

Wooded Glen, Section I Homeowners' Association, Inc.

October 2013

<http://woodedglenhoa.org/>

NEWSLETTER

ANNUAL HOA Meeting NOVEMBER 14

The annual meeting of the Wooded Glen, Section I Homeowners' Association Inc., has been scheduled for **Thursday November 8, 2012, at 8:00p.m. in the White Oaks Elementary School**, located at 6130 Shiplott Boulevard, Burke, Virginia 22015. At least one homeowner from each home should attend to represent their home in the association.

Elections will be held to fill three Board member positions for two-year terms (Nov 2013 – Nov 2015). If you are interested in running for one of these positions, please mention it to a current Board member or neighbor who plans to attend. We are also looking for members of the Architectural Control Committee (ACC) and Grounds Committee.

In addition to the elections, our agenda includes a discussion on the HOA Financial Plan. The costs of running our association are currently stable thanks in large part to our Treasurers efforts, see accomplishment. We welcome homeowner input.

The meeting is open to all members of Homeowner's Association and renters. Only Homeowners can vote. Homeowners who cannot make the meeting are asked to complete a proxy (located at the back of this newsletter). As of this writing, we have collected sufficient proxy's to conduct our annual meeting.

WELCOME TO WOODED GLEN

Welcome to our new homeowners in 9426, Jonathan and Sika Gressel.



REPLACEMENT BULBS, GLOBES AND LAMP POSTS

Homeowners, please take a look at your lamp post. Some are showing their wear. The Board requests that the bulbs are uniform. And if you need bulbs please contact **Patrick McLean** for replacement **60-Watt soft white compact florescent light bulbs (CFLs)** for their lampposts. **All bulbs on the entire street should have the same wattage and color rendition.**

The 12-inch plastic globes (with a 4-inch neck) for the lamppost fixtures may be procured at: www.lamppostglobes.com. Buy the "white" polycarbonate globes.



PLEASE PICK UP AFTER YOUR PETS

Fairfax County Code Title 41 requires pet owners to have their **pet on a leash when left outside** and to **pick up their pet's waste**. Homeowners in Wooded Glen have noticed an increase in unleashed pets running around at night and pet droppings on their lawns and in the common areas and in the parkland near the townhomes. Our children play in these areas. Remember to bring a bag and flashlight at night. Darkness does not hide the waste. Please **DO NOT** dispose into the sewer drains.

Anyone seeing a homeowner not picking up waste after his or her pet should politely ask the pet owner to do so. If the polite reminder does not work, violators may be reported to the Fairfax County Animal Warden at (703) 691-2131. However, aggressive actions against pet walkers will **NOT** be tolerated. If you feel threatened by an aggressive homeowner, call 911.

HOA PICNIC FUN!

Our HOA held its annual picnic on 7 September. For a rain makeup date we had well over 50 people attend, as well as a few loving pets. Special thanks go to Debbie McCrory and Deborah Draxler for organizing, and the pipe stem families for all of their work setting up and operating the BBQ!



NEIGHBORHOOD SAFETY

There appears to be an increase in random vandalism, e.g. egging houses and we've gotten reports of car break-ins. Sometimes the best deterrent is presence. There hasn't been a need for a formal Neighborhood watch program and there likely still isn't a need. But I will say, a good community and neighborhood looks out for one another. If you see anything suspicious, please contact 911 or the **Fairfax County Police Department Non-Emergency Line at 703-691-2131**. The best deterrent is a vigilant neighborhood.

One of our own neighbors also works disaster preparedness. If anyone is interested or desires more information, contact a board member.

A good resource you can check out is:
<http://www.ncpc.org/topics/home-and-neighborhood-safety>

HOW TO CHANGE THE EXTERIOR OF YOUR HOUSE

Does the color of your house need a change? Do you wish you had a back deck or fence around your yard or do you want to change the one you have? Do you have a tree that needs to be removed? If so, then you have to request approval for an exterior change of your house from the **Architectural Control Committee (ACC)**. The Wooded Glen guidelines state: "Applications shall be submitted to the Committee in an original plus five copies or electronically at acc@woodedglenhoa.org. Applications shall contain detailed drawings of changes to be made. Such drawings shall clearly indicate the location of existing structures, and property boundary lines."

The approval process is simple; use the [form](#) located on our website or write a letter explaining exactly what you want to do, add a drawing, and if painting is involved, submit a sample of the color(s). Then e-mail the request or deliver the original request and 5 copies to the Chairperson of the ACC, Mr. Walt Zimmers. He will circulate your request to the other members of the ACC and get back to you shortly. Written approval of changes, additions or improvements to your home is a requirement of our Homeowners' Association. To review the requirements in detail, see the link to the [Architectural Guidelines](#) on our web site at <http://woodedglenhoa.org/>.

