



Woodwinds News



APRIL 2008

MORE ON TRASH RULES

Woodwinds rules about trash are well publicized throughout the community and are part of your disclosure packet that you received when you moved into your unit.

We continue to see trash violations throughout the community despite the By-laws, notices, and newsletters that carry information on this subject. Not only is it unsightly, it attracts raccoons, rats, and other animals.

If you see your trash sitting at the curb when you come home in the evening, please be responsible – do NOT let it sit out until the next scheduled trash pick-up. Please bring trash back to your unit. Violators can be assessed a \$50 penalty.

There is some confusion about recycling that contributes to this trash problem. AAA, our trash and recycling collection service, will not collect recyclables if any non-recyclable materials are included in the same bag or bin.

RECYCLING

Please note that the following items **are not acceptable** for curb side recycling: food containers like yogurt/margarine tubs, styrofoam, paper or plastic plates, coated paper (such as milk or juice cartons), aluminum foil or foil pans, and pizza boxes.

AAA **will** pick up glass bottles and jars, metal cans, plastic bottles and jugs (only those with a neck), soda bottles and cans, non-prescription pill bottles and mixed paper, which includes newspapers, magazines, catalogs, junk mail, phone books, cereal and cracker boxes, and **flattened** cardboard.

Recycling pick-up at Woodwinds occurs only on Thursdays. However, recyclables may also be dropped off at recycling centers at any time. There are recycling centers at the Reston Park & Ride on Reston Parkway and at Baron Cameron Park..

Large items such as furniture, as well as household hazardous waste (such as oil-based paint, insecticides, and certain cleaning products), can be taken to one of the Fairfax County Citizens' Recycling and Disposal Facilities.

For specific details about Woodwinds recycling and trash service, contact LMA.

THE ESSENTIALS OF DUE PROCESS

Inevitably, from time to time, community rules are broken. When this happens, the association informs residents about the problem and follows what is known as due process procedure.

Simply stated, this means that the association always notifies residents of alleged violations before taking any action. We send written notice describing the possible rule violation and ask the residents to correct the problem voluntarily by a specific date. These notices also explain any action the association may take if the violation isn't corrected.

The association understands that things aren't always as they seem. So, any time we send notices to residents, the board wants to hear the resident's point of view. Residents have an opportunity to meet with the board before any penalty is imposed. In fact, imposing penalties isn't the goal at all! It's more important that residents comply with the association rules for the good of everyone in the community. These meetings give residents and the board an opportunity to discuss rule violations informally and arrive at a solution.

After they've had a chance to talk to a resident about a rule violation, board members will discuss the situation among themselves and make a decision. Residents generally receive the board's decision in writing in about 10 business days. For those who may disagree with the decision, the association has an appeal process.



BOARD MEETING

The next Woodwinds board meeting will be held on Thursday, 17 April, from 7:00 to 9:00 pm at **Langston Hughes Middle School Health Room**, located at 11401 Ridge Heights Road, Reston, VA. Details can be found on the Woodwinds Homeowners Yahoo Groups website: <http://finance.groups.yahoo.com/group/WoodwindsHomeowners/>

All owners and residents are encouraged to attend board meetings. Future meeting times and locations will be posted on the Yahoo Groups website.

PARKING AT WOODWINDS

To encourage owners and residents to comply with the vehicle registration requirement, notices will be placed on unregistered vehicles again during the month of April. These are notices, not violations; no one is being singled out and this is an information gathering exercise only.

The Vehicle Registration form is available on the Woodwinds website or from any board member.

Virginia law requires that out-of-state vehicles be titled and registered in Virginia and display Virginia license plates within 30 days of moving to Virginia. For more information, visit the Virginia Department of Motor Vehicles website at <http://www.dmv.state.va.us/webdoc/moving/newva.asp>

FAIRFAX COUNTY POLICE WEBSITE

The Fairfax County Police website features an application called **My Neighborhood** that displays mapping and incident reporting information for the entire county. Check out this application at <http://www.fairfaxcounty.gov/police> by clicking on Incident Mapping under the Quick Links menu.

RULES REMINDER

Water Shut-off – Water mains in the garden condos serve many units in addition to yours. For non-emergency plumbing tasks that necessitate turning off the water in your building, please remember the following guidelines:

- Inform LMA 72 hours in advance of the proposed shut-off time

- LMA or the Board will post the notice at the entrances of affected buildings 72 hours in advance
- Water may not be shut off before 9:30 am or after 4:30 pm
- Water may not be shut off on weekends or holidays
- Water may not be shut off for more than 3 hours. Work with your plumber to minimize the impact of shut-off time and length.

Please be courteous to your neighbors and follow these guidelines.

Satellite dishes – Owners or residents wishing to install a satellite dish on common property must first get written approval from the management agent and the Board. Placement of dishes is specified clearly in the Association policy. Placement of dishes is limited to building firewalls; installation directly on the roof shingles is forbidden.

Landscaping – Changes to the landscape, including planting, removal, thinning, pruning, or trimming of trees, shrubs, and flowers and addition or modification of edging, terracing, stonework, or pavers requires written permission from the Board of Directors.

Pets – Remember Woodwinds and Fairfax County leash regulations and please clean up after your pet! Violations will result in a \$50 fine.

2008 BOARD OF DIRECTORS

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LMA CONTACT INFO

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