



September
2012

The Trail

The Woodstream Community Newsletter

www.woodstream.org

Annual Home Inspections Were Held in Spring 2012

The Board conducted the Association's annual exterior architectural and property inspection during the spring this year. The purpose of this inspection was to ensure homes and landscaping are in compliance with Woodstream's covenants and architectural guidelines. Upon completion of the inspections, homeowners received a letter from the Board outlining what maintenance is required to bring the exterior of their home and their landscaping into compliance. We have received a great deal of feedback from residents as they make these changes. We appreciate the residents who are making an effort to bring their homes into compliance. Making these changes assists in the community in maintaining its value.

Tree Service

There will be major tree work in the town home areas of Woodstream starting Oct 15, 2012. The Care of Trees will be the contractor conducting the work. The contractor informed us that the work can be started without any cars being moved. As the work continues into the week, it may be necessary for some vehicles to be moved. Signs will be placed in areas where vehicles will not be able to park during the day.

The contractor also stated that any homeowners looking to have work conducted for their own trees should contact them to get estimates. You may realize a savings by having the work scheduled during the time they are in the neighborhood. Their number is 703-922-8733. The arborist assigned to our job is Zana Jevremovic.

Information will be posted on the website as well: www.woodstream.org.

Semi-Annual WHOA Meetings

The Woodstream Homeowner's Association Annual General Membership meeting is scheduled for Tuesday, October 30, 2012, from 7:45 p.m. to 9 p.m. in the cafeteria of the Newington Forest Elementary School, located at 8001 Newington Forest Avenue. Important information will be shared about the quarterly dues, pending neighborhood improvement projects, the annual Architectural Control Survey, the Neighborhood Watch, and more.

For those unable to attend in person, a General Proxy form will be included in the mailing you will receive formally announcing the Annual Meeting date, place, and time. The proxy form should be filled out and given to a member of the

Board of Directors or taken to the meeting by a designated neighbor who will vote on issues on your behalf.

All resident and absentee homeowners are encouraged to attend the annual meeting and to take an active part in the discussions and decisions that affect our community. Renters may attend this meeting but may not vote. There are issues for improvements or changes to the rules that have been raised by some residents which would require a change to the WHOA covenant, but no binding vote can take place without a quorum of the homeowners to vote on the issues. Your presence or your proxies are vital to progress.

Parking Is Regulated in Woodstream

Under our Association's bylaws, all vehicles parked within the Woodstream neighborhood, including vehicles parked on public streets or in private driveways, must be operable and have valid license plates and inspection stickers. Vehicles not capable of self-powered movement or with expired plates or stickers may be towed at the owner's expense.

No campers, trailers, commercial trucks, or other such vehicles may be parked overnight on the townhouse streets. No vehicle may park alongside a yellow-painted curb at any time. Such vehicles will be towed without notice at the owner's expense. If you have more than two vehicles, please be neighborly and park your additional vehicles on Magic Leaf Road. On the single family home streets, you may not park overnight in front of a neighbor's house without that neighbor's permission.

Woodstream is also part of Fairfax County's Mount Vernon Parking District. As such, campers, motor homes, boats, trailers (even if attached to a vehicle), vehicles with more than 2 axles, vehicles over 12,000 pounds, and vehicles capable of seating 16 or more passengers are NOT permitted to be parked on public streets in residential areas for more than 2 days.

Fall Clean Up

The Woodstream Board of Directors has scheduled a community yard clean up for October 6-8, 2012 which is this year's Columbus Day weekend. The Board is renting a dumpster, which will be placed on Magic Leaf Road near the playground. Woodstream residents may dispose of tree limbs, brush, grass trimmings, and other biodegradable yard waste in this dumpster. MAN-MADE MATERIALS WILL NOT BE ACCEPTED FOR DISPOSAL IN THIS DUMPSTER and dumping of yard waste will be limited to Woodstream residents only. Please take this opportunity to tackle those landscaping and yard projects!

Top Items the HOA is working to resolve:

1. Trash – First, a thank you to the residents who continue to follow the rules regarding trash and recycling in our community! This helps keep the community clean, healthy, and safe. Yes, this is continually mentioned, but it is also #1 issue the board is contacted about. This issue has improved greatly in our community and will continue to be closely monitored. As a reminder large trash items such as furniture and appliances will be picked up on Wednesdays. For residents who live in front of areas where trash is placed, I am sure they do not want old furniture and appliances sitting in front of their homes for several days. Also, please ensure to label all your trash cans & bins so they can be identified when they blow away in the wind and storms. We have also had several complaints recently about residents leaving trash cans out for several days following pickup, please remember to bring in your trash cans the evening after trash or recycling is picked up. If trash cans/recycling bins are left out with no address identification, the Woodstream HOA will mark them as abandoned and have the trash company dispose of them.
2. Architecture Control Committee - We appreciate those who take the time to contact the board, as is required by the Woodstream covenants and architecture guidelines. This helps ensure that projects are in compliance with Woodstream guidelines and are in keeping with the integrity of the neighborhood. The Board tries to respond within a day or two of receiving these requests. The more information that is provided with the request, the easier it is for the ACC to approve these requests in a timely manner.
3. Sidewalk Repairs –The Board has identified several other areas in the townhome area that will be repaired shortly. The Board is working on receiving quotes to repair these areas. The sidewalks along the single family homes, Magic Leaf, and Pohick all recently underwent extensive sidewalk, gutter and curb repairs. Except for a few tire tracks that some children in our community left it was a huge success and the sidewalks look great! These are Fairfax County maintained areas and were performed by a contractor selected by them.
4. Clean Up After Your Pets - Collect your pet's waste and leash your dog: While walking your dog, be sure to curb your dog, pick up its waste and deposit it in the trash. Pet waste should not be left in our community's common areas or a neighbor's yard. Our community's children play in many of the common areas, and uncollected pet waste is a health hazard for anyone playing in or walking through those areas. The required collection of pet waste is a both a County law and an Association bylaw, as is the requirement that dogs be on a leash when outside (other than in a fenced back yard). Violators may be fined by either the County or the Association or both.

