



June 2013

# The Trail

## The Woodstream Community Newsletter

\* Woodstream Homeowners Association (WHOA): [www.woodstream.org](http://www.woodstream.org) \*

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703-569-9833

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### Highlights

- Community Yard Sale and Community Clean Up updates
- Details regarding how to dispose of junk, yard waste and hazardous materials
- Want to mow your lawn but don't have a mower? We have a solution!
- Tree work has been completed and scheduled around the community

## Woodstream Fourth of July Parade

The Woodstream community is hosting a Neighborhood Parade for children on Thursday, July 4<sup>th</sup>, at 9:30 AM.

Community children are encouraged to participate in the parade and to wear red, white and blue. Attendees are also encouraged to decorate strollers, scooters and bicycles to serve as part of the procession.

Participants should meet at the playground on Magic Leaf Road. The parade will march down Magic Leaf

Road toward Pohick Road and turn left. The parade will continue to Forest View Road, make a U-turn and proceed back to the playground.

At the conclusion of the parade, there will be popsicles as well as prizes for the most festively decorated stroller, scooter and bicycle.

Questions or comments about the parade should be directed to resident Laura McCarthy via e-mail at [lauramcarthy65@yahoo.com](mailto:lauramcarthy65@yahoo.com).



## Spring Inspections Follow Up

The WHOA Board conducted its annual exterior architectural and property inspections in April. The purpose of the inspections is to ensure that homes and landscaping are in compliance with WHOA's covenants and architectural guidelines.

First and foremost, the Board would like to thank the residents who continuously maintain the curb appeal of their homes. Doing so preserves the value and integrity of our community.

For residents who received violation notices from the Board outlining maintenance or cleaning that is required to bring the exterior of their homes and landscaping into compliance, please note that the Board recognizes that, in some cases, homeowners did not have a chance to begin their spring cleaning processes at the time that the inspections were conducted. As such,

please remember that the violation letters, for most residents, serve as a gentle "reminder" – areas to focus on when spring cleaning – rather than a stern citation.

The Board thanks the residents who have responded in a timely manner to the notices and have worked diligently to make the necessary changes to their residences and properties.

For those residents who have needed several "reminders" over the years, know that the Board will be following up on the Spring Inspections at the end of the summer. At that time, any outstanding violations will be noted and further actions, including penalty assessments, may be considered. Considering the corrective actions that have occurred to date, however, the Board is hopeful that such actions will not need to be taken.

## Community Yard Sale

The WHOA Community Yard Sale was a success. Graced with beautiful weather, sellers began claiming their spots and setting up for the sale early on Saturday, June 1<sup>st</sup>. Just before the official start time of 8:00 am, buyers began scanning for items. A constant flow of customers continued throughout the morning.

While some residents set up tables and display shelves with pre-priced items, others merely spread out blankets, dumped their items on top and accepted whatever customers offered to pay. There was some haggling and some negotiating but, regardless of the strategic methods, many items found new homes as a result of the sale. In addition to selling household items, some residents also sold lemonade and donuts during the sale.

Sellers expressed gratitude that they were able to rid their houses of items they no longer needed while simultaneously making a profit. Buyers, on the other hand, were grateful when they found a "treasure" amongst the piles of items - as in the case of one young resident who rode away from the sale on her "new" pink scooter after purchasing it from a family whose children had outgrown it.

For those who missed out on the Community Yard Sale, rest assured that the event is annual and will, thus, occur again next June. Know that it's never too early to start sorting through the house, organizing items and setting them aside in preparation. We look forward to another successful event in 2014!

## Community Clean Up

The Board extends its thanks to residents Fesshaie Abraham, Marla Hurtado, and Chris Olsen, and Board members Liz Ogden, Phil Kanzleiter, Vanessa Hohenwarter and Mike Hoover for their assistance at this month's Community Clean Up event.

Our volunteers picked up litter throughout the community, trimmed back the obstructing branches along the Pohick Road walking path, removed a large amount of junk dumped by previous residents from a slope behind the Forest Path circle and picked up junk and bagged debris left by residents at the curb.

The Board also notes that the dumpster was full when it was picked up by our trash contractor, Con-Serv Industries (CSI), and the Board plans to have a dumpster placed on Magic Leaf Road again in the late fall - after the end of the growing season.



