

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

NEWSLETTER

HIGHLIGHTS FROM THE BOARD OF DIRECTORS' MINUTES

May 18th and June 22nd meetings.

At these meetings your association took actions that included the following:

- Adoption of rules and regulations for the enforcement of covenants.
- Received reports as to Architectural Committee's approval of construction of a deck and an extension of an existing structure.
- Approved appointment of persons to a hearing panel (for enforcement of rules and regulations).
- Approved appointment of members of a grounds committee.

July 27, 2002 meeting.

Directors Shepard, Gordon, Graziano, Yocovak and Gunn were all present.

Reports were received as to matters affecting pipestem driveways, and the status of proceedings before the Architectural Control Committee.

A due process panel is required in the event that a levy of a special assessment on a lot is made for a covenant violation. Nominations were made for potential members of a due process panel. Included were:

N. Levenson
R. Pastor
K. Sikri
C. Conlon
K. Cronan.

September 14, 2002 meeting.

Present: Directors Gunn, Yakovac, Graziano, and Shepard. Absent: Gordon.

Annual members' meeting was scheduled for November 6, 2002, at 8 p.m. at White Oaks Elementary School. Two board members to be elected.

Subject to acceptance, the following persons were appointed to serve on the Architectural Control Committee:

Gail Levenson
Charles Shaw
Loren Becker
Mary Beth Conlon

Next board meeting was scheduled for October 19th at 8 a.m. a Director Yakovac's residence.

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.

ME COMPLAIN? (Revisited)

In our previous newsletter a suggestion was made that a single homeowner can complain to the Board of Directors, and that will spur action.

It worked. Following complaints from property owners, several notices were given as to improper conditions on lots (the most frequent: uncut grass and unkempt conditions). The conditions were almost uniformly corrected immediately.

And, of course, we all received notice about the new procedural actions of the board that in part provided:

5. The Board of Directors of the Association shall also have the power to assess charges against any member for any violation of the Declaration or rules or regulations for which the member or his family members, tenants, guests or other invitees are responsible.
6. Before suspension of a member's right to use facilities or any service offered by the Association and/or before any charges may be assessed for the violations, as stated in paragraph 2 above, the member shall be given an opportunity to be heard and to be represented by counsel before the Board of Directors or other tribunal constituted by the Board of Directors.
7. Notice of a hearing shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the member at the address of record with the Association at least fourteen (14) days prior to the hearing.
8. The amount of any charges assessed shall not exceed fifty dollars (\$50.00) for a single offense or ten dollars (\$10.00) per day for any offense of a continuing nature. However, the total charges for any offense of a continuing nature shall not be assessed for a period exceeding ninety (90) days.
9. The charges assessed hereunder shall be treated as an assessment against the member's Lot for the purposes of Article V, and other applicable provisions of the Declaration, and for the purposes of Section 55-516 of the Virginia Property Owners Association Act.
10. The hearing result shall be hand delivered or mailed by registered or certified mail, return receipt requested, to the member at the address of record with the Association within three (3) days of the hearing.

NEW SALES

9433 Wooded Glen Avenue: January 24, 2002: \$495,000. Welcome our new neighbors David Mustone and Melanie Abrahams!

9440 Wooded Glen Avenue: April 23, 2002: \$490,000. Welcome our new neighbors, Leisa and Thomas Clark!

COVENANTS, CONDITIONS AND RESTRICTIONS.

If you need a new 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]ets" on your property?
- B. Trash containers must be store out of public view except on days of collections?
- C. No trailers shall be regularly or habitually parked on a lot?
- D. No fences or satellite receiving systems shall be erected or maintained without the written consent of the Architectural Control Committee?
- E. Prior written approval of the committee is needed before a live hardwood tree, more than 6 inches in diameter, can be removed?

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

Other officers

Charles Shaw, Vice. Pres. (Community Relations).
Richard A. Golden, Sec'y.
Steve Smith, Asst. Treasurer.

Architectural Control Committee

Loren Becker, 9438 Wooded Glen Avenue
(703) 912-4910
Mary Beth Conlon, 9429 Wooded Glen Ave
(703) 440-9031
Gail Levenson, 9443 Wooded Glen Ave
Charles Shaw, 9450 Wooded Glen Ave
(703) 569-9576.