WINTER HOME REMINDERS

A maintenance check carried out in the fall will have you better prepared for inclement weather this fall and winter. Here are some friendly reminders:

- o replace any burnt out bulbs on the exterior lights
- o trim tree branches and bushes off windows, siding, and lampposts
- o trim branches and move border rocks at least 6-inches off sides of sidewalks
- o inspect and clear rain gutters of leaves
- o check for any loose or missing roof shingles or siding
- o check/replace filters for heat pumps and furnaces
- o check and clean air ducts and registers
- o have fireplace chimneys inspected and cleaned
- o check wooden decks/porches for loose nails and rotted wood
- o help keep sidewalks safe by shoveling snow as soon as feasible

2012-2013 BOARD ACCOMPLISHMENTS

- o Continued upkeep and maintenance of the front entrance with light and plants
- o Developed 5 year budget plan
- o All assessments collected (56 homes, 9 pipestem)
- o Clean audit of financial records by independent certified public accountant
- o Renegotiated the AAA waste contract for a better rate and extended the contract period.
- o Updated HOA website on monthly basis, set-up e-mail groups for BOD, ACC, GC, and general membership
- o Processed all ACC requests promptly
- o Hosted annual yard sale and picnic
- o Started working with Caroline Oaks HOA regarding upkeep of our common land on Wooded Glen Avenue

2014 BOARD GOALS

- o Complete Common Area clean up and coordination with Caroline Oaks HOA
- o Review and Update Covenant, By-laws and Disclosure Packet ensuring compliance with current Virginia Code.
- o Refine the HOA 5 year Financial Plan
- o Update and refresh the web site
- o Update the Wooded Glen Section I HOA Directory

SUGGESTIONS

Have a suggestion for the HOA board? Things you like to recommend, something that's been nagging you, something that we could change? Something you are pleased about? Please call a board member or email and let us know.

WOODED GLEN HOMEOWNERS ASSOCIATION CONTACTS

Board of Directors: (area code 703)

President: Helmut Draxler, phone 913-1114
Vice President: David Samec, 455-0977
Treasurer: Al Graziano, 455-3447
Secretary: Roger Kang, 372-2823
At Large: Michael McCrory, 349-2010
e-mail: hoaboard@woodedglenhoa.org

Architectural Control Committee

Walt Zimmers, wzimmers@verizon.net
Gail Levenson, 451-8351
Beth Samec, 455-0977

Volunteers Wanted (contact Board)
e-mail: acc@woodedglenhoa.org

Grounds Committee

Walt Zimmers, wzimmers@verizon.net
Patrick McLean 455-3158

Volunteers Wanted (contact Board)
e-mail: grounds@woodedglenhoa.org

Proxy for Meeting of the Wooded Glen Homeowners' Association

The annual meeting of the Wooded Glen, Section I Homeowners' Association, Inc (WGHOA) has been scheduled for November 9th, 2011, at 7:30 p.m. at the White Oaks Elementary School, , 6130 Shiplett Boulevard, Burke, Virginia 22015. Three Board members for two-year terms are to be elected, and other business may be transacted at the meeting.

If you are unable to attend, please sign and give this proxy to any one of the following board members:

PROXY: I hereby appoint the following persons, or any of them, as my proxy for this Annual HOA Meeting

President: Helmut Draxler, phone 913-1114, 9413 Wooded Glen Ave

Vice President: Dave Samec, 455-0977, 9401 Wooded Glen Ave

Treasurer: Al Graziano, 455-3447, 9442 Wooded Glen Ave

Secretary: Roger Kang, 372-2823, 9422 Wooded Glen Ave

Member at Large: Michael McCrory, 349-2010, 9418 Wooded Glen Ave

and I give him/her/them the following instructions (circle one):

To vote me "present" for quorum or Vote on matters of business being conducted

Date: _____

Signature: _____

Print Name: _____

Address: _____

Telephone Number: _____

**WGHA 2014
Budget**

Wooded Glen, Section I Homeowners' Association Inc. 2013 Expense/Budget Report*				
	*as of Oct 29, 2013			
Description	2013 Budget	2013 Actual	2013 Budget vs Actual	2014 Budget
Insurance	3,000.00	2,675.00	325.00	3,000.00
Attorney Fees	1,000.00	1,500.00	-500.00	1,000.00
CPA Fees (Tax prep)	250.00	369.00	(\$119.00)	250.00
State Corp. Fees/DPOR	120.00	25.00	95.00	120.00
Trash	17,820.00	15,055.60	\$2,764.40	17,820.00
Postage & Stationary	70.00	36.20	\$33.80	70.00
Common Maintenance	1,200.00	400.00	800.00	1,200.00
Grounds	0.00	0.00	0.00	0.00
Architecture	0.00	0.00	0.00	0.00
Social	560.00	274.27	285.73	560.00
Newsletter	50.00	0.00	50.00	50.00
Directory	50.00	0.00	50.00	50.00
Bank Charges	50.00	0.00	50.00	50.00
Garage Sale Ads	0.00	0.00	0.00	0.00
Tax Payments	100.00	0.00	\$100.00	100.00
Beautification	300.00	0.00	300.00	300.00
Contingency (Tree removal)	650.00	0.00	650.00	650.00
Misc	1,000.00	3,251.03	(\$2,251.03)	1,000.00
Common Area Restoration	700.00	0.00	700.00	700.00
Pipestem Expenses	0.00	0.00	0.00	0.00
Total	\$26,920.00	\$23,586.10	\$3,333.90	\$26,920.00
Total Actual/56 members =	480.71		Total Budget/56 members =	\$480.71
Income 2013				
Annual Assessment		26,320.00		
Disclosure Pk		100.00		
Other (savings interest Sep 30)		19.64		
Total		26,439.64	Total Income/56 members=	\$472.14
			Annual Assessment 2014	\$470.00