

Wooded Glen, Section I Homeowners' Association, Inc.

WGHOA April 2012

<http://woodedglenhoa.org/>

NEWSLETTER

ANNUAL YARD SALE

Date: **Saturday, May 19, 2012**

Time: 8:00-12:00 am

Place: Your front driveway/garage

Rain Date: Sunday, May 20, 2012



ANNUAL PICNIC

Date: **Saturday, May 19, 2012**

Time: 12:30-2:30

Place: Common Area between
9422 and 9424 Wooded Glen Ave



This year's yard sale and picnic will be held on the same day, with the following day as the rain date. An email will be sent to everyone by 6:00 pm the evening before *if rain shifts the date*. Bring your own lawn chairs and blanket for comfort. There will be plenty of food for everyone. Last year we had a great turn out with lots of fun activities for all. Please come out and meet your neighbors!

We are looking for volunteers to help plan and set up the picnic. Please, RSVP soonest if you are interested in helping. To help in our planning, please RSVP before May 12 with the number of your planned family members to the HOA Board at e-mail: hoaboard2012@woodedglenhoa.org.

WELCOME

Welcome to the neighbor hood:

Beverly and Adam Hirschfeld
9429 Wooded Glen Avenue

COMMUNITY INSPECTION

Why an inspection?

To upkeep the look of our Association and improve upon neighborhood home values. Wooded Glen is now over 25 years old and showing some signs of age and in some rare instances neglect. The Board and the Architectural Control Committee will be using a standardized form that we have used in the past to inform homeowners that have non-conforming requirements to our restrictive covenants. The letter will be hand delivered or mailed to homeowners not in conformance with the covenants and given a reasonable time period to take corrective action. If things go too long, we also may take legal steps to bring people into compliance.

If you are a landlord, please advise your tenants of the need be familiar with the ACC Guidelines, too. Not knowing is no excuse for not following the few rules and guidelines we need to enforce. This will help keep our community looking beautiful and attractive.

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

STREET PAVING

Your HOA Board is pleased to announce that we are working with VDOT to **repave Wooded Glen Avenue and Novak Woods Court between the period of June 2012 and November 2012**. As we receive word from our VDOT representative of the actual dates of the milling and paving, we will notify homeowners and provide more details on how the operation will work. Cars that normally park on the streets will obviously have to be moved prior to the construction. There will not be scheduled repairs to

concrete curbs, aprons, and gutters, unless there is a significant safety hazard associated with it. Board member David Samec is working directly with our VDOT contact, Ms. Allison Richter, and our neighbor Virginia State Senator, Dave Marsden.



TRAFFIC CALMING DEVICES

After our streets are paved, we are researching the possibility to install traffic calming devices on Wooded Glen Avenue. Prior traffic surveys have found that the majority of the speeding occurs between 9445 Wooded Glen Avenue and 9401 Wooded Glen Avenue, where a blind downhill curve is present. A “Watch for Children” and 25 mph speed limit sign are present at the entrance to our neighborhood, but they have not minimized the speeding of automobiles down the street. An HOA task force is working with Pat Herrity on the Fairfax County Board of Supervisors to re-survey our neighborhood to validate the need for traffic calming devices.

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. Here are some ideas we would like to receive some feedback:

- Should Wooded Glen Ave HOA have a Facebook page or other social media site? Is there any interest? Let us know what you think.
- Yard of the month during the spring and summer season with reward? Is there any interest?



SURVEY & HOUSE COLOR CHANGE

Today was another beautiful day in Wooded Glen. More warm, "let's get outside" days will soon follow. It will be time to start planting gardens, making home repairs and improvements and just “getting things done.”

Wooded Glen prides itself on being a community of flexibility and forward thinking with the hope that our community will be viewed the same by residents and visitors alike. We also know we can always do better. If, after reviewing the ACC Guidelines, or in just looking around our neighborhoods you see things that could be changed to give a greater overall curb appeal please let us know.

The ACC has contacted an owner of a national recognized business which has agreed to survey Wooded Glen with Sherman Williams and Benjamin Moore paint consultants to make some recommendations for color and curb appeal changes. They will then make recommendations to the ACC to assist in bringing Wooded Glen up to date with current architectural themes at no cost to you or the association. If you would like to have them look at your house specifically please let the ACC know via email. We really want to know what is working – and what is not. Please note, if you see a neighbor who is in serious violation – we, as a Board, will take action.

AESTHETICS AND 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:

- The HOA Board discussed the issue with the tapering of the driveways as it passes through the sidewalk to the street. Not just for aesthetics but also for safety reasons, we are concerned with rutting in some home's driveways. The HOA Board discussed some potential fixes/filler materials, but the bottom line is *whatever approach you undertake please don't forget to get approval for changes, in advance, through the Architectural Control Committee.*

- Replace, repair, or repaint old mailboxes and posts to keep them looking straight and neat. Make sure they do not encroach onto the street or sidewalk. You may have to use a mailbox that orients parallel to the street, as some homeowners have already done on the street.

- **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.

- Pressure wash off mold, mildew, and seedling buildup on your house and driveways.

- Trim or remove 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.

