



# Woodwinds News



JANUARY 2008

## HAPPY NEW YEAR

The Woodwinds Board would like to wish everyone a happy new year. Now that the holidays are over, we are turning our attention to address important issues at Woodwinds.

We know that erosion, landscaping, water leaks, communications, parking, the cost of services, and our under-funded reserves are concerns for residents and we will begin work on these issues in the coming year. We have already started to address our financial situation by following the advice of our reserve study and adjusting our monthly assessments to cover our day-to-day operating costs as well as building reserves for the long-term preservation of our infrastructure.

We will need those reserves as we turn our attention to other matters, such as the systemic water leaks and erosion. Improving the aesthetics of the community – resurfacing the parking lots, replacing fogged windows, and updating our landscaping – will also add to our curb appeal and hopefully will be reflected in increased property values.

We look forward to continuing our progress and encourage you to contribute to our shared goal of making Woodwinds a community of choice in Reston.

## NEW MANAGEMENT AGENT

The ad hoc Management Agent Selection Committee was formed in early November 2007 after the Board voted to terminate the contract with Riddell Management Agency on 30 October. (While our contract with Riddell allowed for 60 days' notice without cause, which would have meant that Riddell was free to go after 31 December, Frank Miller, our property manager offered to continue in that capacity through 31 January, the official end of the contract.)

After contacting a dozen management agencies and requesting proposals, the committee created a short list of agencies to interview, contacted references,

and conducted follow-up phone calls with the candidates.

On Tuesday, 8 January, the committee met at Teri Jaeger's home to discuss the final selection. It was agreed by all committee members present that Loudoun Management Agency (LMA) was the best candidate and accordingly made that recommendation to the Board.

LMA will take over as Woodwinds property manager on 1 February. You will receive a letter from LMA informing you of this as well as instructions for making your February assessment payment.

## 2008 BOARD OF DIRECTORS

The following residents will serve on the Woodwinds Board in 2008:

Eric Orr (President)	(703) 715-1172
Sharon Brooker (Vice President)	(571) 277-3608
Teri Jaeger (Treasurer)	(703) 620-2856
Suzanne Wolfe (Secretary)	(703) 615-2045
Gay Dillin (At Large)	(703) 758-8815

## SATELLITE DISHES

Woodwinds Association re-roofed the garden condos in 2005 as part of the maintenance and repair of the common elements. To preserve the integrity of the roofs, the Board sent a letter asking that all owners/residents who desire to install a satellite dish must apply for and receive written permission to do so. Previous dish installations have caused structural problems with the roofs and have led to earlier-than-normal deterioration of the shingles. Please remember to contact the management agent first, before you contract to have a satellite dish installed. Specific guidelines on installation must be observed and following this process is the most effective way to ensure that this happens – and that our investment in new rooftops is maximized.



### BOARD MEETING

The first Woodwinds board meeting will be held on Thursday, 17 January, from 7:00 to 9:00 pm at the Glade Community Center. Details can be found on the Woodwinds\_Homeowners Yahoo Groups website:

[http://finance.groups.yahoo.com/group/Woodwinds\\_Homeowners/](http://finance.groups.yahoo.com/group/Woodwinds_Homeowners/)

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

### WOODWINDS COMMITTEES

The Board invites interested residents to participate in the care and improvement of the community by volunteering for one of the standing committees.

Committees are integral to the running of the association. As service costs rise, the board seeks ways to minimize the expenses of association activities. Volunteers make this possible by patrolling our parking lots, distributing newsletters, noting burned out lights, and assisting with groundskeeping tasks such as mulching, planting, and watering.

If you have a talent or skill and a desire to help save the association some money, please consider donating time to one (or more) of our committees:

**Covenants** – ensure that the rules and regulations regarding the appearance of common elements are enforced.

**Landscape** – work in tandem with our grounds maintenance contractor to ensure a visually appealing landscape.

**Communications** – contribute to and distribute newsletters and other non-official correspondence to the community.

**Parking** – ensure that vehicles parked at Woodwinds are appropriate and conform to Fairfax County regulations.

**Maintenance** – Help with simple, handyman tasks such as water spigot shutoffs, reporting non-working street lights, and inventorying utility closet items owned by the association.

Contact a board member if you are interested; more information on committees will be provided in the next newsletter.

### THANK YOU

The Board would like to thank the volunteers who contributed their time, money, and effort in 2007 to improve the community. The business of running an association is not easy and residents who participate in community activities greatly assist in this task.

The following list is not exhaustive but contains the names of those who made significant contributions that deserve recognition: Judith Amstutz, Jackie Brathwaite, Marty Breslow, Gay Bridges, Chris Brockway, Miriam Brodie, Beverly Bugos, Cat Crozier, Julie Clark, Ana Kan, Beulah McLemore, Jim Murch, Keith Neal, Jennifer Newby, D'Orsay Ripple, Patrick Shagena, Frank Talbert, Katalin, Vaughan, Nancy Ward, Richard & Eloise Williams.

### RULES REMINDER

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

**Common Property** – Please remember that changes to the landscape require permission from the property owner, whether it's Woodwinds Association or Reston Association. Contact a board member if you have any questions or concerns.

**Parking** – If you have not already done so, please fill out a vehicle registration form (available at <http://www.bluemarblewebs.com/ww/>) and submit it to a board member. Unregistered vehicles on Woodwinds property are subject to penalty (e.g., revocation of parking privileges and towing at owners' expense.)

**Trash & Recycling** – Pick-ups are Mondays and Thursdays. Trash may be set out no earlier than 8:00 pm the nights before and no later than 8:00 am on the mornings of pick-ups. Recyclable materials may be set out with trash on Thursdays. For more information on recycling and what is recyclable, visit Fairfax County's recycling website: <http://www.fairfaxcounty.gov/living/recycling>.