



Woodwinds News



JANUARY • FEBRUARY 2016

HAPPY NEW YEAR

The Woodwinds Board would like to wish everyone a happy new year. Here are some significant achievements from 2015 that continue in 2016:

- Phase 2 of the Landscape Plan was implemented, including the removal of dead trees, planting of new space-appropriate trees, shrubs, and other plants, correction of erosion areas, and installation of paved trash collection points.
- Painting and repair of building trim and other infrastructure elements.
- Upgrading of sub-standard attic insulation above all townhomes and 3rd-level garden condos. The original R-15 insulation is now at the Department of Energy standard of R-49.
- First phase of outdoor lighting upgrade. Original (and discontinued) “lollipop” lights that were replaced with carriage lamps are being upgraded by Dominion at no charge to Woodwinds. The new standard “shoebox” style light is more compatible with Woodwinds architecture and meets dark sky guidelines (see darksky.org).

SNOW EMERGENCY PLAN

Following the latest snow storm, the board is revisiting the topic of developing a snow emergency plan. In addition to working with our snow removal contractor to ensure timely and complete clearing of snow from our streets and walkways, and treatment of these surfaces, the board is identifying locations on our property to store large amounts of snow. In some cases, this will involve relocating reserved parking for some residents to areas that will allow plows to work efficiently in our cul-de-sacs and residents to avoid digging through tall piles of snow to park. More details will be provided soon.

TRASH RULES (AGAIN)

Observance of our trash rules to be a problem in the community. Owners are provided Woodwinds governing documents, which include trash rules, when they purchase their units. These rule also apply to renters; owners should ensure that their tenants have a copy of these rules and abide by them. A helpful fact sheet is being distributed with this newsletter for your convenience.

Trash days are Mondays and Thursdays. **Trash may not be set out before 8:00 pm the night before a trash day.** Your trash is your responsibility until it is on the trash truck. If you return home in the evening and your trash is still at the curb, don't leave it out. Store it in your unit or take it to a trash disposal location yourself. If there is an issue with our trash collection contractor, bring it to the property manager's attention after you take care of your own trash.

Recyclable collection occurs on Thursdays only. Any material that is considered recyclable set out for Monday trash collection will not be removed. For more information on recycling and what is recyclable, visit Fairfax County's recycling website: <http://www.fairfaxcounty.gov/living/recycling>.

NEW MANAGEMENT COMPANY

In November 2015 Horizon Community Services (HCS) merged with Sentry Management, a national property management company. In January, the board signed a document assigning the remainder of the current contract with HCS to Sentry. This coincides with discussions by the board regarding the level of satisfaction with our current property management.

The board is considering several options, which include renewing with Sentry or finding another property management company ahead of the contract's expiration. If you have comments, complaints, or other input into this subject, please contact the board.



PERSONAL SECURITY

Residents have recently reported increased sightings of suspicious activity in the neighborhood, including unfamiliar individuals and evidence of tampering with vehicles. If you see any suspicious activity or people wandering through Woodwinds, you should report it to the Fairfax County Police at (703) 691-2131 as soon as possible. This is a central number and is used to collect information about crimes and suspicious activities in the Reston District.

STRUCTURAL MODIFICATION TO UNITS

If you are planning on replacing or upgrading your windows and doors, please remember that you must complete an Architectural Change Request application to do so. Although windows and doors are the responsibility of unit owners, Reston Association requires the Woodwinds Board to review all changes to the architectural appearance for compliance with both Woodwinds and Reston covenants. The Architectural Change Request form is available on the Woodwinds website.

If you are remodeling the interior of your unit and are making changes to existing electrical or plumbing configurations, you (or your contractor) need a permit. If your remodeling plans include changes to common elements (pipes or vents that serve units other than yours), you must submit a completed Architectural Change request form for this work and have board approval **before** you make any modifications. You are liable for any issues arising from modifications that adversely affect other units.

PARKING PERMITS

The board will resume parking enforcement in the coming months. This is to ensure that only authorized vehicles are parked on Woodwinds property. As part of this effort, the board will review the current list of vehicles and permits to ensure that all residents have the appropriate number of decals for their primary and secondary vehicles. The board will process existing applications for permits and leave notes on vehicles that do not meet the requirements with a description of the status and information on correcting any issues. The notes are intended to discourage non-Woodwinds residents from abusing our parking facilities. If you are a resident and know that your vehicle is legitimately

parked at Woodwinds, please send an email to eric_va8@yahoo.com to notify Eric of your need for a current (2015-2016) decal for your vehicle.

UTILITY CLOSETS

Please remember that the utility closets are for community property only (hoses, garden tools, snow shovels, traffic cones, seasonal lighting, etc.) Residents who have stored personal items in the utility closets must remove their property by the end of February or it will be disposed of on a regularly scheduled trash pick-up day. Using the closets to store trash and seasonal items is not allowed even temporarily. Garbage and trash attract rodents; clothing and other items are potential fire hazards.

WOODWINDS WEBSITE

Visit woodwindsreston.com for quick access to association resources, including by-laws, rule and regulations, and forms for frequent services.

2016 BOARD OF DIRECTORS

Eric Orr (President)	(703) 715-1172
Patrick Shagena (Vice Pres)	(571) 926-7017
Teri Jaeger (Treasurer)	(703) 620-2856
Gavin Wright (Secretary)	(703) 608-0279
At Large (vacant)	

PROPERTY MANAGER

Property Manager: Dave Ciccarelli
Dave@horizoncommunityservices.com
(540) 751-1888 (office) x104
(540) 751-1899 (fax)
Assistant Property Manager: Loree Rusk
Loree@horizoncommunityservices.com
(540) 751-1888 (office) x115

BOARD MEETINGS

Woodwinds board meetings are typically held on the third Thursday of each month, except November, when we have our annual meeting. Contact the property manager for the date, time, and location of any board meeting. All owners and residents are encouraged to attend board meetings.