New Woodstream HOA Website

The Woodstream HOA has updated the Woodstream HOA Website. The website address is www.woodstream.org. We continue to explore future capabilities to make this more interactive and provide up to date information to residents as quickly as possible. If trash or recycling days fall on holidays and other updates please reference the site. The Board tried to keep this information as updated as possible. A special thanks to Phil Kanzleiter for spearheading this effort and taking the time to get the new site up and running.

Waterline Insurance Available from Dominion

Homeowners are responsible for their own waterlines (from the curb into your house). Those with an aging exterior waterline may wish to obtain the waterline insurance offered through Dominion Power. Call 1-866-645-9810, Mon. – Fri., 8:30 a.m. to 5:30 p.m. or visit <http://www.dom.com/products/home-repair-programs/index.jsp> for details. Dominion also offers insurance on gas and sewer lines and hot water heaters as well. (The Board provides this for informational purposes and is not an endorsement of any particular product.)

Community Safety Reminder — Lock Your Car and Keep Valuables Out of Sight

The HOA wishes to remind all residents that the most common crime in Fairfax County is theft of valuables from cars (known as a “larceny” in police reports). The County police also note that over half of such thefts occur from unlocked cars! While Woodstream is a very safe community, no neighborhood is immune from crime and several larcenies have been reported in our community. Therefore, we strongly urge all residents to:

- Always lock your car when it is parked, even during daylight hours and even if it is in your own driveway. Earlier this year there was a surge in stolen vehicles in other communities not far from Woodstream. These were vehicles that had been left running in drive ways to be warmed up during the winter. Please keep this in mind as temperatures start to drop.
- Remove all valuables, especially electronics such as cell phones, lap tops, and GPS devices, from your car when parking anywhere in the neighborhood.

In short, if you don't want it stolen, take it inside your house or lock it out of sight in the trunk when you park! We also advise residents to keep all shed and garage doors locked when you are not physically present.

Important Community Numbers

Con-Serv..... 703.444.3181

County

Police & Fire (Emergency)..... 911
 Police (Non-Emergency)..... 703.691.2131
 Fairfax County Animal Control... 703.691.2131

Utilities

Virginia Power..... 888.667.3000
 Washington Gas..... 703.750.1000
 Verizon..... 703.876.7000
 Cox Cable..... 703.378.8400
 Water Authority..... 703.698.5800

VDOT

VDOT..... 800.367.7623
 VDOT (Snow Plowing)..... 800.367.7623
 VDOT (Potholes)..... 800.367.7623

To Report:

Missing Street Signs
 (Fairfax County)..... 703.934.2840
 Outages, including street lights
 (Virginia Power)..... 888.667.3000
 Abandoned Cars
 (Fairfax County Police)..... 703.691.2131

General Contact Info:

Woodstream Home Owner's Association
 PO Box 5467
 Springfield, VA 22150-5467
board@woodstream.org
<http://www.woodstream.org>

* * Please Remember * *

**The playground and basketball
 court close at dark.**

For Billing and Dues:

MJF Associates
 10692 Crestwood Drive
 Manassas VA 20109
 703-369-6535

For Disclosure Documents (Home sales):

Send an email to: info@woodstream.org

The Woodstream Board of Directors:

Ann Birdsall	President	703-569-9833
Clay Huntington	Vice president	703-786-1663
Holly Fryburger	ACC Chair	252-259-1932
Stuart Funk	Treasurer	
Laura McCarthy	Secretary	
Phil Kanzleiter	Director	
Carol Robinson	Director	
Amie Doyle	Director	
Elizabeth Ogden	Director	202-285-1125
Steve Kewer	Director	703-455-2914

The Trail is the official newsletter of the Woodstream Homeowners Association and is published once each quarter. Please send suggestions for articles and requests for ads to: [**board@woodstream.org**](mailto:board@woodstream.org)

Advertise in The Trail:

<u>Rates</u>	<u>1 Issue</u>	<u>4 Issues</u>
¼ Page	\$ 25	\$ 75
Bus. Card Size (2in)	\$ 10	\$ 30
½ Bus. Card Size	\$ 5	\$ 15
<u>Special Rate for Teens (18 & Under):</u>		
Bus. Card Size	\$ 5	\$ 15
½ Bus. Card Size	\$ 3	\$ 10

Neighbors: Your submissions to this newsletter are always welcome. Send your articles to [**board@woodstream.org**](mailto:board@woodstream.org).