



MT. WOODLEY MANOR HOA NEWS

October 2012

BOARD OF DIRECTORS

President

Justin Harris

justinharrismwmhoa@gmail.com

Vice President

Jo Ann Toledo

cifadiva@yahoo.com

Secretary

Susie (Polly) Hockaday

sweetpie@att.net

Treasurer

Susan Brock

Sue22306@yahoo.com

Member at Large

Angela Layman

bb.layman@hotmail.com

ARCHITECTURAL REVIEW COMMITTEE

THE PRESIDENT'S THE

Jo Ann Toledo, Chair

cifadiva@yahoo.com

Aby Elbashari

abybashari@cox.net

Andi Page

don_n_andi@rocketmail.com

Angela Layman

bb.Layman@hotmail.com

PRESIDENT'S MESSAGE

Hello neighbors. I'd like to introduce myself to those of you I haven't had the chance to meet. I am Justin Harris and live on Woodwalk Court. I'm starting to realize just what I've gotten into! There is a lot to do and I will do my best to serve our community.

It has been a busy year for our community and in this newsletter we hope to bring you up to speed on all of the work we've been doing to benefit the neighborhood, some projects we hope to visit in the future, and some general information that will keep Mount Woodley Manor an attractive, viable community.

A big thanks to those who made the time to pitch in and pick up trash during our Spring Clean-up and then participated in the community barbecue that followed. Although the attendance was low, we had a good time with our neighbors. Mark your calendar and join us for our next community clean-up on November 10th at 9:00 am. Rain date is November 11th. We will meet at the Mt. Woodley Place cul de sac.

As I'm sure you've noticed, we recently installed more walkways behind houses and are getting closer to completing the project. These additions are attractive and a definite improvement. Our on-going tree maintenance program is partially completed. Pruning and trimming were done in the spring. In the future we will address dead trees in the common areas and topping out of large trees that pose a risk to nearby homeowners.

Once again, Mount Woodley Manor is online with a beautiful new website. It's the go to place for information on

We're on the Web!
www.mtwoodleymanor.com

Association documents, ARC approval forms, request for disclosure package forms, Fairfax County Police Alerts, past newsletters, updates on community events, a community calendar, general community information and much, much more. I'm the new webmaster so please send me your comments and things you would like to see posted on the website. Check it out at www.mtwoodleymanor.com. As funding permits, we will complete the remaining walkways, move forward with our

tree maintenance program and organize more events geared toward fostering community spirit. We're also exploring the possibility of removing the east side playground and consolidating it with the larger structure on the west side. This would provide safer, open spaces for our older children to play rather than playing in the street.

I look forward to seeing you all on our Community Clean-Up Day and throughout the year. As always, please feel free to contact us with your concerns as well as any ideas you may have to improve on our community.

Justin Harris

A MESSAGE FROM THE TREASURER

Thanks to everyone who provided their email addresses for the semi-annual billing. This has considerably reduced the processing time and postage expenses for sending out invoices. If you haven't yet done so, please send your email address to mwmhoa22306@yahoo.com and do your part to make our homeowner association dues go farther.

Reminder: The October association dues payment is due October 1st and past due October 15th. Payments mailed after that date will be subject to a \$20 late fee for October and for each month thereafter until paid.



ARC REPORT

ARC INSPECTIONS AND RESPONSES

The annual ARC Inspection was conducted in late May. Letters of non-compliance were mailed to 70 homeowners in early June. Approximately two-thirds of MWM homeowners have responded and have either complied or requested an extension. The follow-up inspections of those homeowners who did respond will be conducted in late October or early November. Homeowners who did not respond to the first or second ARC notices of non-compliance will not be re-inspected and may be subjected to fines and hearings in accordance with MWMHOA Bylaws. The ARC wishes to thank all of those homeowners who complied and continue to maintain their properties in accordance with the revised ARC Guidelines and Standard Operating Procedures which have been posted on the MWMHOA website.

