

## Wooded Glen, Section I Homeowners' Association, Inc.

WGHOA May 2005

<http://www.woodedglen.homestead.com>

# NEWSLETTER



### ANNUAL YARD SALE AND PICNIC

We will again host our annual community yard sale on Saturday, May 21st 2005, from 8-11 AM. This is a great opportunity to get rid of your old treasures and make room for some new ones! To participate simply place your items in your driveway or in the garage (in case of rain). Be prepared to give everything away CHEAP! You will be surprised by how much \$\$ you make. We are advertising a start time of 8 AM but you will probably see the most customers from 7-9. If for some reason we are washed out, the rain date is the following day, Sunday June 4th.

We will have our annual homeowner's picnic following the yard sale from 12-2 on Saturday, 21 May 2004. The picnic will be held in the driveway of 6533 Novak Woods Court (Steve & Carolyn Smith's house). The WGHOA will provide hot dogs, hamburgers and drinks and would welcome deserts of any kind. We need a volunteer to cook and a gas grill to cook on. We will also need volunteers for clean-up and other duties that may need to be done. Please feel free to bring a lawn chair and visit with your neighbors. If you interested in helping contact Cyril Shepherd at 569-5206.

### DEAD TREE REMOVAL

We are planning to engage a tree removal expert to remove dead trees in the common area

(woods behind the even numbered houses 9424-9458 Wooded Glen Ave). If you have a dead tree in the HOA common area that is in danger of falling on your house or deck, please contact Cyril Shepherd at 569-5206, e-mail S4821@aol.com.

### FAIRFAX COUNTY APPROVES REZONING

There was a rezoning meeting on March 8, 2005, at the Springfield Government Building on Rolling Road. The meeting was attended by four county employees, the builder and three homeowners.

The Land use Proposal for Rezoning of a parcel of land on Lee Chapel, just south of Wooded Glen Ave, from R1 (one house per acre) to R2 (two to three units per parcel), was made by the builder Sewan Enterprises. There is a staff report available for the 1.186 acres of the parcel. There are two additional adjoining parcels not requesting rezoning at this time, but, a rezoning request could be made at a later date.

The plan will include a conservation area in the back adjoining the Wooded Glen homes with landscaping on the Lee Chapel side. Two large oak trees (30' and 24') on the parcel will be preserved. The plan is to build two large colonial homes, approximately 3000 square foot each. They will have the required 100 foot frontage on Lee Chapel. There is a total of 650 linear feet for the three parcels on Lee Chapel. The house will be place 20 feet back from the road, with landscaping on the road side. Construction is scheduled to begin late this year and go into the beginning of next year. It will probably take about eight months to complete the buildings. There is and will remain only one curb cut from Lee Chapel, which would be closed if the other two parcels are built. The egress and entrance would then be from Wooded Glen Ave.

The county will not allow more than one curb cut (driveway) to Lee Chapel. Any attempt to have more than one entrance to Lee Chapel would be an issue with the county.

### **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. 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 fairly simple, just write a letter explaining exactly what you want to do, add a drawing and if painting is involved a sample of the color(s). Then send or deliver the original request and 5 copies to the Chairperson of the ACC, Mrs. Mary Beth Conlon at 9429 Wooded Glen Ave. She will circulate your request to the other members of the ACC and get back to you within a few weeks. Written approval of changes, additions or improvements to your home is a requirement of our Home Owners Association. To review the requirements in detail see the link to the [Architectural Guidelines](http://www.woodedglen.homestead.com/) our web site at <http://www.woodedglen.homestead.com/> .

### **PIPESTEM RESURFACING**

Recently an owner asked when the pipestems were going to be resurfaced. In the past the process for using the pipestem funds has been that pipestem homeowners get together and determine if resurfacing is needed on both pipestems. Then someone obtains three bids from local companies for the resurfacing. All nine pipestem owners should be notified of the plan to resurface the pipestems. To save money pipestem owners should be given the

opportunity to pay to have individual driveways done when the pipestem is done. When the plans are complete, the Board should be presented with the estimate of the costs to verify that there are enough funds available in the pipestem account. Upon approval of the board a check will be written to cover the expenses for pipestem resurfacing. Resurfacing of private driveways will be at the owner’s expense. The date of resurfacing should be widely announced to minimize inconvenience.

### **WOODED GLEN HOMEOWNERS ASSOCIATION CONTACTS**

Board of Directors:

President: Cyril Shepherd Tel # 569-5206  
e-mail: [S4821@aol.com](mailto:S4821@aol.com)  
Vice President: Gary Van Horn, 440-1014  
e-mail: [gv186@aol.com](mailto:gv186@aol.com)  
Treasurer: Joseph Yakovac, 455-6381  
e-mail: [yakovacj@aol.com](mailto:yakovacj@aol.com)  
Secretary: Craig Conlon, 440-9031  
e-mail: [cdconlon@cox.net](mailto:cdconlon@cox.net)  
Board Member: Richard Golden, 569-1264  
e-mail: [k8los@aol.com](mailto:k8los@aol.com)

Architectural Control Committee

Mary Beth Conlon, 440-9031  
Gail Levenson, 451-8351  
Sue Lee, 569-4485  
Michael Miller 644-1679  
Gerry Gunn 451-8506

### **RECYCLING DAY IS CHANGED**

Effective March 21<sup>st</sup>, 2005, our recycling day was changed to Thursday. In a letter from AAA Recycling & Trash Removal Services, they explained the change as an effort to provide you with the best waste collection service available. Trash and yard waste pick-ups remain unchanged. If you have any questions, please contact AAA’s Customer Care Center at (703) 818-8222 between 8 AM and 5 PM Monday through Friday.