## How to Get Rid of Junk and Yard Waste

Now that the annual Community Clean Up is over and the dumpster is gone, how do you get rid of debris, junk and yard waste? First, the Board reminds all residents NOT to dump anything in the woods or anywhere else outside of your own property. Additionally, most debris, junk and yard waste will be picked up for free by our trash contractor as part of our Wednesday recycling pickup. In these instances, please place the items at the curb no earlier than 7:00pm on Tuesdays.

More specifically, **yard waste** - such as brush and grass clippings - are picked up by our trash contractor every Wednesday during the growing season (April - November). This debris should be bagged or tied in small bundles and left at the curb.

For **debris and junk items**, there are several options for free or low-cost disposal - depending on the size of the item. For bagged debris, such as broken drywall, and junk items small enough for a single person to lift safely,

our trash contractor will take such items as part of our regular Wednesday recycling pickup.

For **large junk items** such as appliances (washers, dryers, stoves, hot water heaters) and furniture (sofas, large chairs, large mattresses), our trash contractor will pick these items up for a small fee. Please call our trash contractor, Con-Serv Industries (CSI) at 703-444-3181, to arrange a pickup; payment is by credit card over the telephone. You may also call any junk pickup service of your choice or you may haul items to Fairfax County's I-95 (Lorton) Landfill yourself if these options are more convenient.

For more information on self-hauling materials to the Lorton Landfill and the costs involved, see the Fairfax County website's Recycling and Trash page at <http://www.fairfaxcounty.gov/living/recycling/>. Also, please reference the article on the following page regarding the disposal of hazardous waste.

## Disposing Hazardous Waste

The disposal method for hazardous waste varies by item. Some items, such as household cleaning products, may be poured down the drain. Items, such as alkaline batteries, fertilizers, glue, dried latex paint, shoe polish, and smoke alarms, may be disposed of in the regular trash. Other items, including poisonous and acidic materials, asbestos products, mercury and lithium batteries, brake fluid, fungicides, herbicides, pesticides, oil-based paints, stains, and varnishes, are considered true hazardous waste. You must take such hazardous waste items to the I-95 (Lorton) Landfill; our trash contractor does not handle such waste.

See the Fairfax County website's Hazardous Waste page at <http://www.fairfaxcounty.gov/dpwes/trash/disphhw.htm> for more information on how to dispose of these items.

## Tree Work

On Wednesday, June 5<sup>th</sup>, Care of Trees visited the community to remove two hazardous trees behind the townhouses on Pebble Brook Court. This work required some parking restrictions in the area to accommodate the equipment. The Board would like to thank all residents who adhered to the restrictions so that the tree work could be completed as efficiently as possible.



Additional tree work is scheduled to occur both behind and in between the townhouse units during the summer. The Board is additionally looking into planting new trees and shrubs to replace those that have needed to be removed.



## WHOA Website Subscriptions

Several residents have subscribed to our community website, [www.woodstream.org](http://www.woodstream.org), to receive e-mail notifications about important community information.

The feedback that the WHOA has received from subscribers has been positive. Many have expressed their appreciation for how easy it is to subscribe. Additionally, others have applauded the convenience of receiving notifications about their community in their e-mail. It has also been noted that the WHOA does not flood residents' inboxes with useless information. Rather, it merely sends out an e-mail when updates are made to the website – such as updates about annual meetings, inspections, clean up days, etc. - so that residents know to log on to [www.woodstream.org](http://www.woodstream.org) to keep informed. Subscribers can also receive an electronic copy of *The Trail*.

For those who have not yet subscribed: once at [www.woodstream.org](http://www.woodstream.org), find the box on the right side of the page, enter a valid e-mail address and click "Subscribe".

As a reminder, the website is a valuable resource for community news, rules and regulations as well as a way to contact the WHOA Board. Can't remember which day is trash day? Check the website! Need to make a home improvement request? Submit one through the website! Have a question for the Board? Check the website or e-mail [board@woodstream.org](mailto:board@woodstream.org).

[www.woodstream.org](http://www.woodstream.org)

## Borrow Our Lawn Mower!

Have a small yard but no lawn mower? Don't want to cut your grass with scissors? The Board has a human-powered reel lawn mower that is perfect for small townhouse yards - and you may borrow it for free!

Please call HOA President Mike Hoover at 703-569-9833 to arrange a pick-up date and time.





## ACC Notifications

The Board appreciates the efforts of residents who take the time to contact the Architectural Control Committee (ACC), as required by the WHOA covenants and architectural guidelines, before embarking on home improvement projects.

