



Woodwinds News



MAY 2014

NEW PROPERTY MANAGER

Woodwinds has a new property manager. His name is Joe Barrows. His contact information is available at the end of this email. Please update your contact information for the Woodwinds Property Manager.

MASTER LANDSCAPE PLAN

We are now one year in to the implementation of our master landscape plan, which was approved by Reston Association. The plan takes a comprehensive and long-term approach to improving the landscaping and improving maintainability of our natural surroundings and includes pruning of healthy trees, removal of dead or dangerous trees, redirection of building downspouts (all of which have been completed), and tree replacement, drainage improvements, erosion control and renovation, and addition of hardscapes (retaining walls, French drains, etc.).

Funding for the landscape plan projects will be provided from our reserves. We have been allocating money for this work in accordance with Woodwinds' reserve study and will not require any increase in monthly assessment fees.

Printed, large-scale plat maps of the landscape plans are available in the entryway of 2112 Green Watch Way. If you have any concerns about completed work or have questions or suggestions for upcoming work, please contact a board member.

SATELLITE DISHES

Woodwinds has a resolution regulating the installation of satellite dishes in the community. The resolution addresses the correct placement and removal of satellite dishes on common property.

If you are planning on using a service that requires an antenna, you must complete an application provided by our property manager. Applicants will receive a letter detailing the new resolution, the resolution, and a registration form. A refundable deposit is required for approval. It is important that you respond within

the deadlines given. The unit owner is responsible for any damage to association property caused by the installation or removal of a satellite dish.

PARKING AT WOODWINDS

Resident parking decals for 2013-2014 are available. The electrostatic decal should be displayed on the driver's side of the rear window (preferred) or windshield so that it is visible from the outside.

These parking decals are designed to identify legitimate vehicles and control parking issues in the community.

Decals have been distributed to residents who previously registered their vehicles. Vehicles displaying temporary passes received notices requiring proper registration. If you never obtained a 2011-2012 decal or need a 2013-2014 decal, contact the property manager. The board is still working out details of temporary guest parking passes. Until we come up with a viable solution, the paper, 2-week passes will remain the approved method. Parking enforcement will begin in May.

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>

WINDOW AND DOOR REPLACEMENT

Board approval is required prior to making any change to the exterior of a unit, including the replacement of window frames or doors. If you are considering replacing your window frames, please be aware that the exterior appearance of the new windows must match the originals. The expanse of each individual pane of glass must be the same size as the original, and new frames must be of the same style, color, and width as the originals. Any exceptions must be approved by Reston Association; there is a long lead time for this process. Contact our property manager for an application to replace your windows or doors.



RADON GAS REMEDIATION

Radon is a naturally occurring radioactive gas that is colorless, odorless, and tasteless. It is produced by the breakdown of uranium in soil, rock, and water.

Mitigation of radon requires venting the gas from your unit to the outside. This entails modification to the exterior of your unit and requires authorization by the Board. Please contact the Property Manager for details on mitigating radon gas in your unit.

For more information on radon gas in Fairfax County and links to a fact sheet and radon potential map, visit <http://www.fairfaxcounty.gov/hd/air/radon.htm>.

15 MPH SPEED LIMIT

Be considerate of your neighbors, their guests, children, and dogs, and reduce your speed to 15 mph while driving in the community. You should keep in mind that residents can back out of parking spaces at any moment and that the winding roads in the community require that you slow down and stay in your lane.

TRASH RULES

Trash collection is one of the services your monthly assessment pays for. Trash should be set at the curb only on scheduled trash pick-up days (Mondays and Thursdays).

- Trash may not be set out before 8:00 pm the night before trash pick-up and should not be set out after 6:00 am on trash days.
- Recycling pick-up is provided on Thursdays only. Glass, metal, and paper recycling materials should be set apart from the regular trash to facilitate pick-up.
- Outdoor trash receptacles are intended for incidental trash and pet waste only. Do not dump your personal bags of garbage that accumulate between scheduled trash pick-ups.
- You can take your excess trash to the Fairfax waste station on West Ox Road (7.9 miles from Woodwinds) if you cannot store it until trash day. For more details, visit <http://www.fairfaxcounty.gov/dpwes/trash/dispsites.htm>

Your trash is your responsibility until it is on the trash truck.

WATER SHUTOFF GUIDELINES

Water mains in the garden condos serve many units in addition to yours. For non-emergency plumbing tasks that require turning off the water in your building, please be courteous to your neighbors and remember the following guidelines:

- Contact our property manager **at least 5 days** in advance to coordinate the shut-off time and allow time to post notices in multiple buildings
- The board will post notices at entrances at least 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.

BOARD MEETING

The next Woodwinds board meeting will be held on Wednesday, 28 May, from 7:00 to 9:00 pm. Contact our Property Manager at Horizon Community Services for the location.

2014 BOARD OF DIRECTORS

- Eric Orr (President) (703) 715-1172
- Patrick Shagena (Vice President) (571) 926-7017
- Teri Jaeger (Treasurer) (703) 620-2856
- Gavin Wright (Secretary) (703) 615-2054
- Diane Morris (At Large) text preferred (703) 501-9278
- Email: WoodwindsBoard@YahooGroups.com
- Website: www.WoodwindsReston.com

PROPERTY MANAGEMENT CONTACT INFO

- Property Manager: Joseph Burrows
- Email joseph@horizoncommunityservices.com
- (540) 540-751-1888 x105 (office)
- 571-439-1652 (cell)
- (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
- Website: <http://www.horizoncommunityservices.com>