

2009 ANNUAL HOA MEETING

Come meet and talk with VDOT Area Supervisor Steve Shannon & Delegate Dave Marsden

Date: Thursday, 11/12/09

Time: 8:00 pm

Place: White Oaks Elementary
6130 Shiplett Blvd., Burke

Please come to meet VDOT Supervisor Shannon and Del. Dave Marsden at our annual meeting. They will be on hand to speak with residents and answer any questions. Mr. Shannon will share with us the VDOT process and scheduled repavement of Wooded Glen Avenue and other streets within our neighborhood. Please make our desire to have our neighborhood repaved by your presence!

The upcoming budget for 2010 will be presented and voted on. Also, four directors will be elected for two (2) year terms. Please consider serving your community as a member of the BOD.



President's Message

Dear Wooded Glen Homeowners:

Another year draws to a close on our HOA calendar and the call for annual elections to the Board of Directors. I can only say that after two years of heading up the Board that Wooded Glen is fortunate to have people of the caliber we do volunteering their time, requiring them to work around full-time domestic and professional commitments. It is not an easy task. Patricia Becker, VP; Beth Samec, Treasurer; Patrick McLean, Secretary; and Joao Solamao, Asst. Secretary all deserve our thanks and appreciation for their efforts in and sincere concern for maintaining community standards, which of necessity redound to our property values.

They have shown nothing but willingness to do the best they can do for our community: checks have to be written every month and co-signed for any number of fiduciary obligations to keep our community running, not the least of which is trash collection; phone calls have to be made, letters have to be written; the semi-annual newsletter has to be put together. In addition to that, there are our monthly meetings in the homes of Board members on a rotating basis. We do not have a community clubhouse for such meetings like other HOAs, so the fact that Board members open their homes to host these meetings is another measure of their time and commitment, often in the face of pressing first priorities: home, job, and family.

I also wish to thank those homeowners who adhere to our covenants and the spirit of those covenants by submitting their applications to the ACC when contemplating some exterior change to their house.

At this moment, the Board of Directors is seriously evaluating the hiring of an HOA management team to handle violations and enforcement of the covenants. Hard feelings are sometimes engendered when members of the Board have to point out violations to homeowners. Of course, such an action, the hiring of an HOA management group, would necessitate an increase in the annual assessment to cover these additional costs.

At the same time, the Board of Directors wishes to thank those homeowners who have been compliant upon receipt of a violations letter. It doesn't take much for a neighborhood to look rundown, and this another reason your Board has insistently petitioned VDOT for repaving Wooded Glen Ave. and Novak Woods Ct. after 23 years, and yet out of 56 homes only six homeowners (five of whom are Board members) have

Several homeowners have recently contracted to replace or repair **rotting fascia (stucco)**. **The old material does not meet current code, and homeowners are discovering damage that extends to the interior structure.** If the stucco is not well maintained by regular caulking and high quality exterior paint, moisture begins to rot the stucco and water leaches in causing water damage and mold problems. Timely repairs are usually small and reasonable in costs. Waiting, however, can be very costly and extensive. Your board of directors maintains a list of homeowners willing to share their experiences, names of contractors used, and outcome of the repairs/replacement. Additionally, our bylaws specifically state that: **ARTICLE VIII, Maintenance and Repair (p) the exteriors of all structures, including windows and doors, windows and roofs, shall be maintained in good order and repair.**

Several homeowners in Wooded Glen have recently repainted their trim, facade and garage doors. The houses have great curb appeal and look terrific!

APPLICATIONS TO THE ARCHITECTURAL CONTROL COMMITTEE

Applications for any physical change in the exterior of any property must be approved by the Committee before construction may commence. All applications must be in writing. An original plus five (5) copies -- a total of six is required. **Be detailed.** If a feature or detail (e.g., color, types of materials to be used, height and design features of a fence, etc.) is omitted from the application, later construction of those features will be an unapproved change to the property, and could result in an assessment or action against the lot. Applications should be submitted to the committee's chair, Steve Smith.

