



October
2011

The Trail

The Woodstream Community Newsletter

www.woodstream.org

Annual Home Inspections Were Conducted

The Board conducted the Association's annual exterior architectural and property inspection during the spring and summer of this year. The purpose of this inspection was to ensure homes and landscaping were 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.

Annual WHOA Meeting

The annual WHOA Meeting will take place at 7:30 pm, October 25, 2011 at Newington Forest Elementary School. Look for the letter announcing this meeting, the agenda, and a Proxy voting letter in the October 1st Association billing cycle. Last year's meeting provided a great discussion forum and some excellent ideas were provided. We need homeowners to attend in order to make meaningful decisions affecting the community.

At the Annual WHOA meeting we will be looking for volunteers to join the WHOA Board. Residents who are interested about what this entails please feel free to contact the board and we can provide further details. Volunteers are what keep the Board going. We try to have a diverse board that equally represents the townhomes and single family homes and if at all possible a resident from each street. This helps facilitate identifying issues throughout the community and addressing them in a timely manner. Some positions require more time than others, but on average duties include monitoring/responding to emails, facilitating quotes for work in the community, attending monthly WHOA Board meetings (1-2 hours/month), and keeping an eye on the safety and welfare of the community.

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-Serve 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.

Planning to Sell Your Home?

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.

*** * KUDOS * ***

**A special Thank You to
Wilfredo Gomez and Family,
Matt Rice, and Phil Kanzleiter
for removing the tree that fell
on June 2, 2011 on Magic Leaf.**

**A special Thank You to all the
neighbors who assisted with
cleaning up the neighborhood
after the hurricane!**

*If you have a neighbor who has gone
above and beyond for the better of the
community please email*

*<http://www.woodstream.org> and we will
ensure they receive kudos in the next
newsletter!*

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.
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 board tries to address any tree/branch issues as soon as possible, especially if they pose a safety issue. Several times a year, the board has a certified arborist evaluate trees in our community to help prioritize which trees need to be addressed immediately. 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 and plans for this work to occur in Oct-Nov of this year. 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 Board is currently working on updating the website to be more user friendly and be a source of information for the community. We anticipate the new website to be up and running before the year is out.

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. Snow/Ice Removal – The winter months are closely approaching. Before the first mad rush to the stores occur, now is the time to stock up on snow shovels and salt. Snow/ice removal and preventive treatment is greatly appreciated when bad weather hits. This enables students to safely get to the bus stop and residents to safely move about the community during the winter months.
4. 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.
5. Parking – Fairfax County authorities recently visited the Woodstream community and ticketed vehicles that were out of date with registration and state safety inspections. If your vehicle is out of date in either category and you have not checked on your vehicle it would be a good idea to ensure a ticket is not on your windshield. 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.



Have a Tick Free Yard (reposted from Fairfax County Web)

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 Upcoming Dates & Information

Lorton Road Temporary Closure

Tropical Storm Lee destroyed the bridge on Lorton Road over Giles Run. This bridge will be replaced with a temporary structure within two months.

The posted detour route will be a little more than eight miles long. This road carries about 6,000 vehicles a day.

Plans were already underway to permanently replace the bridge as part of the Fairfax County project for relocating Lorton Road, scheduled to begin in 2013.

At the Board of Supervisors Meeting on September 13, 2011, I asked the Fairfax County department of Transportation to work with the Virginia Department of Transportation to determine what, if anything, can be done to speed up the repairs to get Lorton Road open at the earliest possible date. I am confident that the two agencies will work together to see this project through as expediently as possible.

General Elections on November 8, 2011

General Elections in Fairfax County will take place on Tuesday, November 8th, 2011. For complete details regarding in person and absentee ballots, visit the Fairfax County Election Website.

~Please Ensure to Lock You Cars~

Locking cars is the best way to ensure you are protected from thieves. The Woodstream community did have some thefts of items left in cars a few months. Most common items taken from vehicles are music players such as iPods, money, wallets, and GPS devices. Putting items out of site, especially at night, alarms, and locking your doors are the best ways to keep your vehicles and property safe.

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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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
info@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
Steve Kewer	ACC Chair	703-455-2914
Stuart Funk	Treasurer	
Laura McCarthy	Secretary	
Phil Kanzleiter	Director	
Holly Fryburger	Director	252-259-1932
Carol Robinson	Director	
Barbra Abramsom	Director	

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:

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

*** * Please Remember * ***

The playground and basketball court close at dark.