



March 2014

The Trail

The Woodstream Community Newsletter

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

Board of Directors

President

Michael Hoover
703-569-9833

Vice President

Phil Kanzleiter

Treasurer

Elizabeth Ogden

Secretary

Vacant

ACC Co-Chairs

Steve Kewer
Carol Robinson

Directors

Stuart Funk
Keenan Smith

Highlights

- Find out how your HOA fees are allocated
- Learn something new about your Board of Director volunteers
- Want to get involved with the WHOA? The Board currently has two vacancies and welcomes new volunteers.
- Find out about your online bill payment options to MJF Associates.

Annual Community Meeting Held

The annual Woodstream HOA membership meeting was held at the Newington Forest Elementary School on October 29, 2013, at 7:30 p.m. Twenty-seven homes were represented in person and seven proxies were received, for a total representation of 34 homes. Since a quorum was not achieved, no official HOA business was transacted, and the meeting was merely informational.

The HOA treasurer, Elizabeth Ogden reported on the HOA's finances (see the related article). A question was raised regarding the five percent increase in the HOA dues each year in the recent past. HOA president Mike Hoover explained that, as allowed under the HOA covenants, the Board of Directors has raised the HOA dues five percent each year in order to build up the HOA's reserve fund to pay for the inevitable repaving of the townhouse streets, which will cost \$150,000 or more. Mr. Hoover stated that the HOA will need about another \$100,000 in the reserve fund in order to leave enough in the fund to deal with any unforeseen emergencies, such as another Snowmageddon or extensive tree damage from large wind storms.

Given the time it will take to raise the additional reserve funds via dues increases, a questioner asked if the Board has considered requesting the HOA membership to approve a limited-time special assessment. In reply, Mr. Hoover stated that the Board has believed that there was little support for a special assessment because of the economic downturn. He also noted that a special assessment would be difficult to approve given the lack of quorums at past Annual Meetings and the large percentage of "yes" votes required by

the HOA covenants. However, many of the HOA members in attendance expressed support for a special assessment in order to speed up the process of raising the needed reserve funds, if the annual dues were then not raised as much, and expressed support a door-to-door campaign to win approval of a special assessment. In response, Mr. Hoover said the Board of Directors will discuss the issue of placing a special assessment before the HOA membership in the near future.

The Board also reported to the members in attendance that the HOA needs to address erosion issues in the townhouse and playground areas, and that the HOA needs to plant some trees to replace the many removed in the last 10 years. In addition, the Board noted that it has identified a short list of homes with exterior maintenance issues, and that it will be taking a more proactive approach regarding homes with large delinquent HOA dues accounts.

Additional questions were raised concerning electronic payment methods for HOA dues (see the related article), better use of the HOA's website, and trash and junk disposal among other matters. The 2013 Fourth of July Kids Parade was pronounced a success, and members urged the Board to consider holding a block party as well. The members in attendance affirmed the current Board of Directors continued service on the Board, and one new board member, Keenan Smith of Pebble Brook Court, was recruited to the Board.

Your HOA Dues Work for You and Our Neighborhood

Your Woodstream HOA dues fund important community functions, including garbage and recycling pickup, maintenance of the commonly-owned grounds and trees, and street lighting. Our other expenses include the HOA's liability insurance, the fees paid to our billing service, and the cost of our annual State-required financial audit. Our miscellaneous expenses include rental of our post office box, mailing costs, newsletter printing, office supplies, software, and website hosting. Our most variable expense is for snow plowing—from as little as \$0.00 to a high of \$12,000 in 2010 for Snowmageddon.

The table below shows the HOA's income, expenses, and net income for 2013, and the projected figures for 2014:

INCOME	2013 (Actual)	2014 (Projected)
Dues	\$ 119,577.49	\$ 124,012.00
Interest & Ads	\$135.21	\$125.00
TOTAL INCOME	\$119,712.70	\$124,137.00
EXPENSES		
Trash Services	\$ 46,156.08	\$ 46,556.08
Lawn Service	\$24,672.00	\$24,694.00
Tree Maintenance	\$15,935.00	\$10,000.00
MJF Billing Services	\$5,385.73	\$5,200.00
Liability Insurance	\$3,792.08	\$3,900.00
Street Lighting	\$3,107.19	\$3,200.00
Snow Plowing	\$1,165.00	\$7,500.00
Audit Fees	\$1,826.92	\$2,000.00
Misc. Costs	\$1,976.62	\$1,800.00
TOTAL EXPENSES	\$104,016.62	\$104,850.08
NET INCOME	\$15,696.08	\$19,286.92

The HOA's net income goes into the HOA's reserve fund, which the Board of Directors is building up to pay for the inevitable repaving of the HOA-owned townhouse streets, a project that likely will cost \$150,000 or more. We currently have \$103,580.50 in our reserve fund (certificates of deposit) and approximately \$40,000 in our operating fund (checking account) to pay the HOA's day-to-day bills.

