



Hunters Ridge Homeowners Association
12161 Coloriver Road
Manassas, VA 20112

Hunters Ridge Text Alert System

Dear Hunters Ridge Resident:

This letter presents an important Hunters Ridge community initiative for which we encourage your participation. Please read this letter carefully and consider responding.

The HOA established a Neighborhood Watch program during the early development years of Hunters Ridge. Dozens of homes were under construction, and literally hundreds of construction workers and potential buyers entered the community daily. The legitimate activities of the community build-out also gave birth to vandalism – construction material and newly installed appliances were stolen and sites were damaged. Our response was the Neighborhood Watch, a volunteer program where residents watched or “patrolled” their immediate neighborhood and alerted their neighbors and authorities when they observed suspicious activity. As construction ended and the community matured the need for the Neighborhood Watch network diminished... for a while it morphed into an email network disseminating police reports. It no longer exists today.

There have been a couple of incidents in Hunters Ridge recently, specifically a home burglary and a bear sighting, that have resurrected the need for a neighborhood alert network. The HOA Board of Directors believes that currently available technology will allow us to communicate community safety-related alerts faster in ways that will blend in with our busy schedules.

In that regard, the purpose of this letter is to introduce and explain a Hunters Ridge community wide text alert system that is being put in place and to further provide you the opportunity and instructions to enroll in this system. There is no cost to you to enroll¹.

Here's how the new system works. The HOA has subscribed to a centralized text messaging service named Mobile Text Alerts (<https://mobile-text-alerts.com>). When the HOA has a message to communicate to you, as a voluntary enrollee, we will send that message to this service who then redirects it to you. At enrollment you select the types of messages you prefer to receive and this service distributes the HOA's text message based on your stated preference. At your enrollment you will provide your mobile number, home address and email address and the types of messages you wish to receive. Your contact information will be kept completely confidential and will NEVER be shared with others. Until we see the interest in this system, only 2 phones per Hunters Ridge address can be enrolled so long as the holder of the mobile number is 18 years old or older. If interest is robust, this limit can be increased at a later date.

The two types of contact you can choose are these; (A) Urgent/Emergency contact only, or (B) General Information and Urgent/Emergency. This system is designed, first and foremost, to provide improved communications over a Neighborhood Watch type format thus every enrollee will receive urgent and emergency communications. Your decision, as you enroll, is whether or not you want to receive more general type community information, as described below, in addition to the urgent messages.

¹ An enrolled resident must have SMS text messaging services from their cellular provider. The HOA is not responsible for any texting costs incurred by a resident to enroll in the program or charges incurred to receive and respond to text messages.

Here's the type of text messages that fall under each group²:

Emergency/Urgent Communications Only. This group would receive messages that are related to known criminal or dangerous activity in Hunters Ridge and adjacent communities. Before being distributed any such activity should first be reported to law enforcement or other first-responders. Through the new text system the HOA is hoping to expedite communications but, is not, in any regard, attempting to supplant or interfere with first responders. Residents should not assume the new system provides any increased level of criminal activity protection as that is not its purpose. Examples of items that would NOT be included in a text alert are lost or missing pets, simple speeding, disagreements on home improvements, loud or obnoxious neighborhood behavior. No advertisements or promotions of any type by any person will be sent to this group.

General and Emergency/Urgent Communications. In addition to the above, this group would include communications of a more general nature such as cancellations of trash service, detours, traffic impairments such as paving, traffic alerts, Board meeting dates, HOA picnic reminders, annual assessment reminders, lost pets, etc. No advertisements or promotions of any type by any person will be sent to this group. As a rule-of-thumb, nothing will be sent to this group that would have someone gain financially by doing so and/or cause the HOA to incur responsibility or liability.

These are the three ways to enroll. Approach 1 and 2 below are simpler and preferred. They are:

- (1) Complete the enclosed enrollment form and either mail it to the HOA at 12161 Coloriver Rd., Manassas, VA 20112 or drop it into the secure mailbox at that same address. The HOA will handle your enrollment for you.
- (2) Go to www.mobile-text-alerts.com/HRHOA and complete the online enrollment form. The central text messaging service will complete the enrollment for you.
- (3) Send a text to 781-728-9542 and include a message that (without quotations) reads "HRHOA" "firstname" "lastname" "streetnumber" "streetname". Leave one space between each word. On the "streetname" do not add the suffix of "Place, Street, Court, Road, etc. Just the name like Coloriver, BassPond, CharlesLacey. If your street has two words, run them together. Here's an example: HRHOA Tom Smith 54321 BassPond. This will enroll you in the system. The HOA will then send you a return text asking for your desired group and email address. Reply to that text with the requested information and you're fully enrolled.

The success of the **Hunters Ridge Text Alert System** will depend on the timely reporting of incidents or events that meet the guidelines for being published to the enrolled residents of the community. If you believe you have such information there are two avenues to report them after you have first notified the proper authorities. First, please call any of the Board members. Their phone numbers are listed under the "Contacts" tab at the Hunters Ridge website at www.HuntersRidgeVa.net. Second, you will receive a confirming text message from the HOA once you enroll. Save this text message. If you need to report an incident or event in the future, simply "reply" to that text with the relevant information and it will quickly find its way to a Board member for posting to the entire community.

Ready to join? Choose one of the 3 methods from above and get started. It's simple and fast. Thank you for your consideration.

²When enrolling, please keep in mind that the HOA is a volunteer-run organization and will gather and pass on information as such information can be assimilated and validated. The HOA does not bear the responsibility to distribute information in a fashion that would allow a resident to avoid, reduce or eliminate danger, injury, death or personal loss. That responsibility remains totally with the Hunters Ridge resident even if enrolled in this texting service.