



September 2013

The Trail

The Woodstream Community Newsletter

* Woodstream Homeowners Association (WHOA): www.woodstream.org *

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Highlights

- Mark your calendar: The WHOA Annual Meeting is scheduled for Tuesday, October 29th, at 7:00pm
- Need to replace your mailbox key? Find out how!
- Learn who to contact when an abandoned cat is spotted.
- Homeowners will now be charged for "redeposit fees" due to non-sufficient funds.

Annual Community Meeting

The WHOA Annual Meeting is scheduled for **Tuesday, October 29th**, from 7:30 pm to 9:00 pm in the cafeteria of the Newington Forest Elementary School located at 8001 Newington Forest Avenue, Springfield, VA.

For homeowners unable to attend the meeting, a general proxy form will be included in the mailing that will be sent to formally announce the Annual Meeting date.

If you cannot attend, please make sure that you fill out the proxy form and give it to a member of the Board of Directors or

one of your neighbors who will be attending the meeting.

All residents as well as absentee homeowners are encouraged to attend the Annual Meeting and to take an active part in the discussions and decisions that affect our community.

Certain matters, such as changes to the HOA bylaws, require a quorum of the WHOA's homeowners in order to hold a vote on the matter. Your presence in person or by proxy at this meeting is vital to the success of our community. Please attend if you can!

Fall Lawn Tips

If you want a great lawn in the spring, the time to begin is in the fall. As the weather gets cooler, a little effort now will reap big rewards later. Whether your lawn needs minor repair or a major rehabilitation, now is the time to begin the process. Along with the mass-marketed fertilizers and lawn care products, there are now many natural alternatives that can be used. The choice is up to you. Here are a few tips:

- Thatch your lawn – Remove the layer of dead grass which prevents water and nutrients from seeping down to the grass roots.
- Aeration – Some lawns may need to be aerated to loosen up compacted soil.
- Kill the weeds – Apply herbicides to broadleaf weeds. Allow sufficient time for weed killer to take effect before reseeding
- Seed – The time to grow new grass is in the fall - not the spring. Loosen up the soil of the bare spots, spread some grass seed and cover with dirt.
- Fertilize – If no new grass seed has been planted, apply fall fertilizer to support growth and a strong root system. If new grass has been planted, follow the manufacturer's recommendation on when and how to apply fertilizer.
- Water – If it has rained, nature is doing the watering. If not, your lawn needs watering during hot, dry spells.

Check the Internet or home improvement stores. There is a wealth of specific information that will apply to your situation and allow you to develop an individualized lawn maintenance strategy that will produce a beautiful lawn next April.

Woodstream's Fourth of July Parade

The Woodstream community hosted a Neighborhood Parade for children on Thursday, July 4th. Children wore red, white and blue and attendees decorated strollers, scooters and bicycles to serve as part of the procession. Afterwards, popsicles and prizes were doled out. Following are a few photos from the event.



Trash Reminders

Once again, the WHOA requests that residents adhere to the trash regulations written in the community bylaws, posted on the website and distributed in several issues of The Trail.

In summary: Trash collection days are Tuesday and Friday. Use of trash cans is MANDATORY per Fairfax County law and the WHOA Bylaws. Recycling is collected on Wednesday. Trash and recycling may be set out NO EARLIER than 7PM on the night before collection. USE OF WHITE TRASH BAGS IS PROHIBITED unless they are placed *inside* covered trash cans. Please remember to secure recyclables so that they do not blow around the community. Please ensure that your house number is on your trash and recycling containers.

The WHOA is most appreciative of the residents who always adhere to the regulations. Residents who continuously violate the regulations have and will continue to receive violation notices. After three violation notices have been sent, FINES WILL BE ISSUED.



Parking Reminders

- Please do not park in another home's "RESERVED" parking space and please notify any guests not to park in any RESERVED parking space without specific permission.
- Please do not park more than two vehicles on the townhouse streets; excess vehicles should be parked on Magic Leaf Road. (Multiple motorcycles must occupy only one parking space.)
- Please do not park along yellow-painted curbs and please do not occupy two spaces with one vehicle. Large trucks and vans should be parked on Magic Leaf Road.

ACC Reminders

- The HOA bylaws require that all changes to the exterior of your home require prior approval by the HOA's Architectural Control Committee (ACC). E-mail requests for approval of changes or any questions you may have to acc@woodstream.org.
- While the WHOA is responsible for tree work in the common areas of the community, residents must notify the ACC before removing any tree larger than four inches in diameter from their own property.
- In the near future, the ACC intends to re-inspect homes in the community in order to follow up on the inspection letters sent out this spring to ensure that necessary improvements have been made and that all residences are in compliance with the HOA architectural rules.

Back to School Safety

Fairfax County Police urge motorists to be extra vigilant for pedestrians and bicyclists as county schools have resumed classes as of Tuesday, September 3rd.

Commuters should expect increased congestion throughout the week and build time into their schedules to accommodate for the traditionally heavy time period.

Police remind drivers that, when bus lights and stop signs are activated, vehicles must stop in both directions - unless they are separated from the bus by a median.