Electronic applications are available on-line at the HOA web site, listed on the following page. Be sure to attach all pertinent drawings and/or descriptions if available via email attachments. If they are not attached, they must be submitted in writing in a folder addressed to the committee co- chair.

In addition to considering architectural applications, the Committee is also responsible for revising the association's *architectural guidelines*.



CC&Rs: COVENANTS, CONDITIONS AND RESTRICTIONS.

If you need a copy of the *CC&Rs* please let the association know. A surprising number of items are included. For example, did you know...

- A. You have "agreed to hold harmless ... each [other] Owner ... from any loss" sustained by your having "[p]lets" on your property?
- B. Trash containers must be stored out of public view except on days of collections?
- C. No trailers shall be regularly or habitually parked on a lot? No fences or satellite receiving systems shall be erected or maintained without the written consent of the Architectural Control Committee?
- D. Prior written approval of the committee is needed before a live hardwood tree, more than 6 inches in diameter, can be removed?
- E. All lawn areas shall be kept mowed and shall not be permitted to grow to a height in excess of four inches?
- F. Each living Unit shall be used as a residence for a single family household and for no other purpose.
- G. Any exterior change (including replacement garage doors, trim panels, colors, etc.) requires prior approval.

A full copy of the covenants appears on the associations' web site, and is available at <http://woodedglenhoa.org/files/Covenants.pdf>



The Social Committee welcomes all ideas, suggestions and input! Do you have a great idea for a social function? Would you like to join other neighbors in a game of tennis or a night of board games? Call or email Debbie McCrory at 703.349.2010 or dcmccrory@hotmail.com.

UPCOMING HOA BOARD MEETINGS

11/03/09 – 8:00 PM AT 6535 NOVAK WOODS

DECEMBER 2009 – TBD BY NEW BOARD

Meetings are open to all members of the Association & are listed on the homepage at www.woodedglenhoa.org

Thank you, Al Graziano for being our incredible webmaster! We truly appreciate it!

Helpful Names & Numbers

BOARD MEMBERS

- President: Michael Miller, 703-644-1679**
- Vice President: Patricia Becker, 703-440-0003**
- Treasurer: Beth Samec, 703-455-0977**
- Secretary: Patrick McLean, 703-455-3158**
- Asst. Secretary: Joao Salomao, 703-455-6044**

Architectural Control Committee & Grounds Committee

Architectural Control Committee: *Contact prior to changing the exterior of your property or removal of trees.*

Chairperson – Walter Zimmers 703.455.0977

Members:

- Gail Levenson 703.451.8351**
- Michael McCrory 703.349.2010**
- Steve Smith 703.913.1774**

Grounds Committee

- Walt Zimmers 703.451.9184**
- Patrick McLean 703.455.3158**

We need committee members, please join us!
Thank you wonderful volunteers!!!



AAA RECYCLING AND TRASH

Our HOA representatives at AAA are Cheryl Wood and John Hern. Bulk pickup is included in our contract, if you need this service call:

Phone: 703 818 8222

Fax: 703 803 1379

<http://www.aaatrash.com>. Feel free to contact

sent in the letter of petition that was made available last year at the annual meeting and has been on our web site for a full year for downloading.

Your attendance at the annual meeting on November 12th is important for keeping abreast of events in Wooded Glen and reaching a decision on the annual assessment and the hiring of an HOA management team.

Sincerely yours,
Michael Miller, President



Actions of your neighborhood volunteers:

- Reported & removed graffiti
- Picked up litter in HOA common area & FC parkland
- Petitioned Fairfax County DOT to restrict parking within neighborhood
- Contacted VDOT to post “Watch for Children” signs to slow speeders
- Maintained Wooded Glen entrance garden
- Maintained median strips and vegetation islands on/along Lee Chapel Rd.
- Webmaster for www.woodedglenhoa.org
- Organized & shopped for community yard sale & BBQ
- Welcomed new families & babies
- Edited & distributed newsletters
- Managed ACC applications & adherence to Wooded Glen CC&R
- Shared maintenance knowledge and vendor contacts to new residents



CAUTION: 25 MPH

HELP US STOP SPEEDERS!