The Board of Directors believes that the Woodstream HOA's current dues of \$144.20 per quarter remain a good bargain. In comparison, per quarter dues in some surrounding communities are \$310 in Forest View, \$249 in Forest at South Run, \$216 in Saratoga, \$210 in Newington Forest, \$174 in Burgoyne, and \$135 on Gambrill Court. In Fairfax County, garbage service alone can range from \$90 to \$150 per quarter if contracted individually by a homeowner.

If you have any questions regarding the HOA's finances, please contact the Board of Directors at info@woodstream.org.

Providing loving care when you can't be there



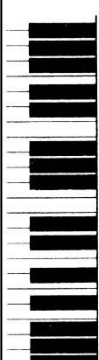
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Meet Your Board of Directors

At the Annual Community Meeting, it was noted that the faces of the WHOA Board of Directors are unknown to some of our community residents. A great way to meet the members of the Board of Directors is to attend annual community meetings and participate in community events but, for those who have not made it out to any community events thus far, here are some introductions:

President Michael Hoover - *Street:* Running Creek (formerly a resident on Bubbling Brook); *Lived in Woodstream since:* 2003; *Fun Fact:* Mike is a writer-editor with the Alcohol and Tobacco Tax and Trade Bureau, a small Treasury Department bureau.

Vice President Phil Kanzleiter - *Street:* Parklane Court; *Lived in Woodstream since:* 2008; *Fun Fact:* Phil works at the U.S. Census Bureau where he develops forms to collect data on the web.

Treasurer Elizabeth Ogden - *Street:* Running Creek Court; *Lived in Woodstream since:* 2003; *Fun Fact:* Liz is a certified public accountant.

ACC Co-chair Steve Kewer - *Street:* Running Creek Court; *Fun Fact:* Steve has lived in Woodstream for 25 years and is a native Northern Virginian.

ACC Co-chair Carol Robinson - *Street:* Parklane Court (formerly a resident on Bubbling Brook); *Fun Fact:* Carol has lived in Woodstream since 1980 and was the very first resident to move into the community!

Director Stu Funk - *Street:* Running Creek Court; *Fun Fact:* Stu has lived in Woodstream since 1985 and is an original homeowner in the neighborhood.

Director Keenan Smith - *Street:* Pebble Brook Court; *Lived in Woodstream since:* 2007; *Fun Fact:* Keenan has logged eighteen years of Federal Government service.

Reminder to All Residents:

**The Basketball Court and
Playground Close At Dark.**



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

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



HOA Board Vacancies

The Board of Directors announces that Vanessa Hohenwarter, its current Secretary, and Holly Fryburger, a director, are leaving the HOA Board at the end of February. While continuing to reside here in Woodstream, Ms. Hohenwarter and her husband Michael will soon welcome twins to their family! Ms. Fryburger is leaving for the bright lights of Music City -- Nashville, Tennessee. The Board expresses its thanks for their service and wishes them both all the best in the future.

As a result of these vacancies, the Board is seeking nominations for two new directors. Given that six of the seven remaining Board members live in the single family home section of our community, the Board prefers nominations from among our townhouse owners. You may nominate yourself or a neighbor to serve on the Board. Please send your nomination by e-mail to the Board of Directors at board@woodstream.org.

Online HOA Dues Payment

In response to inquiries from homeowners about electronic methods for paying their quarterly HOA dues, we are happy to report that our billing service, MJF Associates, does accept online bill payments. Online bill payment from a checking account is offered free-of-charge by most banks. You save the cost of a stamp and there are no additional costs for the HOA! If you have any questions about how to set up online bill payments for your HOA dues, please contact your bank or MJF Associates at 703-369-6535.

Unfortunately, because of the cost of bank and swipe fees, the HOA cannot accept dues payments by credit card, Pay Pal, or electronic fund transfer (EFT). ALSO, A REMINDER ABOUT YOUR DUES PAYMENTS: All HOA dues payment checks should be sent to MJF Associates, and not to the HOA's post office box. Please send all dues to: MJF Associates, 10692 Crestwood Drive, Manassas, VA 20109. Please be sure to include your Woodstream property's address and billing account number on your check.

Exterior Changes to Your Home

With the home improvement season fast approaching, the Board of Directors reminds all homeowners that the HOA bylaws require all changes to the exterior of your home (including removal of trees over 4 inches in diameter) to be approved by the Architectural Control Committee (ACC) before any work begins. E-mail your requests for approval or any questions you may have to acc@woodstream.org.

The ACC will undertake the community's annual exterior home inspections in mid-April. Homeowners whose property requires maintenance in order to comply with the HOA's architectural guidelines will receive a letter from the HOA by early May.

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

PHONE:
703-369-6535

FAX:
703-369-9008

Disclosure Documents (Home Sales)

Telephone MJF Associates at
703-369-6535

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 (<i>emergency</i>)	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 (<i>non-emergency</i>)	703-451-0120	gsvfd.org
MJF Associates (HOA Dues Billing Service)	703-369-6535	
Police (<i>non-emergency</i>) / Location of Towed Vehicles	703-691-2131	fairfaxcounty.gov/police
Verizon FIOS	800-VERIZON	verizonfios.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 info@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

Upcoming Events

Mid-April
Exterior Home Inspections

May 17
Community Clean Up

June 7
Community Yard Sale

July 4
Fourth of July Parade