



The Trail

The Woodstream Community Newsletter

www.woodstream.org

Annual Home Inspections Will be Held in April 2012

The Board will conduct the Association's annual exterior architectural and property inspection during the spring and summer of this year. The purpose of this inspection is to ensure homes and landscaping are in compliance with Woodstream's covenants and architectural guidelines. Upon completion of the inspections, homeowners may receive a letter from the Board outlining what maintenance is required to bring the exterior of their home and their landscaping into compliance. We received a great deal of feedback from residents on the inspections. Please remember the goal of these inspections is not to nitpick residents, but to ensure the neighborhood is in good order to maintain the value and integrity of community.

Semi-Annual WHOA Meetings

The annual WHOA Meeting took place at 7:30 pm, October 25, 2011 at Newington Forest Elementary School.

Based upon feedback from the community we are scheduling two WHOA Meeting for 2012. The first meeting for 2012 is currently targeted for May 2012. Further information should be distributed within the week. The goal of this meeting is to increase communication, answer questions, and receive inputs from the community. The meeting will be held at Newington Forest Elementary School.

The second meeting for the year is tentatively scheduled for Tuesday, October 30, 2012 at Newington Forest Elementary School.

Homes Sales

It's that time of year again... the summer moving season is upon us! If you look around the community you will notice there have been a number of homes put up for sale in the last month. The great news is in general the homes that have been listed thus far have sold very quickly and at a higher value than in the past few years! For those that are leaving Woodstream; we wish you the best of luck, and to our new homeowners, Welcome! The great effort by residents to maintain their properties, keep the community clean and safe, and location are some of the top reasons realtors mention Woodstream has done so well in the current real estate market.

If you do plan on selling your home, remember, before you go to closing, State law requires you to provide the prospective owners with several documents, including a current copy of

the HOA Covenants, Conditions, and Restrictions (rules and regulations) and documents from the HOA indicating that your quarterly dues are paid up and that your home is not currently in violation of any HOA bylaws.

Please contact the Woodstream HOA to put this "disclosure book" together for you two or three weeks prior to your closing (this request is sometimes handled by your real estate agent). Please e-mail the Woodstream HOA at the address listed below with the subject line "Disclosure Book Request." The Board of Directors will then verify that your dues are up to date, conduct an inspection of the home (don't worry, just inspecting the outside!), and compile the other necessary disclosure documents. This process should not take more than a few days.

There is a \$100 fee for this "disclosure book." Please make your check payable to the "Woodstream Home Owner's Association." The Board will make mutually agreeable arrangements for the book's pick-up.

Crime Reports

In the past few months, the West Springfield police station has published several burglaries in areas surrounding the Woodstream Community. Although, none of these were directly in the Woodstream Community, we wanted residents to be aware that there have been reports of burglaries in the Saratoga and Newington Forest Communities.

Also in the past few months, five vehicles have been stolen from surrounding communities that have been left unlocked and running by residents while they "warm up." These vehicles were all stolen from communities along Southrun or Silverbrook roads.

As always, if you suspect something is wrong please contact police immediately at 703-691-2131 or in case of emergency-911. To see the crime activity in our area you can access the West Springfield Police Blotter at <http://www.fairfaxcounty.gov/police/stations/westspringfield/wir.htm>

Annual Community Yard Sale

The Annual Woodstream Community Yard Sale will occur Saturday, June 2, 2012 from 8 am – 1 pm. The Woodstream HOA will take care of advertising the event. For residents who wish to participate, the set up area will be along Magic Leaf Road. For residents who wish to conduct a Yard Sale during this time, but at their homes, signs are their own responsibility.

New Recycling Bins & Trash Cans

If your recycle bin has mysteriously disappeared over the years or you would like to have an extra please contact Con-Serv Industries, Inc. at (703) 444-3181. New or additional bins can be purchased for \$10. If you are a new resident and your home did not come with a bin, they will provide one for free.

Also, if you are a new resident in the single family homes and a Con-Serve trash can was not with the property when you moved in, please contact Con-Serve for a new trash can. Additional trash cans can be purchased for \$75.

Have a Tick Free Yard (Reposted from Fairfax County Web & from the last issue as tick season is here)

Practice Tick-Safe Landscaping

These techniques should be considered for making your home as tick free as possible. *Ixodes* ticks need the higher humidity levels of the woodland to survive; they die quickly in drier environments. Increasing exposure to sun and air by removing leaf litter, mowing the lawn, and clearing tall grass and brush around houses and at the edges of lawns will reduce the numbers of ticks that transmit Lyme disease. Laying down wood chips or gravel where lawns butt up against wooded areas can reduce the number of ticks on grassy areas by creating a drying barrier.

