



March 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

- Scoop the poop!  
It's the law!
- Spring Home Inspections are coming soon.  
Are you prepared?
- Are you abiding by the WHOA rules and regulations?
- Find out exactly where our WHOA fees go!
- Advertise your business in *The Trail* – find out how!

## Board Provides Insert Listing Major Regulations

Included in this edition of *The Trail* is a one-page insert entitled WHOA Major Regulations. The WHOA Board of Directors is providing this list to each home and absentee landlord since many long-time homeowners may no longer have their original copy of the WHOA covenants and bylaws. Also, renters and boarders in our community may not be aware of the WHOA's regulations. Please keep this list in a convenient place in your home.

The insert summarizes the WHOA's

most important trash, parking, home improvement, pet and noise regulations. This document is not intended to be a complete list of all of the WHOA's regulations. For a complete list of the regulations, please see the Association Covenants and Bylaws which can be found at [www.woodstream.org](http://www.woodstream.org). All residents are reminded that violations may result in a penalty assessment against the homeowner. Please direct questions regarding the regulations or penalty policy to the WHOA Board of Directors at [info@woodstream.org](mailto:info@woodstream.org).

## DNA Testing Feces Not Cleaned Up By Owners

Officials of an Orlando, FL condominium complex reported that, in response to a community-wide problem in which owners are not cleaning up after their dogs, they have hired a company to take DNA samples from dogs and then intend to begin testing feces in order to determine which owners are not cleaning up after their pets.

Thankfully, the WHOA has not needed to take such steps; however, in response to several incidents of pet owners within our community failing to pick up their pet waste, a reminder is clearly needed. So following are the top three reasons to clean up pet waste:

1. **Being a Good Neighbor** – It is the responsibility of every pet owner to clean up after their pet every time their pet goes to the bathroom - no excuses – whether it is in their yard, in someone else's yard or in a public area.

2. **Disease Prevention** – Pet waste contains disease-carrying bacteria that

can make people sick and pollute waters.

3. **Pest Control** – Pet waste attracts flies. Flies consume and lay eggs in feces. Those same flies fly into your house and spread disease as they pause on your counters and food. Gross!

As per Fairfax County Code, Section 41.1-2-6, it is the responsibility of the person who has control of the pet to remove the fecal matter of the defecating pet. It does not matter if it is on common property of the WHOA or the private property of another resident. Additionally, all dogs must be restrained on a leash and all dogs and cats must have a current vaccination and license status in Fairfax County.

**Remember:** if you wouldn't want to come home to a neighbor's pet waste on your property, please don't leave your pet's waste on your neighbor's property.

## Spring Home Inspections

The WHOA Board will be conducting its annual exterior architectural and property inspection in April.

The purpose of the inspection is to ensure that homes and landscaping are in compliance with WHOA'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. Please remember that the goal of these inspections is not to scrutinize residents but, rather, to ensure that the neighborhood is in good order and to maintain the value and integrity of our community.

Are you prepared for the April 2013 Home Inspections? While the following list does not reference every potential violation, here are some ways to ensure that a Violation Notice is not placed on your door:

- Have you received a Violation Notice in the past? If so, ensure that you have complied and made the necessary improvements as per the notice.
- Take a look at your lawn. Does it need to be cut? Are there overgrown or dead plants that need to be cleaned up?
- Are your trash can and recycling bin properly stored out of sight? Are they labeled with your house number?
- Is your chimney cap rusted or does it need to be repaired?
- Is the siding on your house clean and attached or does it need to be power washed or repaired?
- Ensure that your shutters, doors, door trim, window trim, garage doors and decks are not in need of paint/stain jobs or repair.
- Have any architectural improvements that you've made to your home been submitted to and approved by WHOA's ACC?

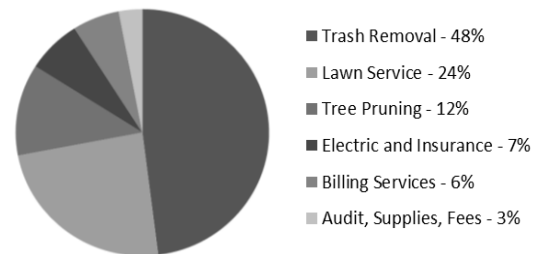
*Your advertisement here!*  
(See Page 5 for details)

## Where Do Our HOA Fees Go?

During the calendar year 2012, the HOA incurred expenses of approximately \$95,000. As depicted on the pie chart below, these expenses were for trash removal, lawn service, tree pruning, electrical and insurance fees, billing services and miscellaneous expenses such as an audit, supplies and fees.

The dues received from homeowners are not all spent each year. The WHOA currently has cash reserves in excess of \$100,000. These funds will be earmarked for future projects such as the repair and repaving of the roads in the townhouse section of our community as well as for continuous tree pruning and removal. As a reminder, the WHOA owns the roads in the townhouse section of our community and is, thus, responsible for their maintenance.

A more in depth analysis of the community's finances is provided at our annual WHOA meeting which is held in October. To view the WHOA Financial Statements, please visit [www.woodstream.org](http://www.woodstream.org).



## Website Updates

Our community website, [www.woodstream.org](http://www.woodstream.org), has a new feature: community members can now subscribe to the website to receive important community updates.

Once at [www.woodstream.org](http://www.woodstream.org), find the box on the right hand column, enter a valid e-mail address and click "Subscribe". The WHOA Board will notify subscribers via e-mail of important community information such as annual meetings, annual inspections, clean up days, yard sale announcements, etc. Subscribers will also receive an electronic copy of *The Trail*.

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 [info@woodstream.org](mailto:info@woodstream.org).