Jo Ann Toledo, Chairman

GUEST /NON-RESERVED PARKING

The issue of diminishing guest parking was addressed in the March 2012 newsletter. Homeowners and tenants were requested to limit their use of the unmarked curb (guest parking) for long term parking of personal vehicles. In spite of letters and emails to several homeowners and their tenants the situation has not improved. The Board of Directors has discussed this recurring issue with the Fairfax County Police Department and has been advised that in order for the HOA to take legal action, the Bylaws will require changes to enforce specific parking restrictions within MWM, a step the Board hoped to avoid. Therefore, the Board will discuss those needed changes to the Bylaws to include the parking of more than three vehicles per lot, double parking of vehicles, parking by homeowners or their tenants in visitor parking as opposed to the designated spaces assigned to their lot. Parking in marked yellow curb areas is currently subject to towing and will be enforced if necessary.

SPECIAL PICKUPS FOR BULK ITEMS

Homeowners are reminded that if you are considering renovation projects and your contractor does not provide for the removal of discarded items, then a Fairfax County Bulk Item Pickup must be scheduled within one week of the renovation project. Items left on

the curb for long periods of time are unsightly and potentially hazardous, not to mention that the grass beneath those items will be adversely affected. This also includes large amounts of brush or large tree limbs. *If Fairfax County does not pick up as scheduled, then it is your responsibility to follow up to ensure that your items are picked up in a timely manner.* Contact information for special bulk pickups is posted on the MWMHOA website.

Disposing of your unbagged trash in a neighbor's trash container is discouraged and will be addressed on a case by case basis should this problem become systemic. Every home in MWM has been given a trash and recycling receptacle and every resident is expected to use them.

FAIRFAX COUNTY ON YARD WASTE AND RECYCLING

Definition of Yard Waste: Grass, leaves and brush (i.e., small branches, twigs) from general yard maintenance. Yard waste does not include materials generated by tree removal, land clearing or home renovation projects.

How to Manage this Material

- Leave it at home: Compost and/or grasscycle and reap the benefits!
- Set it at the curb: Place leaves, grass or brush in a separate container (reusable container, paper bag or clear plastic bag).

Brush can be tied in a bundle that is four feet or less.

- Transport it: Take yard waste to the I-66 Transfer Station or I-95 Complex. There is a small fee to process these materials.

Timelines

- Leaves, grass and brush are collected at the curb all year long.
- They are recycled March 1 - Dec. 24.
They are disposed of as trash Dec. 25 - Feb.
- Christmas trees are collected separately during the first two weeks of January.

A reusable container or brown paper bag is best. They will not add contaminants to the leaves and grass when composted. Clear plastic bags cause equipment problems at the yard waste processing facility and are difficult to remove. Never use dark plastic bags. Yard waste in dark bags will likely be treated as trash and not recycled.

DOG WASTE AND URINATION

This recurring problem addressed in previous newsletters just isn't getting any better. Please pickup your pet's waste, double bag it in accordance with Fairfax County Trash Removal, and discard it in your trash container. Do not throw your pet waste bags in your neighbor's trash or in any container but your own. Be courteous and do not let your pet

urinate on flower beds, private yards, or common area flowers and shrubs. There is sufficient common area for your pet to do his/her business without ruining your neighbor's grass or flower beds.



SNOW SEASON = GOOD NEIGHBORS

When it snows, do you wonder when the snowplow will arrive? Who will clear the sidewalks? Well we have the answers for you! Any time the snow reaches 2-3 inches in depth, a contractor hired by MWMHOA will plow the snow to the side of the roads, but the snow will NOT be picked up and removed. Likewise, the contract does NOT clear sidewalks. We encourage all residents to help each other in clearing sidewalks to facilitate safe and easy access to the parking lots and mail boxes. Helping one another with snow removal builds a strong and friendly community environment.



WHAT'S IN YOUR RENTAL CONTRACT?

