

Wooded Glen, Section I Homeowners' Association, Inc.
April, 2002

NEWSLETTER

HIGHLIGHTS FROM THE BOARD OF DIRECTORS' MINUTES

February 23, 2002, Meeting

Directors, C. Shepard, A. Graziano, and J. Yakavoc were present. Directors G. Gunn and J. Gordon were absent. Also present: R. Golden, secretary.

At this meeting your association took actions that included the following:

- The following officers were elected:
 - President: Gerry Gunn
 - Vice-President: Joe Yakovac
 - Vice-President: Cyril Shepard
 - Secretary: Richard A. Golden
 - Treasurer: Al Graziano
 - Assistant Treasurer: Steve Smith.
 - Vice-President: Charles Shaw.
- Banking resolutions were adopted for the association's accounts with Bank of America. Statement to be sent to the Assistant Treasurer as part of the association's checks and balances system.
- A community yard sale was scheduled for May 4th, 8 to 11:30 a.m.
- The association authorized an expenditure of \$60 per mow of the park authority land located between lot numbers 52 and 53, and an additional expenditure of \$100 for beautification expenses.

April 6, 2002, Meeting

Directors, A. Graziano, J. Yakavoc, J. Gordon and G. Gunn were present. Director C. Shepard was absent. Also present: R. Golden, secretary, and Laurie Dolson, Esq.

The Board of Directors approved the appointment of Laurie Dolson as the

corporation's registered agent, and locating the association's registered office at 10513 Judicial Drive, Suite 101, Fairfax, Virginia 22030.

COMMUNITY YARD SALE

A flyer has already been distributed announcing our community yard sale for May 4th. It will be advertised in the newspaper to begin at 8:00 a.m. and continue until 11:30 a.m.

RAIN DATE: May 11th.

Our usual cook-out (hot dogs, hamburgers, soft-drinks) is planned for Novak Woods Court, beginning at 11:30 a.m. Our local political officials are being invited again to join us.

FENCES

A reminder: No fencing may be either erected or removed from property without prior approval of the Architectural Control Committee.

APPLICATIONS TO THE ARCHITECTURAL CONTROL COMMITTEE

Applications for any physical change in the exterior of any property must be first 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 against the lot.

NON-CONFORMING CONDITIONS ON OUR LOTS.

At the last board of directors' meeting, one board member voiced concern that the

properties in our subdivision were, in some instances, not being adequately maintained, and with the values of our homes now approaching a half a million dollars, our personal wealth is more than ever directly affected by the conditions of our neighbors' lands and houses.

A walk through the neighborhood quickly reveals that that concern is based in fact. Various properties have become unsightly or are in states of disrepair. Some properties need repainting. Accumulation of unused construction materials can be observed in growing weeds. One property has recently acquired unsightly external additions to the house. Another property has a structure that appears to be in violation of the county's zoning ordinance. Wire and other unauthorized fencing has been placed on other properties. Other properties have antennas placed in violation of architectural guidelines. Several properties are now openly violating our covenants that prohibit excessive growths of grass. Several property owners have cut down live trees in violation of the covenants' prohibition against removal of a live tree in excess of 6" in diameter without approval of the Architectural Control Committee. For sale signs in excess of the covenants' 2 square foot limitation are repeatedly placed on properties.

Covenants require that all pets be leashed, and trash containers be concealed from public view.

ME COMPLAIN?

What good will it do? Plenty!

1. According to legal counsel, we all can effect direct and immediate results: a single homeowner, can complain to the board. A written complaint to the Board provides impetus for the board to act.
2. Where violations exist, the board has always had the authority to enter a homeowner's property, make necessary changes, repairs, etc., and assess the property for the costs involved.
3. Now, as a result of a change of state law, our association can adopt additional rules and regulations that will all the imposition of special assessments on properties where covenant violations exist. Following certain procedural requirements, a \$50 special assessment can imposed for a one-time

violation, and a \$10/day assessment can be imposed for violations of a continuing nature.

Legal counsel is now preparing documents for the board's action to adopt new rules and regulations to better empower a grounds committee.

The Board of Directors is considering making appointments to a grounds committee to help with this important function. If you are interested in helping us to preserve the values of our property, let a board member know. The benefits from serving are clear.

If you can not participate on the committee, and you have knowledge of covenant, rules, or guideline violations, write to the board of directors and complain about the condition.

HELPFUL NAMES

Board of Directors:

Gerry Gunn, 9445 Wooded Glen Avenue.
703 451-8506
John W. Gordon, 9435 Wooded Glen Ave.
703) 455-0023
Al Graziano, 9442 Wooded Glen Ave,
(703) 455-3447.
Joseph Yakovac, 9424 Wooded Glen Ave,
703-455-6381
Cyril Shepherd, 9457 Wooded Glen Avenue,
(703) 569-5206

Architectural Control Committee

Laura O'Grady, 9405 Wooded Glen Ave.
(703) 912-4910.
Fremont Fox, 9460 Wooded Glen Avenue
(703) 912-4910
Loren Becker, 9438 Wooded Glen Avenue
(703) 912-4910
Mary Beth Conlon, 9429 Wooded Glen Ave
(703) 440-9031