



Woodwinds News



DECEMBER 2008

RESULTS OF 2008 ANNUAL MEETING

Woodwinds bylaws require that 50% of the membership send in proxies or attend in person in order to hold an annual meeting. Only 27% of the membership was represented at the 18 November meeting, so an annual meeting could not be held. The board took questions from the floor and then called a special session of the board. No nominations for the board were received except from current board members. The board therefore appointed Eric Orr, Teri Jaeger, Suzanne Wolfe, and Gay Dillin to serve as board members until the next annual meeting; Sharon Brooker was elected to a 3-year term in 2006. The board then adopted the proposed budget for 2009. This budget allows for about a 5.5% increase in operating expenses, and keeps Woodwinds on target in building necessary reserves as identified in the December 2007 Reserve Study. Monthly fees for townhomes and patiohomes will increase by \$1-\$2 in 2009; fees for garden style units will increase by \$5-\$6.

HOLIDAY DECORATIONS

Residents may place lights on existing trees, shrubs, railings, etc, at the front of the townhome, patio home, and garden style units. Wreaths, evergreen roping, and bows will also be permitted at the front of any unit. Figures, inflatables, or lighted structures of any kind may only be placed at the rear of patio homes and at the rear of ground floor garden style units. Residents are encouraged to email comments regarding holiday decorations to the board at woodwindsboard@yahogroups.com so they may be taken into consideration in developing guidelines for next year.

TRASH RULES REMINDER

Trash set out the evening before trash collection may not be set out before 8 pm. This applies even in the winter months when it is dark earlier.

Owners remodeling their units must make arrangements to have all materials removed from Woodwinds property according to these guidelines.

If your trash or recycling is not picked up on a collection day, please be considerate of your neighbors and bring it back into your unit. You can either set it out again on the next trash collection day or take it to the landfill yourself.

Your trash is your responsibility until it is in the garbage truck.

HOLIDAY TRASH SCHEDULE

There will be no trash collection on Thursday, 25 December, and Thursday, 1 January. Trash will be picked up on Monday, 29 December, and Monday, 5 January.

Recycling will be picked up on Saturday, 27 December, and Saturday, 3 January.

Christmas tree removal service is provided on the first 2 Wednesdays of January, the 7th and 14th; thereafter, trees will be collected during regular trash pick-ups. Remove all trimmings before setting trees at the curb.

If you have questions about trash and recycling, call AAA at 703-818-8222.

SATELLITE DISHES

Advance permission is required prior to mounting a satellite dish on association property. Dishes must be mounted to the firewall and must not be mounted on the roof itself. The unit owner is responsible for any damage to association property caused by the installation of a satellite dish. Please coordinate the installation of satellite dishes through LMA *before* your contractor climbs up on the roof of an association building.

PARKING AT WOODWINDS

Woodwinds has 144 units, with 171 parking spaces and 80 carports. Residents who work late often must park farther from their units than they would like. While there is still enough total parking at Woodwinds, many residents expect to park close to their units. Parking along 2102 – 2122 Green Watch



Way, 11600 – 11616 Ivystone Court, and all of Windbluff Court is very tight. Please be considerate of your neighbors; if you have more than two vehicles, or own a vehicle that is not used frequently, park it in one of the spaces on Ivystone Court that faces South Lakes Drive or on Green Watch Way between Soapstone Drive and 2100 Green Watch Way.

The board will be revising the parking permit process for Woodwinds early in 2009 and will also identify parking spaces along Green Watch Way and Ivystone Court that will be reserved for units that do not have a carport or reserved space already. This should alleviate some of the inconvenience for residents who must park at the opposite end of the community from their homes.

In addition to reserved parking, the board is considering a snow removal plan that will reserve strategically located parking spaces for holding snow that is plowed from the community's roads and other parking spaces. By planning for these events ahead of time, we can avoid extra shoveling of snow and minimize the number of parking spaces that are rendered unusable during snow storms. This plan will be publicized as soon as it is available.

OUTSIDE FAUCET SHUT-OFF

If you have a water faucet outside your unit, you may have an indoor control valve for this faucet. If so, please turn off the inside valve, then open the outside faucet to drain any water. This will prevent water freezing and causing the pipe to burst during the winter. If you have problems with this procedure or if there is a faucet outside your unit and you cannot locate the control valve inside your unit, contact LMA.

IMPORTANCE OF INSURANCE

All residents should be aware of the importance of obtaining appropriate insurance. Condo insurance protects against interior damage to the unit, loss of belongings due to burglary or natural disaster, and liability for injury to others, or damage to other units. Renter's insurance provides protection for personal property and liability protection. Rental property insurance protects the owner of a rental unit.

Woodwinds' master hazard insurance policy does **not** provide coverage for interior damage to

individual units except when the damage is the result of negligence on the part of the association; even in these cases, any upgrades to the unit, e.g., better quality carpeting, hardwood floors, kitchen and bathroom upgrades, etc., are **not** covered.

Woodwinds' master hazard insurance policy also does **not** provide coverage for personal property, personal injury that occurs within an individual unit, or damage to other units caused by an issue within an individual unit (such as water damage to a lower level unit caused by a malfunctioning appliance or plumbing fixture in an upper unit).

ONGOING PROJECTS

Balcony Repairs & Water Leaks – We are continuing to evaluate the effectiveness of the repairs to the first 15 balconies and we are working with LMA to address individual owner issues. The complete renovation of more balconies is not anticipated before 2009.

BOARD MEETING

The next Woodwinds Board meeting will be held on 18 December at the Langston Hughes Middle School Health Room from 7:00 pm until 9:00 pm EST. All owners and residents are encouraged to attend board meetings. Times and locations of 2009 meetings (usually the third Thursday of each month) will be posted on the Yahoo Groups website. Owners may also call LMA to find out meeting dates, times, and locations.

2009 BOARD OF DIRECTORS

- Eric Orr (President) (703) 715-1172
- Sharon Brooker (Vice President) (571) 277-3608
- Teri Jaeger (Treasurer) (703) 620-2856
- Suzanne Wolfe (Secretary) (703) 615-2054
- Gay Dillin (At Large) (703) 758-8815

Board email: woodwindsboard@yahoogroups.com

LMA CONTACT INFO

Property Manager: Diana Fritts
Email: wwcc@lmainc.com
(540) 751-1888 (office)
(540) 751-1899 (fax)
(866) 562-1890 (toll free)
(703) 443-3118 (24-hour Emergency)
Email: hoa@lmainc.com
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