



# Woodwinds News



SEPTEMBER 2008

## **PARKING LOT RESURFACING**

LMA assisted the board this summer by identifying 3 contractors who submitted proposals to improve our roads, parking lot, and paved paths. After a review of the proposals, the board selected Pavement Solutions, of Montclair, Virginia, to do this work, which will be done in 2 phases.

First, asphalt repairs will be done on Wednesday, 17 September, between 7:00 am and 5:00 pm. This will involve milling and removal of weakened asphalt and replacement with fresh asphalt. Notices have been posted alerting residents to move their vehicles from areas marked with orange paint so that the heavy machinery can be brought in to complete the task in one day.

Second, seal coating and re-striping of the entire property will be done on Wednesday and Thursday, 24/ 25 September, starting at 7:00 am. One half of the community (TBD) will be done on the first day, the other half will be done on the second day. Resealing requires 24 hours, so cars will not be allowed on the resealed surface until 6:00 am the following day.

This improvement will undoubtedly be inconvenient for some residents and the board asks for everyone's understanding and patience. Please note the times when vehicles must be removed from the property. Vehicles that remain in the work area on the designated days will be towed to available spaces elsewhere in Woodwinds or off the property to facilitate the resealing.

If you will be out of town during this project, please arrange to have a neighbor move your vehicle for you. Residents who are out of town from the time this notice is given will not be charged for towing.

## **BEING NEIGHORLY**

We live in a multi-family, close-quarters community. This requires an extra measure of courtesy – and patience. Please act in a kind manner toward your

fellow neighbors. The board asks that, where possible, try to resolve differences civilly and maturely in person before resorting to calling the management agent, the board, or even the police.

Please be sensitive to those who live around you, as we all can hear, see, and smell a great deal of what others do here. Remember... "Few of us could bear to have ourselves for neighbors." (Mignon McLaughlin, *The Second Neurotic's Notebook*, 1966)

## **WOODWINDS FINANCES**

As of August 19th, Woodwinds had about \$420,000 cash on hand. Of this, about \$363,000 is designated for replacement reserves and the remainder is for current year operating expenses. We also have nearly \$30,000 in delinquencies (unpaid monthly fees), about two-thirds of which is more than 30 days past due.

The board has worked with the property manager to reduce the amount of money in the checking account, which earns only 0.3 % interest, and to move the bulk of the money to a linked money market account earning 2.51% interest and a savings account at the online bank ING Direct, which earns 3.15% interest.

The board has also established an investment account with the firm Edward Jones and plans to purchase \$220,000 in certificates of deposit with staggered maturity dates. This will allow Woodwinds to earn a higher return on reserve funds that are needed for long-term projects (those 7 months or more in the future), such as replacement of the townhome/patio home roofs, continued balcony repairs and renovation, and replacement of the wood retaining wall beneath the pavilion.

Any owner interested in helping with the association's financial planning is encouraged to contact any member of the board. Current financial statements for the association are available from LMA upon request.



**TRASH COLLECTION REMINDER**

This is a reminder that trash put out the evening before trash collection may not be put out until after 8 pm. Owners who remodel their units must make arrangements to have the old materials removed from Woodwinds property according to these guidelines.

Also, 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. Your trash is your responsibility until it is in the garbage truck.

**SATELLITE DISHES**

Advance permission is required prior to mounting a satellite dish on association property. Dishes must be mounted to the firewall and must 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. Please coordinate the installation of satellite dishes through LMA before your contractor climbs up on the roof of an association building.

**STORAGE ON COMMON PROPERTY**

Please remember that the parking lot is common property and may not be used for storing personal items of any kind (other than properly registered and licensed vehicles in parking spaces). Placement of storage containers on Woodwinds property must be coordinated through LMA in advance.

**EMERGENCY PLANNING**

On two occasions this year, the board has witnessed the removal of locks from 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 PROJECT**

**Balcony Repairs & Water Leaks** – We are continuing to evaluate 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.

**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, 18 September, 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**

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
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