



Woodwinds News



MAY 2008

CHANGES AT LMA

The president of Loudoun Management Associates informed the Woodwinds board that he has replaced Crystal Garcia as the property manager for Woodwinds. He will personally be acting as our property manager and working with a new hire, Diana Fritts, until she is ready to assume full property management duties for our community.

CHANGES TO TRASH COLLECTION

Effective immediately, trash set out on the day of collection must be put out prior to 6:00 am. AAA is now picking up trash earlier in the day. Although this change may take a little getting used to, the community will benefit, as unsightly trash will not sit out as long.

Remember that trash put out the evening before trash collection may not be put out until after 8 p.m.

If for some reason 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 put it back out on the next trash collection day or take it to the landfill yourself.

FLOWER DAY

The board will not sponsor a Flower Day at Woodwinds this year. The Board agreed that residents may plant annual flowers/plants that are on the approved planting list, in already existing beds, when they ask for permission to do so. The approved planting list is available online at : <http://www.bluemarblewebs.com> under "Latest News." You may also get a copy by contacting any board member. Any permanent changes must go to the Landscaping Committee, and then to the Board for approval.

SATELLITE DISHES

Advance permission is required prior to mounting a satellite dish on association property. Dishes must

be mounted to the firewall, and may 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.

CONDENSATION LINES

In the garden style condominium units, the condensation lines for individual unit's heating and cooling systems run down from the third to the first floor through the utility closets. It is important that unit owners periodically inspect these lines to make sure that they are not disconnected, cracked, or clogged.

If you see water dripping from any pipe in your utility closet, pooling on the floor of your utility closet, or coming out from underneath your utility closet door, immediately turn off your heating and cooling system and contact a repair person. Please note that you may be responsible for any water damage to the unit(s) below you.

The next time you have maintenance work done on your heating and cooling system, ask your repair person what you can do to keep the condensation lines clear. If you do not already have one, a T-joint can be added to your line, and when you change or clean your filter, you can pour bleach and hot water down the condensation line to help keep it clear.

WOODWINDS PROGRESS REPORT

The transition from Riddell Management Services to Loudoun Management Associates (LMA) has been completed and we can now turn our full attention to the tasks of improving and maintaining the Association's assets, both physical and financial. The board has initiated a number of projects, including:

Resurfacing of parking lots – We have asked LMA to issue a Request for Proposals (RFP) to repair and seal our parking lots, including painting of fire lanes and marking of parking spaces.



Erosion correction and control – We have asked LMA to identify a contractor to address the serious erosion problem between Woodwinds and Colonial Green. This is a major project and will require involvement of Reston Association: Last summer we met with RA and developed a rough plan for addressing the problems in this area.

Gutter System – We have asked LMA to issue a RFP to recommend an appropriate gutter solution for Woodwinds. Lack of gutters in some areas and inadequate gutters in others continue to create water drainage/leak issues throughout the community.

Balcony Repairs & Water Leaks – We are evaluating 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.

Landscaping Plan – We are continuing the development of a comprehensive plan for the community that will have a multi-phase approach to improving the appearance of our community.

Owner Account Status – LMA has finally received final account information from Riddell and will be mailing each unit owner a statement of account shortly. Any owner who feels the information is incorrect will be asked to provide documentation (bank statements, cancelled checks, online banking reports) of payments made to the association. Although this may be inconvenient, unless a homeowner is able to present evidence to the contrary, the records kept by Riddell will be assumed to be correct.

Vehicle Registration – We are continuing efforts to get 100% compliance with vehicle registration. If you have not completed a vehicle registration for all of your currently owned vehicles parked on Woodwinds property, please do so and return it to LMA or a board member. If you have purchased or sold a vehicle since completing the registration, please send in an updated form. The form is available on the Woodwinds website: <http://www.bluemarblewebs.com/ww/>.

Pet Registration – Pets must be registered with Woodwinds. If you have not registered your pet, or

your pet ownership has changed since you submitted your form, please send in an updated form. The form is available on the Woodwinds website: <http://www.bluemarblewebs.com/ww/>.

RULES REMINDER

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.

BOARD MEETING

The next Woodwinds board meeting will be held on Thursday, 15 May, from 7:00 to 9:00 pm at **Langston Hughes Middle School Health Room**, located at 11401 Ridge Heights Road, Reston, VA.

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

2008 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) 615-2045
Gay Dillin (At Large)	(703) 758-8815

LMA CONTACT INFO

Property Manager: Diana Fritts
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



Website: <http://www.lmainc.com>