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 to all requests within a timely manner. The more information that is provided with the request, the easier it is for the ACC to respond to these requests efficiently.

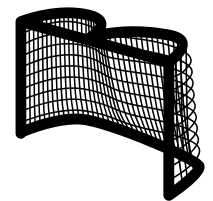
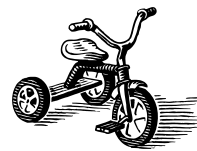
As a reminder, please e-mail a request to [acc@woodstream.org](mailto:acc@woodstream.org) before beginning any exterior home improvement projects this summer. The Board maintains a record of all requests – to include approvals and denials – made by residents.

## Done for the Day? Put it Away!

Please take the time to store children’s toys, bicycles, scooters, basketball hoops, soccer nets, skateboards, etc. out of the view of the public each day after use.

Along with making the neighborhood seem cluttered and unsightly, it can be frustrating for some residents to exit their homes and trip over items that have not been properly stowed.

When putting away these items, please make sure to store them behind the rear line of the houses and shielded from view from the street.



## Architectural Guidelines – Selected Excerpts

Below are some excerpts from the WHOA Architectural Guidelines to review before tackling any summertime projects:

<b>Decks</b>	<u>Townhouses:</u> Style – Must conform to existing decks. Upper level decks should not extend more than fourteen feet from the back wall of the house. Roofs or coverings are not allowed on upper level decks. <u>Single Family Houses</u> – Applications for decks on single family houses will be considered on a case by case basis.
<b>Doors &amp; Windows</b>	No outside plastic coverings will be permitted on the exterior doors or windows.
<b>Exterior Paint</b>	Only painted surfaces may be repainted. The painting of exterior surfaces with the same color as the original does not require ACC approval. No resident shall paint any portion of the exterior or any townhouse or single family house a different color than the original without approval by the ACC.
<b>Fences</b>	<u>Townhouses:</u> Style – Board on board only of treated 1x6 vertical boards similar to existing fences. Color – Natural or a neutral stain. <u>Single Family Houses:</u> Style – Acceptable styles include board on board, pickett, split rail, post and rail and stockade. Color – Natural or a neutral stain.
<b>Landscaping</b>	Plans for major landscaping, other than the planting of flowers, small shrubs and trees with a base diameter of less than two inches, must be submitted for approval. Vegetable gardens and plants are acceptable only behind the rear line of the house.
<b>Sheds</b>	<u>Townhouses:</u> Wooden or metal sheds may be erected behind the rear line of the house. Colors should be in harmony with the rear of the house. The maximum allowable shed size is a base of eight feet by eight feet and a height of eight feet. <u>Single Family Houses:</u> Applications for sheds will be considered on a case by case basis. The criteria for approval will include the maintenance of the architectural character of the neighborhood and the impact on adjacent lots.
<b>Storm Doors</b>	Metal frame storm doors must be white or brown in color or match the existing front of the house.
<b>Other</b>	Exterior shutters may be added to homes built without shutters. They must be similar to existing shutters and colors must match the existing trim of the home. Childrens’ play and swing sets should be located behind the rear line of the house and shielded from the view of the street. Homeowners are reminded that they must maintain the structural integrity of such equipment. Play and swing sets must have ACC approval.
<b>Complaints</b>	Homeowners may register complaints with the Board regarding residents who fail to comply with the architectural guidelines of the WHOA. Complaints must be in writing. The Board will protect the identity of the person filing the complaint.

## SIOC Campaign

This month, the Fairfax County Fire and Rescue Department launched a new countywide community outreach initiative called "Safety in Our Community" (SIOC). The primary goal of the SIOC campaign is the prevention of the 9-1-1 call through seasonal safety messages.

Firefighters will be in some Fairfax County communities to check and install working smoke alarms. Additionally, they will be providing fire and safety tips. If homeowners are not home at the time of their visit, firefighters will leave a door hanger with important fire safety information for the residents.

As a reminder, be sure to install smoke alarms on every level of your home as well as outside of all sleeping areas. Additionally, check the batteries in all smoke detectors at least twice a year. Many people find it helpful to coordinate the biannual battery checks around memorable dates – such as during Daylight Saving Times or on Memorial Day and Veterans Day.

To request the installation of a smoke alarm, or a visual smoke alarm for deaf or hard of hearing persons – at no cost, call 703-246-3801, TTY 711 or visit [www.fairfaxcounty.gov/fr](http://www.fairfaxcounty.gov/fr).

