

Wooded Glen, Section I Homeowners' Association, Inc.

April 2014

<http://woodedglenhoa.org/>

NEWSLETTER

INTEREST ITEMS

- President's Message
- Welcome newest residents
- Emergency Preparedness
- Annual Picnic & Yard Sale
- Traffic Calming
- Replacement globes and bulbs
- Pet Message
- Neighborhood crime
- Selling your home
- Making changes to your home
- Spring and Summer home reminders
- Common area mowing
- Points of contact

PRESIDENTS MESSAGE

The annual meeting of the Wooded Glen, Section I Homeowners' Association Inc., took place Thursday November 14, 2013.

The elections filled two Board member positions for two-year terms (Nov 2013 – Nov 2015). Mr. Al Graziano volunteered to continue on as the association's Treasurer. Mr. Thomas Clark and Mr. Michael McCrory graciously volunteered and were nominated and elected to fill the other two vacancies.

Following the Annual meeting the new board members convened and the following individuals were voted into the following offices:

President: Helmut Draxler
Vice President: Thomas Clark
Treasurer: Al Graziano
Secretary: Michael McCrory
Member at Large: Patrick McLean

Unlike last season, this winter had some bite to it. I personally suffered freeze damage to my home and am aware of a few more that have as well. Then the winds whipped through. Thankfully, I'm not aware of any significant damages.

Some of our homes look a little tired and weather worn. With spring coming the Board has decided to do a neighborhood walk on April 5th. We will be taking notes on any deficiencies and other recommendations as well as walking the common areas. You are very welcome to join us or feel free to engage us when you see us out there. I think we'll start off around 4 pm.

I will once again remind our homeowners to examine their street lamps for wear and tear as well as outages. If you need or desire the correct bulbs, please see the paragraph later in the newsletter about getting replacements for free.

Covenant reminder: Trash and recycle bins are to be stored out of sight other than the days of pick-up. It's been a little too commonplace for the bins to remain at the curb for days after. Thank you for your cooperation.

There has been a noticeable increase in solicitors in the neighborhood. Homeowners are reminded that lawful solicitors must be properly licensed. Look here for more info: <http://www.fairfaxcounty.gov/consumer/education/solicitors.htm>

The Board has been remiss in addressing the potential encroachment of HOA common area as well as the required maintenance of said areas. This is a project we will continue this coming year. The other big HOA project we'll undertake is a review and update of some key HOA documents to ensure our compliance with the ever changing Virginia Code. An update to the Architecture Guidelines is

also in the works. We welcome input for all these matters.

Lastly, I'd like to thank Roger Kang for his service. If you are interested in serving on the board, please come to a monthly meeting or ask any board member about it.

Helmut F. Draxler
HOA Board President

WELCOME

No new home owners since the last newsletter.

EMERGENCY PREPAREDNESS

The HOA was presented with an offer of assistance for any homeowner to receive assistance with the development of a Home Emergency Preparedness plan. The Board believes this offer has merit and wishes to extend the opportunity to our homeowners.

Some quick thoughts and ideas on preparedness from the FEMA web site:

www.ready.gov

- Be Informed
- Make a Plan
- Build a Kit

Any homeowner desiring assistance or more information please contact a Board member.

HOA ANNUAL PICNIC FUN!

Date: 17 May 2014
Alternate Date: 18 May 2014
Time: 12:30-2:30
Place: TBD



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 p.m. 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 turnout with lots of fun activities for all. Please come out and meet your neighbors!

Volunteers are always welcome 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 TBD with the number of your planned family members to the HOA Board at e-mail: hoaboard@woodedglenhoa.org.

HOA YARD SALE

Date: Saturday, 17 May, 2014
Time: 8:00-11:00 am
Place: Your front driveway/garage
Rain Date: Sunday, 18 May 2014

REPLACEMENT BULBS AND GLOBES

Homeowners may 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.





PETS: PLEASE REMIND YOUR OWNERS

To the pet owners of the neighborhood: 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.