- Some home roofs are over 25 years old, which is the end of the lifecycle of most shingles. Consider replacing your roof this year with higher grade shingles to match the fine architectural features of your home and the neighborhood. Better shingles will also prevent the "black tar" runs that we see on many roofs in the neighborhood.

- 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).

- Report any graffiti right away to the police and then remove it, if on your property.

- **Replace globe light bulbs right away when they burn out.** The HOA will provide you 60-Watt soft white CFLs. Contact Patrick McLean.

- Replace your lamppost light sensor if it is not working correctly. It is probably located on the side of your house.

- 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.

- 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

Wooden Glen lampposts are a defining architectural feature of our neighborhood. Keeping them lit, serviceable, and painted is important to the looks of our association.

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 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.

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. *"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 at 9439 Wooded Glen Ave. He will circulate your request to the other ACC members and get back to you within a few days. To review the requirements in detail, see the link to the [Architectural Guidelines](#) on our web site at <http://woodedglenhoa.org/>.

CLEANING COMMON AREAS

The HOA would like to thank Michael McCrory for his huge effort in helping trim branches in the common area to make it nice and safe to walk by. Thanks, Michael!!!!

We ask that *anyone* seeing litter in a common area please pick it up and dispose of it properly. Thank you very much!!!!

RECYCLING

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> As with any trash containers, please store the new containers out of sight from the street.

COMMON AREA MOWING

First, many thanks to Catherine McCrory for such a wonderful job in 2011 for cutting the common area grass (lot between 9422 and 9424 Wooded Glen Ave) and keeping this area looking great in 2011. Cheers to Catherine!!!!

Congratulations to Jade Samec, who was selected by the Association's Board of Directors to care for common grounds in 2012. She will keep the lot cut and trim from March 15 through November 15, 2012. Go Jade!



FRONT ENTRANCE SIGN

The HOA would like to extend our warmest thanks to Clara Ana Coutinho De, who has been instrumental in keeping the Wooded Glen front entrance sign planter box looking spectacular! She has helped in keeping this area looking great year-round. Thank you Clara!!!

PIPE STEM DRIVEWAYS: A Reminder

A reminder to everyone abutting or living on a pipe stem driveway: Parking is prohibited. Our pipe stem drives are only 16 feet wide. Fairfax County required that a prohibition against parking on these driveways be included in our covenants so that emergency vehicles' access will not be impaired.



CRIME REPORT

We have had a recent increase in crime in our neighborhood. Some homes and cars were “egged” and there were attempted break-ins to some homes. 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.

KNOW A CONTRACTOR/NEED A CONTRACTOR

The HOA board is considering starting a contractor list for the community. If you have had a contractor recently complete work on your home and you are happy with the results, please email their information to the HOA Board and we will circulate to

Homeowners who may be interested. The HOA does not assume any liability for the work that will be completed. It is at the Homeowners discretion to select an appropriate contractor for the job.



WOODED GLEN 2012 BUDGET

Per our HOA Bylaws, the 2012 Budget adopted by the HOA Board is provided to you in this letter. The fiscal year runs from January 1 to December 31.

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: hoaboard2012@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

**WGHA 2012
Budget**

Wooded Glen, Section I Homeowners' Association Inc. 2011 Expense/Budget Report*				
Description	*as of Dec 31, 2011		2011 Budget vs Actual	2012 Budget
	2011 Budget	2011 Actual		
Insurance	3,000.00	2,888.00	112.00	3,000.00
Attorney Fees	1,000.00	875.00	125.00	1,000.00
CPA Fees (Tax prep)	200.00	247.50	(\$47.50)	250.00
State Corp. Fees/DPOR	120.00	148.93	-28.93	120.00
Trash	18,500.00	17,356.08	1,143.92	17,000.00
Postage & Stationary	70.00	39.60	30.40	70.00
Common Maintenance	1,200.00	700.00	500.00	1,200.00
Grounds	0.00	0.00	0.00	0.00
Architecture	100.00	0.00	100.00	100.00
Social	560.00	387.88	172.12	560.00
Newsletter	50.00	29.83	20.17	50.00
Directory	50.00	0.00	50.00	50.00
Bank Charges	50.00	5.00	45.00	50.00
Garage Sale Ads	100.00	0.00	100.00	100.00
Taxes	100.00	0.00	\$100.00	100.00
Beautification	300.00	1,284.50	(984.50)	500.00
Contingency (Tree removal)	650.00	1,000.00	(350.00)	650.00
Misc	500.00	209.19	\$290.81	1,000.00
Accountant	0.00	0.00	0.00	0.00
Community Inspection Svs	600.00	0.00	\$600.00	0.00
Pipestem Expenses	0.00	507.22	(507.22)	0.00
Total	\$27,150.00	\$25,678.73	\$1,978.49	\$25,800.00
Total Actual/56 members =	484.82		Total Budget/56 members =	\$460.71
Income 2011				
Annual Assessment		25,200.00		
Disclosure Pk		150.00		
Other (savings interest)		86.12		
Total		25,436.12	Total Income/56 members=	\$454.22
			Annual Assessment 2011	\$450.00

Prepared by Al Graziano 3/26/2012