## A Fairfax County History Lesson

Ever wondered where Rolling Road got its name? Any idea how many years it took to construct the Capitol Beltway? Did you know that Henry Ford produced a silent movie that was set, primarily, in Fairfax County?

Visit [youtube.com](http://youtube.com), type in "The History of Fairfax County Transportation" in the search box and click on the ten-minute video to find out. The video also discusses how buffalo once roamed Fairfax County and how, when Dulles Airport was built, it was considered to be "out in the wilderness" amongst dairy farms. Interesting stuff!

*Your advertisement here!*  
(See Page 6 for details)

## Disclosure Books

Selling your home? As per Virginia State law, property owners who live in a community association and plan to sell their home must provide the prospective owners with several documents including a current copy of the HOA Covenants, Conditions and Restrictions, documents indicating good standing on all HOA dues and a notice that your home is not currently in violation of any HOA bylaws.

To request this Disclosure Book, please send an e-mail with the subject line "Disclosure Book Request" to the WHOA billing and dues service, MJF Associates, at [mark@mjfassoc.com](mailto:mark@mjfassoc.com). Please send the e-mail at least two or three weeks prior to your closing. As part of the process, the property being sold must undergo an exterior inspection for ACC compliance. This process should not take more than a few days. There is a \$100 fee for this Disclosure Book. Please make checks payable to "MJF Associates."

## Notice to Residents

In order to keep our community beautiful, the HOA is asking residents to please remove grass discarded on the street and/or sidewalks while mowing. If this does happen, please sweep it up. Thank you!



## Neighborhood Watch

If you see something, say something! Please help keep Woodstream a safe and desirable place to live by keeping your eyes and ears open at all times. If you notice any strange, suspicious or illegal activity, please do not hesitate to call the Fairfax County Police Department at 703-691-2131.



**Liberty Mutual**  
INSURANCE

**Liberty Mutual Insurance**  
4000 Legato Road, Suite 500  
Fairfax, VA 22033  
Office: (703) 385-4444 X 50897  
Fax: (703) 691-3463  
Cell: (202) 352-8756

**Joseph DiCerbo**  
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PROUD PARTNER

**General Contact Information**

Woodstream Homeowner's Association  
P.O. Box 5467  
Springfield, VA 22150-5467

E-MAIL  
info@woodstream.org

**WHOA Billing & Dues**

MJF Associates  
10692 Crestwood Drive  
Manassas, VA 20109  
www.mjfassoc.com

PHONE:  
703-369-6535

FAX:  
703-369-9008

**Disclosure Documents (Home Sales)**

E-mail mark@mjfassoc.com

**Newsletter Submissions**

Submissions are always welcome.

Send your thoughts, ideas and articles to  
info@woodstream.org

We're on the Web!  
See us at:  
www.woodstream.org

**Important Community Contacts**

Cut out and hang on your fridge or type them into your mobile phone!



Fairfax County	Telephone	Website
Police & Fire (emergency)	911	
Animal Services Division	703-830-1100	fairfaxcounty.gov/police/animal
Con-Serv Industries (CSI)	703-444-3181	csidisposal.com
Cox Communications	703-378-8400	cox.com
Dominion Virginia Power	866-DOM-HELP	dom.com
Fire (non-emergency)	703-451-0120	gsvfd.org
Police (non-emergency) / Location of Towed Vehicles	703-691-2131	fairfaxcounty.gov/police
Verizon FIOS	800-VERIZON	verizon fios.com
VDOT	800-367-7623	fairfaxcounty.gov/dpwes
Washington Gas	703-750-1000	washgas.com
Water Authority	703-698-5800	fcwa.org
WHOA	703-569-9833	woodstream.org
<b>To Report:</b>		
Abandoned Cars	703-934-2840	fairfaxcounty.gov/fcdot
Missing/Damaged Street Signs	703-877-2800	fairfaxcounty.gov/dpwes
Power Outages (including streetlights)	866-366-4357	dom.com fairfaxcounty.gov/dpwes

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½ Business card size	\$5	\$15
<b>Special Rates (Ages 18 &amp; Under)</b>		
Business card size	\$5	\$15
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**Friendly Reminders**

**Don't forget to clean up used fireworks & sparklers.**

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

**Put your house number on your trash & recycling bins.**

**Ensure that your vehicle registration is not expired.**