DID YOU KNOW...?

The speed limit in our neighborhood is 25 mph, and we have a number of very full bus stops. What can you do to calm traffic? Write down the license plate number and report unsafe drivers either online at www.fairfaxcounty.gov/police/traf_sfty_report.htm

- Or -

using a mail-in form. All violations must be reported within 10 days of occurrence. A letter from the Fairfax County police will be sent to the vehicle owners.

DO YOUR BUSHES NEED A FALL TRIMMING?

Our neighborhood has a large number of young children, pets, and walkers/runners. Please be a kind neighbor and remember to keep landscaping trimmed back so that sidewalks are safe and enjoyable. This also allows for a safe field of vision for backing in and out of driveways.

Wooded Glen HOA Newsletter
c/o Beth Samec
9401 Wooded Glen Ave
Burke, VA 22015

ADDRESS CORRECTION REQUESTED



Do you know a good contractor?

If you have a contractor that you like (kitchen, bath, deck or basement, etc.) contact Walt Zimmers at Jetwoz@verizon.net

He will maintain a contact list and as neighbors look for contractors, they can start with your favorites. By improving our homes, we all do our part to maintain the property values in our lovely neighborhood.

Please consider serving on the ACC or Grounds Committee...your community needs you!

STAMP GOES
HERE

Dr. Robert F. Driscoll, P.E.
Resident Administrator
Virginia Department of Transportation
14685 Avion Parkway
Chantilly, VA 20151

November 2009

Subject: **Request for VDOT to Repave Wooded Glen Subdivision Streets**

Dear Dr. Driscoll,

I have been a member and resident of the Wooded Glen Homeowners Association for many years and have witnessed a steady deterioration of Wooded Glen Avenue and Novak Woods Court. The roadway surfaces in this subdivision of 56 single family homes are full of cracks, patches and uneven surfaces. I believe this is the original paved surface from 1986 construction (over 23 years old). We have had a tremendous number of service-related companies digging up and patching the roadway over the years. Compounding the deterioration of the roadway surface is the use of Wooded Glen Avenue as a commuter shortcut. Our neighborhood experiences an inordinate amount of vehicle traffic that does not begin or terminate here. Much of this commuter traffic grossly exceeds the posted speed limit.

Wooded Glen has received very good responses from VDOT when we report potholes, sign damages, sidewalk up-heaving, or other VDOT-related services. However, we feel that after 23+ years our streets need to be completely milled and resurfaced. We know for a fact that other neighborhood subdivision streets have been repaved within the past few years that may actually have been newer than ours—South Run and Cherry Run to name just two. As you recall, we met with Operations Manager Steve Shannon and Delegate Dave Marsden in the Fall of 2007 to discuss this issue. As a result, VDOT examined our streets and concurred that they need resurfacing. Over two years ago we were given a VDOT ticket number of 114138. We are still waiting on a schedule of when our streets will be repaved. We understand that budgets are tight, but they are every year and every year some subdivisions still get repaved. We feel it is time for Wooded Glen subdivision to be repaved.

Additionally, we would very much like to explore any traffic-calming options to slow speeders, such as speed humps, if we could get our roadway resurfaced.

As a community, we are united in our desire to keep our county and our neighborhood looking good and functioning safely. As an example of our commitment, we recently resurfaced (for the second time in 20 years) the two pipe stems that come off of Wooded Glen Avenue. We have patiently waited year after year for our turn to have our roads repaved. Please assist us by scheduling Wooded Glen Avenue and Novak Woods Court for some long over-due repaving. This community will be deeply grateful to VDOT for this service and reinforce our values in taking care of our neighborhoods.

Sincerely,