As a 20+ year home owner here in MWM, I recently moved back into my townhouse which had been a rental property for several years. While the inside was not too bad, I was shocked at the lack of maintenance for the front and back yards. Bushes had been allowed to grow unchecked. The once carefully tended flower beds were either bare or overgrown with weeds. The yards had huge dead spots or were (again) overgrown with weeds. When I asked the property management company if I could recoup monies from the renters to repair the damage, I was informed NO. Apparently I/we had neglected to include any type of yard maintenance clause in the rental contract. So word to the wise-- If you are thinking of renting out your townhouse, strongly suggest you include specific yard maintenance clauses regarding mowing, fertilizing, watering, trimming bushes and maintaining tidy (mulched) flower beds. Trying to repair the damage left by a careless renters can be very costly.

Angela Layman

UPDATE ON RICHMOND HIGHWAY TRAFFIC CAMERA

Seeing is not always believing. In the last newsletter we reported on a traffic camera at the intersection of Richmond highway (Route 1) and Beacon Hill. We recently learned from our friend Officer Greg Kottemann that the camera is not active. According to Officer Kotterman, the "camera was installed way back in the early to mid 2000's (I am guessing 2004), and it was a "Red Light Enforcement" camera. However, back in 2005 the State rescinded the authority for the cameras. At this point all the Red Light cameras in Fairfax County went dormant, but since they were "fixed" position units, they were not removed.



While there are several websites out there still listing FFX Co camera locations - Fairfax County currently has no operational Red Light Enforcement cameras, and no plans to re-institute the program.

MOSQUITOES

In addition to our own native mosquitoes, the invasive Asian Tiger mosquito is here and likely making all of your outdoor experiences more uncomfortable. Although they are waning at this time of year, there are things we should know to make our outdoor time more pleasant next year. Tiger Mosquitoes can breed in mere capfuls of water, so, for your own sake and your neighbors, please remove all sources of standing water, no matter how small. Also, if you're planning to be outside, the American Mosquito Control Association suggests considering mosquito traps, applying repellents containing a solution of DEET, and wearing long sleeve shirts and long pants during the peak mosquito hours.

FROM THE GUM SPRINGS CIVIC ASSOCIATION

Fairfax County Park Authority Board has placed the MLK swimming pool on the unfunded list for 2013. Residents of Gum Springs are encouraged to attend the next meeting of the Civic Association on Tuesday, October 9th for more information.

FYI - ROUTE NUMBERS CHANGE ON AREA ROADS

Route 1700, the Fairfax County Parkway, is now Route 286. Route 7900, the Franconia-Springfield Parkway, is now Route 289 and Route 3000, the Prince William Parkway, is now Route 294.

VENDORS' CORNER

Fences & Deck Resurfacing

Arlington Fence and Decking
703-368-4044
www.arlington-fence.com

Carter Fence
703-255-0824.
www.carterfence.net

Floors

A & C Floor Services
Christian and Alfonso Perez
Hardwood & Laminate
Installation - 703-371-0109

Hand Rails

Reliable Rails, Inc.
703-257-1321
sales@reliablerails.com

Heating and Cooling

A-AAnnandale Heating, Cooling
& Plumbing, Inc.
703-256-2222

W.E. Beavers Jr. Heating and
Cooling
703-897-5505
www.DocCool68@aol.com

Home Improvement

G&C Home Improvement
Gonzalo Carillo
571-225-7419
Ext. Painting, Roofs & Repair,
Gutter Cleaning, Power Washing,
Staining, Fence & Deck Repair &
Lawn maintenance.

Melendez Remodeling
703-625-2747
Remodeling, Kitchen, Siding,
Decks, Fences, Carpentry,

Powerwashing, Interior/Ext-erior
Painting.

Nelson Flores
301-523-9718
Drywall, Framing, Refinishing,
Remodeling, Interior/Exterior
Painting

Herbert Fuentes
571-229-4334
Painting, Roof Work, Power
washing, etc.

