



Woodwinds News



OCTOBER 2008

PARKING LOT RESURFACING

The Board would like to thank everyone for their patience and cooperation during the repair and resurfacing of our parking lot and repair of our pathways. The speed bumps were also repaired, and the parking spaces, speed-bumps, crosswalks, and the fire lanes were also repainted. The appearance of the roadway and parking areas has been greatly improved.

CHIMNEY & FIRE EXTINGUISHER INSPECTION

Woodwinds has scheduled inspections of all townhome fireplaces and chimneys for Saturday, 1 November, between 9:00 am and 2:00 pm. This inspection is a requirement of our master insurance policy. Townhome owners and residents will receive schedule information in the next 2 weeks.

FIRE SAFETY

LMA has verified that the 21 fire extinguishers located in the common areas of Woodwinds have current inspection tags. The next scheduled inspection will be mid-2009.

Please ensure that the smoke detectors in your unit are operating correctly, and that your personal fire extinguishers are in working condition.

END OF DAYLIGHT SAVINGS TIME

Daylight savings time ends on November 2nd this year. Remember to check your smoke detectors when you set your clocks back an hour.

ANNUAL MEETING

For planning purposes, please note that Woodwinds Annual Meeting is scheduled for Tuesday, November 18th, at Langston Hughes Middle School cafeteria. More will come in the mail from LMA.

U.S. ECONOMY & WOODWINDS

The abrupt shutdown of the flow of credit to the U.S. this summer has created a wide-reaching crisis in the housing and credit markets. Consumer spending is declining rapidly and there is now a major spike in the number of credit card defaults. Mortgages are becoming increasingly hard to get, another sign of further deterioration of our economy's financial health.

Consumers are sinking further into debt brought on by mortgages with easy initial terms, cash-out refinancing, and unrestricted home equity loans. A recent article in the *Washington Times* states that one of every ten Americans has stopped making mortgage payments, which is an alarming statistic.

Experts are predicting a long, deep recession and consumers will be bearing the brunt of this. Another source cited in the *Washington Times* article stated that millions of households – as well as corporations and governments – have been operating like hedge funds for a long time; that is about to end.

In 2007, the Woodwinds Board had a reserve study completed – one year ahead of the schedule mandated by Virginia legislation – in an effort to get our own “house” in order. A comprehensive survey was done of our association's assets and infrastructure and an aggressive get-well plan was implemented at the beginning of 2008.

Woodwinds is now on the road to financial recovery – our reserves are slowly being replenished and all of our assets are FDIC-insured – but the recent change in economic climate presents a challenge for all of us. In August we had nearly \$30,000 in delinquencies (unpaid monthly fees), about two-thirds of which is more than 30 days past due. This represents almost an entire month's expenses for services such as trash & recycling pick-up, electricity, gas, groundskeeping, and property management.

If you feel that your personal financial situation is in peril and will adversely impact your ability to make



your Woodwinds Association assessment payments, the Board strongly recommends that you contact the management agent (LMA). Neglecting your financial responsibility to the association carries penalties and legal action but planning, communication, and a willingness to reach a workable solution to your current financial situation will benefit both you and the association.

RESTON STREAM RESTORATION

In 2004 Reston Association (RA) began a stream restoration project that encompasses nearly 18 miles of streams in Reston. The planning phase, which included aerial photography, surveying, and the tagging of over 29,000 trees, is now complete and work is beginning.

The first stream to be restored is the Snakeden Branch, which has tributaries that run from Olde Crafts Drive all the way to Lake Audubon. Major work will be done and existing forested areas will be impacted. Equipment will be moving in materials, removing trees that are in jeopardy of falling into creeks, and grading banks. Of course, a replanting project is planned after the restoration work is complete.

Other tributaries, such as the creek that runs behind Woodwinds near the golf course, will also receive attention as part of this restoration project. If you see stakes and tape on RA property, it is most likely connected with this project.

The project, which costs nearly \$70 million (at no cost to Reston residents), is expected to be completed in Spring 2009. For more information about this project, visit the Reston Association website at <http://www.reston.org>.

EMERGENCY PLANNING

On two occasions this year, the board has had to obtain emergency locksmith service to drill locks to enter upper-level garden condo units after downstairs neighbors complained of serious water leaks into their lower-level units.

If you are away from home for extended periods, take steps to prevent coming home to a new lock on your front door, a large bill (\$200-\$400), and angry neighbors. Have faulty valves on toilets and sinks

repaired, turn off these valves during long absences, and leave a house key with a neighbor.

ONGOING PROJECTS

Erosion Control – Several members of the Board met with a representative from Reston Association and a contractor in early October to discuss plans for work on priority areas at Woodwinds. A multi-phase solution will commence when the contractor becomes available in mid-November.

Vehicle Registration –If you are new to Woodwinds or have replaced your vehicle recently, please ensure that your vehicle is properly registered with 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/>.

BOARD MEETING

The next Woodwinds board meeting will be held on Thursday, 16 October, 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. Times and locations of 2008 meetings (usually the third Thursday of each month) are posted on the Yahoo Groups website or by calling LMA.

2008 BOARD OF DIRECTORS

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