In 2012, there were a total of 1,500 citations written for infractions involving school zones and buses, including 961 for speeding in a school crossing and 194 for passing a stopped school bus. Typically, these infractions occur between 6 am and 8 am and 2 pm and 4 pm. (Article extracted from fairfaxcounty.gov/police)

Cats in the Neighborhood

It has come to the attention of the WHOA that there are some abandoned cats in the neighborhood.

Unfortunately, the Fairfax County Animal Warden will not come out to try to retrieve any cats. They will only respond to issues with stray or wandering dogs not on a leash.

If you have knowledge of any abandoned cats, please contact the Fairfax County Animal Shelter at 4500 West Ox Road, Fairfax, VA 22030, 703-830-1100 and inquire about obtaining a wire mesh trap so that the cats can be humanely secured and taken to the shelter or any of the cat rescue organizations listed below. They can then be fostered and adopted out to loving families. Please understand that some organizations do not believe in using traps to secure cats.

Additional rescue organizations that may be contacted include the following: 1) Fancy Cats Rescue, 13110 Pelfrey Lane, Fairfax, VA 22033, 703-961-1056, info@fancycats.org, fancycats.org; 2) Humane Society of Fairfax County, 4057 Chain Bridge Road, Fairfax, VA 22030, 703-385-7387, pets@hsfc.org, hsfc.org or 3) Homeless Animals Rescue Team, P.O. Box 7261, Fairfax Station, VA 22039, 703-691-HART, hart90office@hart90.org, hart90.org.

Mailbox Keys

The Board has received several requests from residents who are looking to change their mailbox keys for one reason or another. Please note that any and all issues with regards to the mailboxes in the community should be directed to the United States Postal Service. The branch that services our community is located at 7051 Brookfield Plaza (off of Backlick Road), Springfield, VA 22150, 703-569-8073. Mailbox keys can be replaced by showing identification as well as some mail with the appropriate address on it. Please be aware that it may take several days for the post office to prepare the replacement key.

WHOA Website Subscriptions

Several residents have subscribed to our community website, www.woodstream.org, to receive e-mail notifications about important community information and the feedback that the WHOA has received from subscribers has been positive.

Recent posts to the website have included notifications about playground closures for maintenance, tree work and the community's Fourth of July Parade. An electronic version of the most recent copy of The Trail was also posted to the website.

For those who have not yet subscribed: once at 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. Check the website at www.woodstream.org or e-mail board@woodstream.org.



Redeposit Fees

Recently, the WHOA checking account has been assessed several "redeposit fees" when certain homeowners' checks for payment of dues have been returned due to non-sufficient funds. The amount of the charge is \$14 per occurrence. The Board has asked our billing service, MJF Associates, to add these fees to the dues of the homeowners responsible for the returned checks. In order to avoid incurring these fees, the Board asks the homeowners to carefully check your account to ensure it has sufficient funds prior to mailing your payment of dues.

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WHOA Assessments

Our quarterly HOA dues are the lifeblood of our community. These funds are necessary to provide services and upkeep for our community. They provide the resources to pick up and remove trash and garbage from our homes, maintain our grounds, remove the snow from our roads, light our streets and conduct several other activities. But beyond the normal annual operating expenses, we must also build reserves to fund large capital expenditures like street repaving and playground equipment. Our dues are among the lowest in the area, and per our HOA bylaws, can be raised a maximum of only 5% per annum without a membership vote. For the vast majority of our homeowners who pay their assessments on time... thank you. For those of you who are in arrears or having difficulty meeting your commitments, please contact the Board at board@woodstream.org to work out some workable payment plans.

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@mjfassociatesinc.com. Please send the e-mail as soon as you have a firm contract for the sale of your property. As part of the process, the property being sold must undergo an exterior inspection by the HOA 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."

Your advertisement here!
(See Page 6 for details)

Playground Maintenance

The week of August 19th saw some activity at the playground/tot lot.

Our grounds maintenance contractor removed much of the old mulch and woodchips from the tot lot and replaced that material with fresh playground chips. You and your children should see (and feel) the difference in the tot lot. The work required the closure of the tot lot for two days and we appreciate the patience of our community members while this necessary task was completed.

In addition, several picnic tables, which were in very bad shape, were removed from the area. The Board is currently looking into replacement options and is considering other improvements to the playground area.



Tree Work

The Board has been soliciting bids for additional tree work around the community.

The focus of this round of tree work is the areas behind the fences around the townhomes. The work will involve elevating the canopy above fences between 10-12 feet and cutting back limbs to provide about four feet of space between fences and trees.

Residents are also reminded and encouraged to prune back trees that hang over their property line if they don't want them encroaching on their property.



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
Personal Insurance Agent
Auto-Home-Life VA-MD-DC
Joseph.DiCerbo@Libertymutual.com



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@mjfassociatesinc.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 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
To Report:		
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

Advertise in The Trail

The Trail is the official newsletter of the WHOA and is published once each quarter. Please send advertising requests to board@woodstream.org.

Rates	1 Issue	4 Issues
¼ page	\$25	\$75
Business card size	\$10	\$30
½ Business card size	\$5	\$15
Special Rates (Ages 18 & Under)		
Business card size	\$5	\$15
½ Business card size	\$3	\$10

Friendly Reminders

Don't use white trash bags. The crows pick them apart.

The playground & basketball court close at dark.

Put your house number on your trash & recycling bins.

Ensure that your vehicle registration is not expired.