

## Wooded Glen, Section I Homeowners' Association, Inc.

WGHOA April 2011

<http://woodedglenhoa.org/>

# NEWSLETTER

### ANNUAL YARD SALE

Date: Saturday, May 14, 2011

Time: 8:00-11:00 am

Place: Your front driveway/garage

Rain Date: Sunday, May 15, 2011

### ANNUAL PICNIC

Date: Sunday, May 15, 2011

Time: 12:30-2:30

Place: 9405 Wooded Glen Ave (lower pipestem)

This year the Walsh family will host the picnic. The neighboring owners (Urmil & Shakery Dhalwala) will also participate. It will be a grand event. Bring your camera, a blanket and chairs for comfort. There will be plenty of food for everyone.

Please, RSVP with the number of planned attendees before May 11th to Debbie McCrory, Social Chair at (703) 349-2010 or e-mail [social@woodedglenhoa.org](mailto:social@woodedglenhoa.org). Thank you for your time. See you on the 15th.

### COMMUNITY INSPECTION SERVICES

Last year the Board of Director contracted with Community Inspection Services to perform one community inspection of all units in the Wooded Glen HOA. The inspection will begin later this spring and the results will be reviewed by the Board for any follow-up notifications to homeowners of items needing attention or repair.

#### **Why an inspection?**

The grounds and architectural committees have been understaffed for several years. The board recognized that the neighborhood has several

maintenance issues and voted to look for additional help in identification of these issues in a non-obtrusive and professional manner.

#### **Who is CIS?**

Community Inspection Services (CIS) is a company that provides inspection services to HOA's in the metropolitan area. You can read more about the company on their website:

<http://www.communityinspectionsservices.net/index.html>

#### **How will the inspection take place?**

The inspection is non-obtrusive and takes place from the sidewalk. CIS inspectors will NOT enter the property unless authorized by the homeowner. CIS will take pictures of any violations or maintenance issues they find and collate these into a report that will be submitted to the board for review and possible action.

#### **What does it mean for me?**

If your property is in need of maintenance or is in violation of the Wooded Glen Covenants you will receive a violation notice from the Board of Directors stating the specific violation and given a time frame in which you must remedy the violation. All rights and privileges of the homeowner as stated in the covenants and bylaws will be followed by the board during this process. The only difference is that a 3<sup>rd</sup> party will do the inspection and not a board or committee member.

If you have any questions or comments about this inspection process, please do not hesitate to contact the Board of Directors.

## **HOME VALUES**

The Wooded Glen Homeowner's Association Board is working hard to ensure our home values increase, even in these uncertain times. We are actively pursuing several projects to improve the overall appearance of our neighborhood. However, we need your individual help to make neighborhood improvements as well. Here are a few things that will make a big difference:

- Keep your front yard and curb free of debris, newspapers and trash.
- Make needed repairs to your home or hire a reputable contractor to do the work. Don't forget to get approval for changes, in advance, through the Architectural Control Committee (see article below).
- Report any graffiti right away to the police and then remove it, if on your property.
- Replace globe light bulbs when they burn out. The HOA will provide you 60-Watt soft white CFLs.
- Replace your lamppost light sensor if it is not working correctly. It is probably located on the side of your house.
- Pressure wash mold and mildew buildup on your house and pavements.
- Trim bushes and branches and move landscape borders off sidewalks by at least 6 inches to the sides and 8 feet high. This is a VDOT requirement for safe passage by pedestrians and bicyclists.
- Replace old mailboxes and posts to keep them looking straight and neat.
- Retrieve trash and recycling containers from the street the same day that pickup occurs. Store containers in your garage, out of curb sight.
- Report any suspicious activities to the West Springfield police as soon as observed.
- Trim overgrown bushes and trees away from your home and driveways. Consider replacing old overgrown plants with new plantings to freshen the look of your residence.
- Check your house number(s) on your house/mailbox to make sure they are securely fastened, neat, and legible.

Together we can make our community an even better place to live and be proud of. Thank you for doing your part.

## **REPLACEMENT LAMPS AND GLOBES**

Homeowners may contact Patrick McLean for replacement 60-Watt soft white compact florescent light bulbs (CFLs) for their lampposts. All globes on the entire street should have the same wattage and color.

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

## **PICK UP AFTER YOUR PETS**

Fairfax County Code Title 41 requires pet owners to have their pet on a leash and to pick up their pet's waste. Homeowners in Wooded Glen have noticed an increase in dog feces left in the common areas and in the parkland near the townhomes. Our children play in these areas. Anyone seeing a homeowner not picking up waste after their pet should try to politely ask the pet owner to do so. If this does not work, violators may be reported to the West Springfield Police Animal Warden at (703) 691-2131.