PMC Service
571-237-5343
Painting, Fence Repair, Power
Washing, etc.

Rollins Drywall
Sterling Rollins
703-728-8090
Interior/Exterior Painting,
Drywall, Gutter Cleaning,
Entrance and Storm Doors

Lawn Services

Pete's Lawn & Yard Service
Pete Reninger
571-237-6340

Locksmith

W.W. Discount
Locksmith, Inc.
703-360-8670
Call 24 hours/day.

Painting

MV Painting/Carpentry
Marvin Villalobos, owner
703-200-5236
Licensed & Insured

Proper Painting and Home
Improvements

571-749-7925
Interior/Exterior. Painting,
Wallpapering, Texturing,
Kitchen/Bath Remodels, Drywall,
Tile, Pressure Washing.
www.alexandriapainting.org

Patios and Walkways

Premier Paving & Planting, Inc.
Bryan DeAngelo
703-569-8550

***NOTE: MWMHOA does not
endorse or indemnify any
vendors. Use vendors at your
own risk. If you have a
vendor you'd like to
recommend, please email
Polly Hockaday, Secretary.***

Parking Space Assignments

Lot #	House #	Parking space #
1	2700 Sherwood	31
2	2702 Sherwood	29
3	2704 Sherwood	27
4	2706 Sherwood	25
5	2708 Sherwood	23
6	2710 Sherwood	21
7	2712 Sherwood	19
8	2714 Sherwood	17
9	2720 Sherwood	15
10	2722 Sherwood	13
11	2724 Sherwood	11
12	2726 Sherwood	9
13	2728 Sherwood	7
14	2730 Sherwood	5
15	2732 Sherwood	3
16	2734 Sherwood	1
17	7904 Mt. Woody	39
18	7902 Mt. Woody	41
19	7900 Mt. Woody	43
20	2721 Manorhaven	45
21	2723 Manorhaven	47
22	2725 Manorhaven	49
23	2727 Manorhaven	51
24	2729 Manorhaven	53
25	2731 Manorhaven	55
26	2733 Manorhaven	57
27	2735 Manorhaven	59
28	2734 Manorhaven	61
29	2732 Manorhaven	63
30	2730 Manorhaven	65
31	2728 Manorhaven	67
32	2726 Manorhaven	69
33	2724 Manorhaven	71
34	2722 Manorhaven	73
35	2720 Manorhaven	75

Lot #	House #	Parking space #	Guest / Open Space
36	7835 Mt. Woody	134	135
37	7837 Mt. Woody	136	137
38	7839 Mt. Woody	138	139
39	7841 Mt. Woody	140	141
40	2700 Wood Walk	89	90
41	2702 Wood Walk	87	88
42	2704 Wood Walk	85	86
43	2706 Wood Walk	83	84
44	2708 Wood Walk	81	82
45	2710 Wood Walk	79	80
46	2712 Wood Walk	77	78
47	2713 Wood Walk	103	104
48	2711 Wood Walk	101	102
49	2709 Wood Walk	99	100
50	2707 Wood Walk	97	98
51	2705 Wood Walk	95	96
52	2703 Wood Walk	93	94
53	2701 Wood Walk	91	92
54	7903 Mt. Woody	37	38
55	7905 Mt. Woody	35	36
56	7907 Mt. Woody	33	34
57	7832 Mt. Woody	108	109
58	7830 Mt. Woody	110	142
59	7828 Mt. Woody	111	143
60	7826 Mt. Woody	112	144
61	7824 Mt. Woody	113	114
62	7822 Mt. Woody	115	116
63	7820 Mt. Woody	117	118
64	7818 Mt. Woody	119	120
65	7823 Mt. Woody	121	122
66	7825 Mt. Woody	123	124
67	7827 Mt. Woody	125	126
68	7829 Mt. Woody	127	128
69	7831 Mt. Woody	129	130
70	7833 Mt. Woody	131	132