Use Chemical control

The use of pesticides to control tick populations is another highly effective option. Pesticide application to residential properties should be supervised by a licensed professional pest control expert and should be conducted when nymphal *Ixodes* populations are at their local peaks.

Permethrin is an insecticide that is effective in both killing and repelling ticks in your yard. The best time to apply permethrin to your yard for ticks in Fairfax County is between late March and early May.

A pesticide designed to kill ticks is sometimes called an acaricide. Acaricides can be very effective in reducing tick populations. If properly timed, a single application at the end

of May or beginning of June can reduce tick populations by 68-100%.

The Environmental Protection Agency and your state determine the availability of pesticides. Check with local health officials about the best time to apply acaricide in your area, as well as any rules and regulations related to pesticide application on residential properties. Or contact a professional pesticide company to apply pesticides at your home.

Discourage Deer

A relationship exists between the abundance of deer and the abundance of *Ixodes* ticks in the County. Tick populations do not decrease substantially unless deer are eradicated or considerably reduced. Constructing physical barriers and removing food, such as spilled bird seed, from your yard will discourage deer from entering your yard. In addition, removing plants that attract deer and constructing physical barriers may help discourage tick-infested deer from coming near homes. Lists of deer-resistant plantings are available from garden centers, nurseries, or local extension agents.

Important Dates

**April 2012 – Annual Architecture and
Yard Inspections**

**May 2012 – Semi-Annual Woodstream
HOA Meeting**

**June 2, 2012 – Annual Woodstream HOA
Community Yard Sale**

**October 6-8, 2012 – Annual Woodstream
Clean Up Weekend**

**October 2012 – Semi-Annual
Woodstream HOA Meeting**

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 trashcans out for several days following pickup, please remember to bring in your trashcans 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. Trees/Branches – One of the great parts of the Woodstream community is the mature trees that surround us, but it also creates challenges maintenance wise. The annual tree inspection from a certified arborist will occur in the May-June timeframe. This helps prioritize which trees need to be addressed immediately for safety reasons. Tree maintenance is extremely expensive and the board tries to maximize the tree trimming budget as much as possible.
3. 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.
4. Sidewalk Repairs – Several sidewalks within the townhouse area recently were repaired. 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.
5. New Website – The Woodstream HOA has been updating the website to be a more useful tool for the community. The website will provide a forum for residents to receive timely information, post The Trail, and contact the HOA.

Helpful Ways to be a Good Neighbor

1. Speeding in the neighborhood – This issue is brought up continually by residents and is a major safety issue. Please ensure to follow all posted speed limits and be observant of residents and especially children in the community. School is back in session and the mornings are darker, so please keep an eye out as you head to work and other places in the early morning. Students start to head out for the bus as early at 6:45 am and continue until shortly after 8:00 am. Afternoon drop off from school buses occurs between 2:30 pm and 3:30 pm throughout the neighborhood. Please watch your speed at all times, but be extra observant during these hours as there are a lot of children out and about in the community.
2. Trees – If you have a tree(s) in your yard, please ensure they are properly maintained and trimmed. If your tree encroaches on community sidewalks please ensure they are trimmed for easy passage by residents. Also be courteous to your neighbors by trimming limbs and branches back from their property lines.
3. Lawn Maintenance – The majority of residents continue to uphold high standards in the Woodstream community with landscaping and lawn maintenance. Curb appeal is a huge part of helping homes maintain their value. Please be courteous to your neighbors and keep lawns properly maintained. This also includes trimming lawns away from sidewalks. In some portions of our neighborhood, we have some lawns that cover 6-12 inches of sidewalks and have overgrown sidewalk dividers. Please be courteous and trim lawns back from sidewalks to allow residents maximum use of our great sidewalks.
4. Parking – Fairfax County authorities continue to visit the Woodstream community and ticket vehicles that are out of date with registration and state safety inspections. As a reminder, all vehicles parked within Woodstream must have up to date registration and state inspections. Also, when you have guests visit, advise them of the Woodstream parking regulations. This includes not parking in reserved spots or front of single family properties over night. Commercial vehicles must be parked on Magic Leaf and not in the townhome areas. Single family home vehicles parked in driveways must not block sidewalk access. This is against county ordinances and allows pedestrians to safely navigate the neighborhood.
5. Trash – Once again, this is the subject we receive the most complaints about. Please follow the rules and dispose of all trash in the correct receptacles to ensure a clean and safe neighborhood!

Important Community Numbers Community

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

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www.walkingdogsva.com
 Call Felicia at (703)473-9768 or walkingthedogs2@yahoo.com

General Contact Info:

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

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	
	Director	
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: trail@woodstream.org

Advertise in The Trail:

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

Neighbors: Your submissions to this newsletter are always welcome. Send your articles to board@woodstream.org.

*** * Please Remember * ***

The playground and basketball court close at dark.