



MT. WOODLEY MANOR HOA NEWS

Spring 2013

PRESIDENT'S MESSAGE

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Greetings Neighbors!

It has now been a whole year since you've entrusted me to help lead our community. I think we've had a great year and I'm looking forward to similar results in the future.

During this past year we've worked toward completing the walkways behind the houses to make our backyards more accessible and the community more attractive. The process, which began several years ago, is nearing completion. The last few sections should be completed shortly, and a few minor repairs are being done to maintain the existing sections.

This year we also completed a bidding process for the grounds keeping services. Our new provider, Blade Runners, seems to be doing a great job and in my opinion, the grounds have never looked nicer. Let us know what you think!

We recently held our Annual Homeowners Association Meeting at the Sherwood Hall Library. Though sparsely attended, it was very nice to see and hear from those who showed up. The board relies heavily on the opinions and concerns of our neighbors so comments are much appreciated. The meeting minutes are posted on our website.

The Board will soon start looking into how best to face the daunting task of resurfacing the asphalt. This process is in its infancy and will likely take a couple years, but we're looking at it now before it becomes an issue.

As a reminder, our website, www.mtwoodleymanor.com, is the place for all community news and information including ARC applications, vendor recommendations, upcoming events, and more. Please visit often to keep abreast of what's going on our community.

I hope everyone is enjoying the spring weather and looking forward to summer fun. The rest of the Board members and I are always happy to hear from you, so please drop us a line using the contact information found in this newsletter and on the HOA website.

Justin Harris

WE'RE ON THE WEB



www.mtwoodleymanor.com

A MESSAGE FROM THE TREASURER

The Spring dues payments are about 90 per cent complete. A special thanks for paying your dues promptly—timely payments make the Treasurer's job much easier. I strongly encourage those of you who have not yet paid to do so as soon as possible to save yourself a few dollars. The late fee is \$20 per month until dues are paid.

The Annual Treasurer's Report is available on our website under Association Information/ HOA Documents. If you have any questions, please get in touch.

Susan Brock

ARC REPORT

The Board of Directors and Architectural Review Committee wishes to thank those homeowners who responded in a timely and positive manner to the 2012 ARC inspection. Your cooperation is truly appreciated and the results of your efforts are recognizable throughout our community. Because a majority of homeowners complied and did so in a reasonable timeframe, the BoD has decided that the ARC's annual inspection will not be performed in 2013. However, those homeowners who did not comply with the violations noted during the last inspection are still required to complete the needed work on their property. The ARC will

make contact via email within the next 30 days to obtain a status from those homeowners still considered non-compliant.

Note that yard work (front and back) will continue to be monitored and residents not maintaining their yards will be given notice to do so. This applies to **ALL** properties in MWM.



SPECIAL PICKUPS FOR BULK ITEMS AND HOME RENOVATION PROJECTS

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, yard debris 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. “

Call 703-802-3322 to schedule bulk pickup.

Disposing of any un-bagged 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. Homeowners are also requested not to park trash/ recycling bins on mulched common areas.

Homeowners are also reminded that trash, including items for special bulk pickup is not to be placed on curbs until Monday evening. This is strictly prohibited per MWMHOA bylaws.

UPDATE ON THE SEARCH FOR AN HOA MANAGEMENT COMPANY

MWMHOA Board of Directors has begun the process of hiring a professional management company to handle the financial and administrative actions for our HOA. The rapid and ongoing changes with regards to HOA legal and financial matters associated with any HOA, as well as, the limited community support offered by homeowners for MWMHOA support the board's decision to look into hiring a professional management company. Initial

investigation regarding this matter indicates the annual cost associated with this action to be minimal for MWM homeowners. An increase of approximately \$100.00 per year in our HOA dues is anticipated but this will be **gradually implemented over a 3 year period**. As more information is received regarding this initiative during the next few months, the Board will provide feedback to all homeowners via e-mail.

SPRING CLEANING IN MT. WOODLEY



Many thanks to Toby Stalter, Sandradee Harris, Polly Hockaday, Justin Harris, Angela Layman, Jo Ann Toledo, Susan Brock and Carroll Johnson for doing their part to keep Mt. Woodley Manor clean. A combination of the good service our new grounds maintenance company is providing and our community residents' ongoing effort to keep our common grounds litter free resulted in light work for our volunteers. Hope you join us in the fall for our next Clean-Up Day.

FAIRFAX COUNTY POLICY ON YARD WASTE & 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. **Garden and potting soil is not considered yard waste and will not be picked up by Fairfax County.** Bags weighing more than 50 lbs will also not be picked up by Fairfax County.

How to Manage Yard Waste

- Leave it at home: Compost and/or grasscycle (leave grass clippings on the lawn) and reap the benefits! A reusable container or brown paper bag is best. They will not add contaminants to the leaves and grass when composted.
- 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. Yard waste in dark bags will likely be treated as trash and not recycled unless they are left slightly open.
- 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 and 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.

DOG WASTE AND URINATION AGAIN

"Dog Urination and Waste" seems to be our favorite topic! We addressed this issue in previous newsletters yet it continues to plague our community, especially in the Mount Woodley Place common areas.

Do the right thing - 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. If your pet urinates in the same spot and you notice the grass is dying then please guide your pet to another spot. Huge yellow spots in the grass are a clear indication of repeated pet urine.....we ask for your cooperation and common sense in this matter.

VENDORS' CORNER

These listings are provided for informational purposes only. MWMHOA does not endorse or indemnify any vendors. Use vendors at your own risk. If you have a vendor you would like added to this, please contact Justin Harris.

Fences, Deck Refinishing

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
www.Acfloorservices@.com

Hand Rails

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

Heating and Cooling

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, Gutter

Cleaning, Power Washing,
Staining, Fence & Deck Repair,
Lawn Maintenance

Melendez Remodeling
703-625-2747
Remodeling, Kitchen, Siding,
Decks, Fences, Carpentry,
Power washing, Interior/Exterior
Painting.

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

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

Lawn & Yard Maintenance

Blade Runners, Inc.
703-273-8873
www.blade-runners.com/store

Pete's Lawn & Yard Services
Pete Reineker
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

Tree Maintenance

SavATree
571-282-2500
springfield@savatree.com

FORDSON ROAD CONSTRUCTION

As you may have noticed, construction is well underway on the east side of Route 1 between Fordson and Boswell across from the Mount Vernon Plaza shopping center. Future businesses at "Fordson Place" include a Verizon store, Vitamin Shoppe, Caribou Coffee, Paisano's Pizza as well as space for two more stores. The complex is scheduled to open in Summer of 2013.

DID YOU KNOW?

Mt. Woodley Manor is considered part of Hybla Valley, an area of 3.1 square miles (all land) with a population of 15,801 according to the 2010 census. The elevation of 33 feet. (Courtesy of wikipedia.org/wiki/Hybla_Valley, Virginia and the US Census bureau)