



# Woodwinds News



MAY 2010

## **FIOS IS COMING**

FiOS is a bundled communications (Internet, telephone, TV) service operating over a fiber-optics communications network currently offered by Verizon Communications. Many neighborhoods in Reston already have access to FiOS, which offers another choice in consumer communications services.

In early 2009, with the help of resident Travis Ruebelmann, Verizon was notified of Woodwinds' interest in having FiOS service. In May 2009, the Board of Directors signed a Premises Access License (PAL) which gave permission to Verizon to survey Woodwinds property and plan an infrastructure upgrade that would bring fiber-optic cable to the community. At the October 2009 board meeting, the Board of Directors voted to commit Woodwinds Association to the infrastructure upgrade and we have now been informed by Verizon and its subcontractors that they are ready to begin the upgrade.

Here are some important things to note about this commitment:

### **1. Comprehensive infrastructure upgrade**

This commitment requires that all unit owners provide access to the Verizon crews installing the fiber-optic cable and equipment. First-floor condo owners must make their inside utility closets available for running the cable into their units and upstairs neighbor's units. Second- and third-floor units must make sure that their outside utility closets can be accessed. Townhouse owners must provide access to the attic above their units (accessible through panels in the upstairs guest bedroom closets). It is important that all residents provide the necessary access; the Board is prepared to exercise its right of entry to any units that do not respond to Verizon's request for access.

### **2. No requirement to subscribe to FiOS**

While Woodwinds residents must provide access to install the infrastructure, they are not required to subscribe to the FiOS service. Verizon's upgrade merely brings the cable to the buildings; residents who

want FiOS service must contract individually with Verizon to install and activate the service inside their units.

### **3. Potential increase in property value**

Verizon's website and numerous blogs on the Internet offer statistics and opinions about the value of the FiOS option. According to some reports, the availability of FiOS is often a criterion for selecting a place to live.

Verizon is anticipating the start of the FiOS upgrade in June or July. A Verizon representative will contact Woodwinds within 2 weeks of their arrival and typically leave notes on residents' doors within 48 hours of their need to access your unit. No firm dates have been set but the Board will pass along any information as soon as it is received from Verizon.

## **SATELLITE DISHES**

If you wish to install a satellite dish, please contact LMA. You will need to register your dish, pay a \$150 deposit, and ensure that your installer properly mounts the dish on the firewall and identifies the dish with your unit number in a permanent manner.

## **TRASH CANS IN COMMON AREAS**

Residents are reminded that the trash cans located throughout the community are intended for depositing dog waste bags and other incidental trash and litter that is picked up on the common property. These trash cans are NOT intended to be used as dumpsters for residents' trash between scheduled trash pickups. (Refer to your Rules and Regulations for details on the use of these receptacles.)

Residents who wish to dispose of personal trash between trash pick-ups should do so by taking their trash to a Fairfax County landfill. Check the website for details:

<http://www.fairfaxcounty.gov/dpwes/trash/disphours.htm>



### BALCONY RENOVATIONS

Woodwinds will be starting the next phase of balcony renovations. The Board identified 12-15 balconies that will be renovated. This project will commence around 1 June and will last 4-5 months. Impacted owners/residents will be notified separately. Balconies must be cleared of all personal property and no access will be permitted to the balconies; sliding patio doors will be secured shut from the outside in accordance with the Fairfax County Code for the duration of the renovation.

### LANDSCAPE PLAN

The Board is issuing a request for proposal (RFP) to a number of landscape architects to design a comprehensive plan for Woodwinds. Given the size and diversity of landscaping challenges in the community, the Board feels that hiring professional landscaper is the best value for the money. The RFP includes requirements for addressing erosion, turf in shady areas, and poorly planted trees and bushes. The plan should provide a much-needed facelift for the community. Because of the high cost of re-landscaping, the plan will be implemented in phases, allowing future boards to apply annual landscaping budgets to specific areas of the community over a period of years.

### NEW DELINQUENCY POLICY

At the April 2009 board meeting, the Board voted to file liens on delinquent properties after 90 days and start foreclosure proceedings after an additional 90 days. It is imperative that you contact LMA if you are having trouble making your payments. We will set up a payment schedule for you to get you back on track.

### RULES REMINDER

**Trash and Recycling (UPDATED)** – Trash Pick-ups are Mondays and Thursdays. Trash may be set out no earlier than 8:00 pm the nights before and no later than 6:00 am on the mornings of pick-ups.

Recyclable materials should be set out with trash on **Thursdays only**. AAA suggests setting trash on one side of the walkway and recyclables on the opposite side of the walkway so the collectors don't have to open the trash bags. Alternatively, you may also use

clear bags or the plastic recycling bins to assist in this process.

**Pizza Boxes and cardboard containers that have food residue are NOT recyclable in Fairfax County. Pizza boxes should be placed in plastic garbage bags, not set out loose at curbside.**

**Your trash is your responsibility until it is on the trash truck.** If your trash remains on the curb after pick-up, you must retrieve it and either store it until the next scheduled pickup or take it to the dump yourself. Leaving your trash at the curb until the next collection day will result in a \$50 assessment.

For more information on recycling and what is recyclable, visit Fairfax County's recycling website: <http://www.fairfaxcounty.gov/dpwes/recycling/new-mat.htm>.

### BOARD MEETING

The next Woodwinds board meeting will be held on Wednesday, 19 May, from 7:00 to 9:00 pm at a location to be determined. Please contact the property manager or a board member prior to the meeting for the meeting location. All owners and residents are encouraged to attend board meetings. Future meeting times and locations will be posted on the Yahoo Groups website at: [http://finance.groups.yahoo.com/group/Woodwinds\\_Homeowners/](http://finance.groups.yahoo.com/group/Woodwinds_Homeowners/)

### 2010 BOARD OF DIRECTORS

Eric Orr (President)	(703) 715-1172
Suzanne Wolfe (Vice President)	(703) 615-2054
Teri Jaeger (Treasurer)	(703) 620-2856
Gay Dillin (Secretary)	(703) 758-8815
Richard Harrison (At Large)	(571) 275-1917

### LMA CONTACT INFO

Property Manager: Diana Fritts  
[wwcc@lmainc.com](mailto:wwcc@lmainc.com)  
(540) 751-1888 (office)  
(540) 751-1899 (fax)  
(866) 562-1890 (toll free)  
For after hour emergencies, dial (540) 751-1888, and then call the number provided in the voice message  
Email: [hoa@lmainc.com](mailto:hoa@lmainc.com)  
Website: <http://www.lmainc.com>