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

## Woodstream Homeowners Association Major Regulations

Summarized below are the major regulations of the Woodstream Homeowners Association. This document is NOT intended to be a complete list of all Association regulations. For a complete listing of the regulations, see the Association Covenants and Bylaws at [www.woodstream.org](http://www.woodstream.org). Violations may result in a penalty assessment against the homeowner. Please direct questions regarding the regulations or penalty policy to the Association board of directors at [info@woodstream.org](mailto:info@woodstream.org).

### **TRASH, RECYCLING, YARD WASTE & JUNK COLLECTION:**

Do not place trash cans, recycling, yard waste, or any junk items at the curb before 7:00 p.m. the night before the scheduled collection day. Please retrieve trash cans or recycling boxes by 11:00 p.m. the day of collection.

All trash cans and recycling bins **MUST BE STORED OUT OF PUBLIC SIGHT** behind your home or in a garage or shed. Please place your house number on your trash can and recycling bin.

Absolutely no disposal of any debris, junk, trash, or excessive yard waste in the woods behind any home.

*Trash:* ALL HOUSEHOLD TRASH MUST BE BAGGED AND PLACED IN A COVERED TRASH CAN, per Fairfax County law and the Woodstream HOA bylaws. No bags containing household trash may be placed at the curb.

*Recycling and small junk items:* Newspapers should be tied securely or bagged in paper bags. Glass and aluminum should be in clear plastic bags or in a recycling bin. Recycling in open-top bins should be weighted down so items do not blow away in the wind and litter the neighborhood.

*Yard waste:* Grass and hedge clippings, brush, tree limbs, and the like must be bagged or tied in small bundles.

*Special pickups:* Furniture, mattresses, stoves, refrigerators, washers, dryers, hot water tanks, other large items, and extra large amounts of yard debris, are a special pickup. THESE ITEMS WILL BE COLLECTED BY APPOINTMENT ONLY for an additional charge.

Dead animals, batteries, oil, paint, poisons, dangerous acids or caustics, bricks, cement, construction material, tree stumps, mulch, sod, dirt, stone, rocks, or items too large or too heavy to be safely loaded in collection vehicles **WILL NOT BE COLLECTED**. For information on disposal of such items, go to <http://www.fairfaxcounty.gov/living/recycling/>.

**CURRENT COLLECTION SCHEDULE:** Trash is collected on Tuesday and Friday. Recycling, yard waste, and small junk items are collected on Wednesday. Special pickups are also usually scheduled on Wednesdays; call our trash contractor to arrange special pickups. For more information on trash and other collection services, call our trash contractor, Con-Serv Industries, Inc., at 703-444-3181.

### **PARKING:**

Follow all posted traffic and parking signs; no parking along yellow curbs; do not obstruct sidewalks or driveways; no

overnight parking of commercial vehicles, bus, or trucks on any street.

Vehicles parked on any street or in any driveway must have current license plates and must be operable; no vehicle repairs or oil changes in any street.

No parking of boats, campers, or trailers may park on any street or any driveway within Woodstream for more than four days. No parking of such vehicles on the townhouse streets at any time (park on Magic Leaf Road). Single family home residents may park such vehicles on a long-term basis in a garage or behind an approved privacy fence to the side or rear of a home.

On the single family home streets, do not park overnight in front of another resident's home without that resident's permission.

**Townhouse Streets:** Each townhouse is assigned ONE reserved parking space that is marked on the curb by the home's lot number; all unmarked parking spaces are unreserved and available to anyone on a first-come-first-served basis. If an unauthorized vehicle is parked in your reserved parking space, you may call any towing company to have it removed. The location of towed cars may be determined by calling the Fairfax County police non-emergency phone number at 703-691-2131.

Each townhouse should park no more than TWO vehicles on a townhouse street; other vehicles should park on Magic Leaf Road. To avoid obstructing sidewalks, only head-in parking is allowed (back-in parking allowed when snow is expected).

Each townhouse is expected to clear snow from its own reserved parking space. No resident who clears snow from an unreserved parking space is guaranteed that spot. Please clear snow to the common areas or your home's front yard.

**PETS:** Fairfax County law and the HOA bylaws require all dogs to be leashed when outside of a fenced yard and ALL PET WASTE MUST BE PICKED UP.

**HOME IMPROVEMENTS:** All changes to the exterior appearance of a home, including paint colors, doors, windows, fences, sheds, and tree planting or removal, must be approved in advance by the HOA's Architectural Control Committee. Woodstream's Covenants and Bylaws contain restrictions on door and window styles, fencing materials and styles, shed sizes, and other matters. Contact the Board of Directors for details.

**NOISE:** Fairfax County law prohibits the use of outdoor loudspeakers or amplifiers or the production of noise that is plainly audible across property lines or through common partition walls from 11:00 p.m. to 7:00 a.m., prohibits the operation of construction equipment between 9:00 p.m. and 7:00 a.m. (9:00 a.m. on Sundays and holidays), and prohibits the keeping of habitually howling dogs.

**MISCELLANEOUS:** The playground and basketball court close at sunset. Tools, bicycles, portable basketball and soccer nets, and toys may not be left overnight or stored in front of any townhouse or single family house (except for a neatly coiled water hose).

**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 info@woodstream.org

**Newsletter Submissions**

Submissions are always welcome.

Send your thoughts, ideas and articles to board@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 ( <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
Police ( <i>non-emergency</i> ) / 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

**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
<b>Special Rates (Ages 18 &amp; Under)</b>		
Business card size	\$5	\$15
½ Business card size	\$3	\$10

**Friendly Reminders**

**Don't forget to clean up your pet waste.**

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

**Make sure to use trash cans & recycling bins.**

**Home Inspections: Coming April 2013**