

Woodwinds News

FEBRUARY 2008

LOUDOUN MANAGEMENT ASSOCIATES

Loudoun Management Associates (LMA) is Woodwinds' new management agent. Crystal Garcia is the Property Manager assigned to Woodwinds.

Woodwinds and Bentana Park are LMA's entry into the Reston property management market and as such they are anxious to provide good service and value for money to the association. LMA will be offering services that impact individual residents as well as the association, including several assessment payment options and accessible online account information.

LMA will help the board undertake major property improvement projects this year, including continuing repairs of roof- and balcony-related water leaks, erosion, and parking lot and pathway resurfacing.

We look forward to working with LMA and the residents to continue the improvements to and increase the value of the Woodwinds community. LMA contact information appears at the end of this newsletter.

WOODWINDS COMMITTEES

The Board invites interested residents to participate in the care and improvement of the community by volunteering for one of the standing committees at the February Board Meeting.

Committees are integral to the running of the association. As service costs rise, the board seeks ways to minimize the expenses of association activities. Volunteers make this possible by patrolling our parking lots, distributing newsletters, noting burned out lights, and assisting with groundskeeping tasks such as mulching, planting, and watering.

If you have a talent or skill and a desire to help save the association some money, please consider donating time to one (or more) of our committees:

Covenants – ensure that the rules and regulations regarding the appearance of common elements are enforced.

Landscape – work with grounds maintenance contractor and the Board to ensure a visually appealing landscape throughout the community.

Communications – contribute to and distribute newsletters and other non-official correspondence to the community.

Parking – ensure that vehicles parked at Woodwinds are appropriate and conform to Fairfax County regulations.

Maintenance – assist in maintenance of community common elements, by conducting periodic inspections of lights, faucets, utility closets, researching alternatives, and helping with simple, handyman tasks.

Committees will be formed at the February board meeting. Please attend this meeting or contact a board member if you are interested in participating.

BOARD MEETING

The next Woodwinds board meeting will be held on Thursday, 21 February, from 7:00 to 9:00 pm at **Langston Hughes Middle School Health Room**, located at 11401 Ridge Heights Road, Reston, VA. Details can be found on the Woodwinds Homeowners Yahoo Groups website: <http://finance.groups.yahoo.com/group/Woodwinds/Homeowners/>

PET LIMITS

There is currently no Woodwinds bylaw, rule, or regulation, limiting the number of pets which may be kept; however, owners and residents should be aware that Fairfax County Zoning Ordinance, Article



2, Section 2-512¹, which addresses limitations on the keeping of animals, applies to Woodwinds and specifies minimum lot sizes required for the keeping of more than two dogs.

The Woodwinds Board is currently investigating how this ordinance applies to condominiums but two possible interpretations are:

- a. an individual co-owner does not own a lot and therefore can keep no more than two dogs (as on an unspecified lot size)
- b. the "lot size" is equivalent to an individual co-owner's percentage of ownership share of the total size of Woodwinds property (ranging from 2063 to 2973 square feet), which is insufficient for the keeping of more than two dogs.

PARKING AT WOODWINDS

Vehicle registration forms were circulated on several occasions last year in an attempt to get a handle on the parking situation here at Woodwinds. The response to requests for completed forms was around 35%.

To encourage owners and residents to comply with the vehicle registration requirement, notices will be placed on vehicles that are not registered. On March 1, any vehicle that is not registered with Loudoun Management Associates will be noted and owners of unregistered vehicles may have parking privileges suspended.

The Vehicle Registration form is available on the Woodwinds website or from any board member.

All owners and residents are encouraged to attend board meetings. Future meeting times and locations will be posted on the Yahoo Groups website.

RULES REMINDER

Pets – Remember Woodwinds and Fairfax County leash regulations and please clean up after your pet! Violations will result in a \$50 fine.

¹
<http://www.fairfaxcounty.gov/dpz/zoningordinance/articles/art02.pdf>

Storage – Balconies and patios shall be kept clean and free of obstructions and may not be used for storage purposes. Planters, plant containers, and other objects on balconies may not protrude or extend beyond the inside limits of balconies. Objects on front balconies may not extend above the railing.

No bicycles, motorcycles, scooters, baby carriages, other vehicles, toys, or other personal articles shall be allowed to stand in hallways, entranceways, stairwells, sidewalks, or paths.

Empty planters must be removed from entranceways during non-growing seasons.

Trash & Recycling – Pick-ups are Mondays and Thursdays. Trash may be set out no earlier than 8:00 pm the nights before and no later than 8:00 am on the mornings of pick-ups. Recyclable materials may be set out with trash on Thursdays. For more information on recycling and what is recyclable, visit Fairfax County's recycling website: <http://www.fairfaxcounty.gov/living/recycling>.

AAA Recycling and Trash Removal Services provides Woodwinds with trash and recycling pick-up. AAA's holiday schedule can be found on its website at: <http://www.aaatrash.com/calendar111607.htm>. Trash pick-up will occur on Memorial Day and Labor Day. Trash will be collected on the Mondays after Thanksgiving and Christmas Day.

2008 BOARD OF DIRECTORS

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- Teri Jaeger (Treasurer) (703) 620-2856
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LMA CONTACT INFO

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