Crossing.



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Get to Know your HOA Board of Directors and Neighbors

Your HOA Board of Directors are:

- President - **Robert “Bob” Bolluyt**
- Vice President - **Samuel “Sam” J. Boyd, Jr.**
- Treasurer - **Deepshikha “Dee” Sinha**
- Secretary - **Abigail “Abby” Phillips**

We are here to help address any questions or concerns you may have. HOA meetings are open to all residents and are held quarterly. Please check the website or your email for meeting details.

What better way to meet your new neighbors than at our **upcoming Cavanaugh Crossing Community Block Party!**

- When: **Saturday, September 27, 2025**
- What time: **3:00 PM to 6:00 PM**
- Where: **the cul-de-sac at the corner of Virginia Terrace and Haines Drive.**

We hope you'll be able to join us for some food, fun, and great conversation. The menu is potluck, so please bring your favorite dish to share. Please check the website for any additional details.

Again, welcome to the Cavanaugh Crossing community! We look forward to seeing you soon.

Warmly,

The Cavanaugh Crossing HOA Board of Directors