## **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 yard fence 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 of the 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](mailto: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 fairly 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 at 9439 Wooded Glen Ave. He will circulate your request to the other members of the ACC and get back to you within a few days. 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/>.

### **STREAM WALK A SUCCESS**

On an early Saturday morning in mid-March a few of your fellow homeowners picked up trash from a good portion of the stream that runs parallel to Wooded Glen Avenue on the north side. Collectively, they removed over 150 pounds of nastiness and debris that included a broken glass aquarium and automobile tire. We discovered that quite a bit of trash gets blown into the stream from our homeowner recycle bins and another large percentage comes from the town homes on the other side of the woods. Once we get covered recycle bins we will have resolved a significant part of the problem. With your help, we would like to make the Stream Walk an annual spring effort. Until then, please take the time to pick up trash from the stream if your home backs up to this area. Thank you - Gary Van Horn, David Samec (and family) and Patrick McLean. Special thanks also to Mike, Deborah and Katherine McCrory for cutting up the fallen tree on our vacant lot area and helping to dispose of it. Neighbors working with neighbors can have a profound impact on the overall appearance of our community. That's something to be proud of!

### **NEW RECYCLE CONTAINERS**

We will soon receive new larger recycle containers with lids! Sorting is no longer necessary. Plastic bottles, plastic jugs, metal food containers, glass bottles and jars, junk mail, mixed paper, catalogs, newspapers, phone books, cereal and cracker boxes can all go in to the same “larger” container. See the recycling guidelines on the HOA website at <http://www.woodedglenhoa.org/recycle-right.pdf> (see picture on page 4). As with any trash containers, please store the new containers out of sight from the street.

### **COMMON AREA MOWING**

Congratulations to Katherine McCrory who was selected by the Association’s Board of Directors to care for common grounds (lot between 9422 and 9424 Wooded Glen Ave). She will keep the lot clean and green from April 1st through October 30, 2011. Go Katherine!

### **WOODED GLEN HOMEOWNERS ASSOCIATION CONTACTS**

Board of Directors: (area code 703)  
President: Gary Van Horn, Tel # 440-1014  
Vice President: David Samec, 455-0977  
Treasurer: Al Graziano, 455-3447  
Secretary: Giau Phan, 455-9132  
At Large: Helmut Draxler, phone 913-1114  
Asst Secretary: Patrick McLean, 455-3158  
e-mail: [hoaboard2010@woodedglenhoa.org](mailto:hoaboard2010@woodedglenhoa.org)

Architectural Control Committee  
Walt Zimmers, 451-9184  
Michael McCrory, 349-2010  
Gail Levenson, 451-8351  
Beth Samec, 455-0977  
e-mail: [acc@woodedglenhoa.org](mailto:acc@woodedglenhoa.org)

Grounds Committee  
Walt Zimmers, 451-9184  
Patrick McLean 455-3158  
Volunteer Wanted  
e-mail: [grounds@woodedglenhoa.org](mailto:grounds@woodedglenhoa.org)



## Residential Curbside Recycling In Fairfax County

The same materials will now be collected at the curb by all solid waste companies in Fairfax County.

Recyclables should be empty and clean; no food or soiled materials.  
Yard Waste should be in paper bags, clear bags, or a reusable container.

### Recycling YES

**IN THE BIN**



Plastic bottles & jugs **ONLY**:  
Check for the neck!



Metal food  
containers



Pill bottles



Glass bottles and jars



Soda bottles & cans

**IN BIN, BAG OR CONTAINER**



Junk mail, magazines,  
mixed paper and catalogs



Flattened cardboard



Newspapers



Phone  
books



Cereal and  
cracker boxes

**YES AT THE CURB**



Grass



Leaves



Brush

### Recycling NO



Yogurt, dairy tubs



Plastic bags



Styrofoam packaging



Plastic food  
boxes or trays



Aluminum  
foil & trays



Foam take-out  
containers



Pizza boxes



Hard back books



Paper plates  
& napkins



Lids, caps, tops



Ceramics



Lightbulbs



Prescription vials



Pots & pans



Alkaline  
batteries

**NO AT THE CURB**



Propane  
Tanks



Rocks



Bricks



Logs  
over 6 inches

Call your hauling company for more information. For County information: <http://www.fairfaxcounty.gov/dpwes/recycling>