



Woodwinds News

WELCOME

We wish to **welcome** all who have recently joined the Woodwinds community. Whether you are an owner or a renter, you should have received the Woodwinds Rules & Regulations. They apply to all residents, as well as their guests. These guidelines help us maintain the appearance and the value of the property and ensure the safety of our residents. These rules are available on the Woodwinds website at <http://www.bluemarblewebs.com/ww/> or you may request a copy from our property manager, Diana Fritts, at wwcc@lmainc.com or 540-751-1888. Diana can also answer any questions you may have regarding the rules and regulations.

Please familiarize yourself with the pet (leash and dog waste disposal) and trash (pickup days and times) rules. Reminder notices are also posted above the mailboxes in the garden style buildings.

REPAIRS

Please contact Diana if you experience any water leaks within your unit, or if you notice any common property elements that are in need of maintenance or repair.

FALLEN TREES

On the morning of September 28th, a large tree on golf course property at the rear of 2116 Green Watch Way fell onto the fairway. That destabilized an adjacent tree, and about 30 minutes later it fell onto the building. As it fell, it brought down two nearby trees, and did so much damage to two more trees that they also need to be removed. Fire and rescue responded, and evacuated the residents of the two top level units until the trees had been removed from the building. The good news is that there was no structural damage to the building or to the roof. The golf course is responsible for the tree removal and the cost of minor building repairs. However, this is a reminder that we have numerous dead or partially dead trees around the community – we have been working with our property manager for several months to get bids for tree work.

RESERVED PARKING REGISTRATION

Anyone who does not have a new green parking decal needs to fill out a vehicle registration form (available on our website), and send it, along with photocopies of driver license(s) and vehicle registration(s) to LMA, PO Box 2070, Purcellville, VA 20143. If you have guests parking on the premises between 11 pm and 8 am, they must complete a Guest Parking Pass (also available on the website) and display it on the front dashboard of their vehicle. Any vehicle without a valid decal or current guest parking pass may be towed.

EROSION WORK

Weather permitting, on October 6th Mulch Solutions will begin work to address the major erosion issue at the rear of 11646-11656 Ivystone Court. They will install filter “socks” filled with growing medium to create some terracing in the area and plant deep shade tolerant ferns and other native ground covers to stabilize the soil. It will take about a year for the new plantings to mature and fill in.

RETAINING WALL PROJECT

In the next week or so Marshall Construction will begin work on a retaining wall in front of 11602-11608 Ivystone Court. After the wall is completed, top soil and native plants and shade tolerant ground covers will be installed behind it. This project will prevent soil from washing down the sloped area in front of the townhomes during rain storms. Earlier in the summer drains were installed under the sidewalks, and the area between the sidewalk and the parking lot was sodded.

VIGILANCE

Please be vigilant and report even minor incidents to the Fairfax County police non-emergency number, **703-691-2131**. A recent incident of graffiti on the brick wall at the South Lakes entrance was documented by the Reston police as “destruction.” Keep informed and check recent incidents at www.fairfaxcounty.gov/gisapps/myneighborhood/.

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RESERVED PARKING SPACES

Please be courteous of your neighbors' reserved parking space. Too often, residents have been inconvenienced because a contractor's vehicle is parked in their reserved space. Please have anyone doing work at your unit park in either **your** reserved space, or an unreserved space.

OCTOBER BOARD MEETING

The next Woodwinds board meeting will be held on Thursday October 15th from 7 to 9 pm, at 11609 Windbluff Court. All owners and residents are encouraged to attend board meetings.

ANNUAL MEETING

Please mark your calendar and plan to attend the Woodwinds Council of Co-Owners annual meeting Tuesday November 17th from 7 to 9 pm. You will receive a mailing with detailed information in advance of the meeting.

SNAKEDEN BRANCH RESTORATION

Work on the restoration of the section of the Snakeden Branch that runs between Woodwinds and Glencourse is almost completed. Planting is scheduled to be done in October. When this section is finished, the entire Snakeden Branch, except the portion on Reston National Golf Course property, will have been restored.

WATER SHUT-OFF REMINDER

Water mains in the garden condos serve entire buildings, rather than individual units. When scheduling any non-emergency plumbing work that requires the water main to be turned off, please keep the following in mind:

- Make arrangements with LMA at least 4 days in advance of the proposed shut-off time.
- A board member will post notices at the entrances of all affected addresses.

- 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 length of the shut-off.

STORAGE CONTAINER GUIDELINES

- Please contact the property manager well in advance of bringing a PODS or other large storage container onto Woodwinds property.
- The location and duration of the container's presence must be approved by the board.
- Containers may not be placed in carports.
- Containers may not be placed in reserved spaces if doing so will impede access to adjacent spaces.
- Generally containers may not remain on Woodwinds property for more than 7 days — any exception must be approved by the board.
- The Container must be removed by 9:00 pm of the last day authorized by the Board or a \$10 per day penalty will be assessed to the unit.

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2009 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) 615-2054
Gay Dillin (At Large)	(703) 758-8815

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LMA CONTACT INFO

Property Manager: Diana Fritts
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
Website: <http://www.lmainc.com>