

# Woodwinds News

SEPTEMBER 2014

## **NEW PROPERTY MANAGERS – AGAIN!**

Woodwinds has new property managers. Our property manager is Roger Fons II, and he is assisted by Steve Ludden. Their contact information may be found under the Property Management Contact Info heading at the end of this newsletter. Please update your email and cell phone contacts for Woodwinds property management.

## **MASTER LANDSCAPE PLAN**

We are now in the second year of implementation of our master landscape plan, which was approved by Reston Association in May 2013. The plan takes a comprehensive and long-term approach to improving the appearance and maintainability of our natural surroundings. The plan includes removal of dead or dangerous trees, pruning of healthy trees, redirection of building downspouts, other drainage and erosion control work, tree replacements and other plantings, and addition or renovation of hardscape elements such as retaining walls and pavers.

The work that we had planned to do this spring was delayed, due in part to the weather and the late development of suitable nursery stock. Our landscape architect, Kate Davidson, was not able to provide us with a proposal for the spring work until May 30. This proposal was more than double our planned budget. It was clear that by the time Kate reworked the proposal to reduce the size and number of plants, and the board made decisions about what work could be delayed from 2014 to 2015, we would miss the late spring planting window. We decided to go ahead this June/July with only the work at the Soapstone entrance to the community.

Starting September 8<sup>th</sup> and continuing for about two weeks, we are making the planned improvements to the fronts of the buildings along Windbluff Court, and to the fronts of 11600 through 11620 Ivystone Court. During that same timeframe, the crape myrtles will be planted along Green Watch Way, plants installed along Green Watch Way in November 2013 that didn't survive will be replaced, and areas where trees were removed will be seeded a second time.

The planned work along 11622 through 11656 Ivystone Court will be delayed until 2015. Some hardscape items, such as the pavers in areas where trash is placed, will also be delayed until 2015. Several meetings have been held recently to discuss specific areas. Some will be addressed in the next few weeks, and some will be delayed until 2015.

By extended the timeframe for implementation of the master plan from November 2014 through 2015, we will still be able to fund, from reserves, the increased cost of fully implementing the plan.

The drawings for the master landscape plan are on display 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.

**PLEASE! Don't let your pets urinate on landscape plantings. It can kill the plants!**

## **SATELLITE DISHES**

If you are considering using a service that requires a dish or antenna, be aware that registration and a refundable deposit are required. The unit owner is responsible for any damage to association property caused by the installation or removal of (or failure to remove) a satellite dish. Contact the property manager for more information.

## **PARKING AT WOODWINDS**

Resident parking decals for 2013-2014 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.

If you need a resident parking decal for 2013-2014, contact the property manager. Temporary guest parking passes may be downloaded from the Woodwinds website.

Virginia law requires that out-of-state vehicles be titled and registered in Virginia and display Virginia

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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.

### 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, contact our property manager **at least** 5 days in advance to coordinate the shut-off time and allow time for notices to be posted to impacted residents.

- 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 on your neighbors.

### BOARD MEETING

The next Woodwinds board meeting will be held on Wednesday, September 24th, 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)	(703) 501-9278

Email: [WoodwindsBoard@YahooGroups.com](mailto:WoodwindsBoard@YahooGroups.com)  
Website: [www.WoodwindsReston.com](http://www.WoodwindsReston.com)

### PROPERTY MANAGEMENT CONTACT INFO

Property Management: Horizon Community Services  
Website: [www.horizoncommunityservices.com](http://www.horizoncommunityservices.com)  
(866) 562-1890 (toll free) (540) 751-1899 (fax)  
Property Manager: Roger Fons II  
Email: [Roger@horizoncommunityservices.com](mailto:Roger@horizoncommunityservices.com)  
(540) 751-1888, x145  
Assistant Property Manager: Steve Ludden  
Email: [Steve@horizoncommunityservices.com](mailto:Steve@horizoncommunityservices.com)  
(540) 751-1888, x105  
**For after-hour emergencies:** Dial (540) 751-1888, and then call the number provided in the voice message.