If anyone observes a violation, call the Fairfax County Police at the non-emergency number: 703-691-2131.

Lastly, please DO NOT dispose of animal waste into the sewer drains.

NEIGHBORHOOD CRIME REPORT

Please report to the police any suspicious activity on our streets or in the common areas. There is evidence of alcohol drinking and smoking in the common areas on a routine basis. Bottles are often thrown into the street or grass from passing cars. 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.

SELLING YOUR HOME

When selling your home you (or your Realtor) will need to request an HOA packet from the board. The cost is \$100.00 (check payable to Wooded Glen Section 1 HOA) and once payment is received, the packet will be prepared. The packet will be available for pick-up within 10 days from payment receipt. The HOA packet includes a variety of information for the new homeowners, such as the Association's Articles of Incorporation, By-Laws, budget, notice of current or pending architectural violations, and architectural guidelines.

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 and cc a copy directly to walter.zimmers@gmail.com. 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 or email it directly to walter.zimmers@gmail.com. He will circulate your request to the other members of the ACC and get back to you shortly. Written approval of exterior 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>.

SPRING & SUMMER HOME REMINDERS (WALT TO UPDATE)

A maintenance check carried out in the spring makes for a simpler summer. Here are some friendly reminders:

- Change the batteries in your smoke detectors and carbon monoxide detectors and replace them if necessary (get one if you don't have one).
- Check and ensure drains in and outside the house are clear of obstructions.
- Vacuum around refrigerators especially behind.
- Check your dryer vents to make sure they are working properly and are cleared of any backup.

- Pressure-wash your house and deck/patio and bring outdoor furniture out of storage.
- Check for and repair cracks in driveway/sidewalk. Spring is the best time to seal cracks in the driveway or any other concrete.
- Replace any burnt out bulbs on the exterior lights.
- Trim tree branches and bushes off windows, siding, and lampposts.
- Trim branches and move border rocks at least 6-inches off sides of sidewalks.
- Inspect and clear rain gutters of leaves.
- Check for any loose or missing roof shingles or siding.
- Check/replace filters for heat pumps and furnaces.
- Check and clean air ducts and registers.
- Have fireplace chimneys inspected and cleaned.
- Check wooden decks/porches for loose nails and rotted wood.
- Help keep sidewalks safe by shoveling snow as soon as feasible.

COMMON AREA MOWING

First, many thanks to Kathyne Wilmoth for a great job in 2013 for cutting the common area grass (lot between 9422 and 9424 Wooded Glen Ave) and keeping this area looking great in 2012. Cheers to Kathyne!!!!



I think this letter will be out before we make a selection. If you're interested submit a proposal to any Board Member.

If your bid exceeds \$600, the board will be required to file an IRS Form 1099-MISC.

WOODED GLEN HOMEOWNERS ASSOCIATION CONTACTS

Board of Directors: (area code 703)

President: Helmut Draxler, phone 913-1114

Vice President: Thomas Clark,
phone 455-5646

Treasurer: Al Graziano, 455-3447

Secretary: Michael McCrory, 349-2010

At Large: Patrick McLean, phone 455-3158

e-mail: hoaboard@woodedglenhoa.org

Architectural Control Committee

Walt Zimmers, walter.zimmers@gmail.com
phone 455-5323

Gail Levenson, 451-8351

Beth Samec, 455-0977

Clara De Sousa, 455-6044

Volunteers Wanted (contact Board)

E-mail to the Committee:

acc@woodedglenhoa.org

Grounds Committee

Walt Zimmers, walter.zimmers@gmail.com
phone 455-5323

Patrick McLean 455-3158

Volunteers Wanted (contact Board)

E-mail to the Committee:

grounds@woodedglenhoa.org

Social Committee

Debbie McCrory, phone 349-2010

Deb Draxler, phone 913-1114

Volunteers Wanted (contact Board)

e-mail to the Committee:

social@woodedglenhoa.org