

# WoodLynne Community Association Newsletter

## President's Message

The community meeting to be held on Oct. 19 at Bonnie Brae Elementary School at 7 PM will assume a different format than usual. This meeting will be held as a town hall forum to discuss the revisions to the WoodLynne bylaws. This past year, a volunteer committee worked to revise and update the bylaws for the community. Our attorney is currently reviewing the revisions to ensure that everything the committee wanted revised lies within the purview of the law and the guidelines for Virginia homeowners' associations. Copies of the revisions will be available for homeowners at the meeting. A vote by homeowners to adopt the bylaw revisions will be taken during the annual meeting in January 2016.

As you may have noticed, we have a new landscaping company, Spruce Up. As time went on, the former company was doing less and less, and completely missing certain areas. This is a smaller company, but one which has the manpower and desire to do the job, and do it well. Our expectations remain high, and we fully anticipate that this company will meet them.

As our community ages, our trees are dying. Taking down large trees is expensive, and the board has attempted to make pragmatic and informed decisions regarding which trees need to be removed. We have consulted arborists outside of our landscaping companies in order to avoid the appearance of a conflict of interest. As we receive information from homeowners regarding encroachment of common property trees onto private property, we look to the arborists for guidance. I wish we had the funds available to satisfy everyone, but we do not. The larger the tree and the more confined the area, the more it costs to trim or remove it.

After the trees are removed, we begin the process of replanting. That is the fun part of managing an aging tree population. We strive to maintain a wooded property with safe and visually appealing plantings and replacement trees. We do solicit requests, and are attempting to replant trees indigenous to the area.

Sincerely,

**Kathy Cummings**

President

WoodLynne Community Association

## **Upcoming Town Hall Meeting**

Oct. 19, 2015 @ 7 PM

Bonnie Brae Elementary School  
5420 Sideburn Road, Fairfax, VA 22032

## **Board of Directors**

Kathy Cummings, President

Home: (540) 428-2848

Cell: (703) 895-4345

Nancy Adams, Vice President

(703) 250-1801

Larry Pugh, Secretary

Home: (703) 764-7799

Cell: (703) 307-4144

Sydney Webb, Treasurer

(703) 629-8426

Ross Cohen, Member-at-Large

(571) 263-5445

Board of Directors Email:

woodlynnedir@gmail.com

Architectural Review Committee Email:

wdlynarc@gmail.com

WoodLynne Community Website:

www.woodlynnehoa.com

Facebook Group:

Woodlynne HOA (Fairfax, VA)

Twitter: @woodlynnehoa

## **Cardinal Management Group**

4330 Prince William Parkway, Suite 201

Woodbridge, VA 22192

David Crone, Property Manager

Office: (703) 565-5010

d.crone@cardinalmanagementgroup.com

## **Important Contacts**

Police – Non-Emergency: (703) 691-2131

Animal Control: (703) 691-2131

Trash: (703) 368-0500

Towing: (703) 978-7990

## Upcoming Town Hall Meeting: Review + Discuss Rewritten Bylaws

A homeowner-staffed committee began rewriting the WoodLynne bylaws last year, and a draft was recently completed. Now, we invite you to join the board and fellow homeowners at a town hall meeting Monday, Oct. 19 to review and discuss the rewritten bylaws.

The meeting will take place at 7 PM at Bonnie Brae Elementary School, and all homeowners are encouraged to attend. Copies of the rewritten bylaws will be available for distribution at the meeting. A vote by homeowners to adopt the bylaw revisions will be taken during the annual meeting in January 2016.

We look forward to seeing you at the town hall meeting, and receiving your comments and feedback. If you have any questions or concerns, please contact the Board of Directors at [woodlynnedir@gmail.com](mailto:woodlynnedir@gmail.com).



## Basin Retrofitting + Stream Stabilization Project

After a fun and relaxing pool season, it is time to begin the Colony Park basin retrofitting and stream stabilization project discussed last spring. The contractor, Environmental Quality Resources, plans to begin flagging the project limits and mobilizing equipment to the site in mid-September.

Actual earthwork construction is expected to begin close to Oct. 1, with project completion scheduled for February 2016. Final landscaping will likely take place after March 15 of next year, with all work being completed well ahead of Memorial Day.

Questions? Contact the Board of Directors at [woodlynnedir@gmail.com](mailto:woodlynnedir@gmail.com).

## Cheshire Meadows Way Asphalt Repaving Project

In an effort to improve the condition of Cheshire Meadows Way, a repaving project will take place in two phases – Sept. 22-23 and Sept. 24-25. Along with the repaving of parking lots and roadways, parking space numbers and lines will also be repainted.

Door hangers will be distributed, and information shared via our website and Facebook group, providing specific instructions for residents. All residents will be required to relocate their vehicles to Colony View Drive and other surrounding VDOT roads during the prescribed times. Please note that any vehicles not removed from the parking lots will be subject to towing.

We thank you for your cooperation, and invite you to reach out to the Board of Directors at [woodlynnedir@gmail.com](mailto:woodlynnedir@gmail.com) or Property Manager David Crone at [d.crone@cardinalmanagementgroup.com](mailto:d.crone@cardinalmanagementgroup.com) with any questions you may have. We hope to be able to focus on repaving other areas next year.



## Welcome Spruce Up, Our New Landscaping Company

As we head into the fall and winter seasons, the board is happy to announce the hiring of a new landscaping company, Spruce Up. Replacing Environmental Enhancements, Spruce Up will now be responsible for maintaining the beauty of WoodLynne's common areas, along with carrying out snow removal following inclement weather.



Please contact the Board of Directors at [woodlynnedir@gmail.com](mailto:woodlynnedir@gmail.com) or Property Manager David Crone at [d.crone@cardinalmanagementgroup.com](mailto:d.crone@cardinalmanagementgroup.com) with any concerns regarding areas in need of attention. Together with Spruce Up, we look forward to maintaining WoodLynne's status as a beautiful community.

## Stop Rodent Activity: Important Trash Collection Reminders

Along with the many new homeowners we look forward to meeting, there are other, unwanted residents moving into the WoodLynne community. Yes, we're talking about mice and rats! Therefore, it is more important than ever that WoodLynne residents work together to keep trash from becoming an eyesore and a nuisance.

Please note that all trash cans and recycling bins should be placed outside no earlier than dusk the day prior to collection, and must be removed from the curb by dusk on collection day. Also remember to use black trash bags, which are sturdier and more pest-resistant than white bags. Trash is collected every Tuesday and Friday beginning at 6 AM. Recycling is collected every Tuesday, and should always be clearly separated from your trash.

Residents who fail to remove their trash cans in a timely manner will receive warning stickers. If they still fail to comply, their trash cans will be removed from the property, in keeping with association policy. Please see the Community Association Handbook for a complete listing of all trash-related information.

If you have any questions or concerns, please contact the Board of Directors at [woodlynnedir@gmail.com](mailto:woodlynnedir@gmail.com) or Property Manager David Crone at [d.crone@cardinalmanagementgroup.com](mailto:d.crone@cardinalmanagementgroup.com).

## Clean Up Animal Waste + Don't Feed Wildlife



Nothing ruins a relaxing fall stroll faster than stepping in animal waste that has been left on community walkways and in the grass. Please be a responsible pet owner and clean up after your dogs. You should also never leave animal waste in your yard, as it attracts rodents and is a terrible eyesore within the community. Feeding birds and squirrels also feeds rats, and we ask that you refrain from doing so. Thank you for your care and cooperation.

## See It, Say It: Report Problems to the ARC

The Architectural Review Committee would like to remind all residents that if they notice any problems or irregularities within the community, they should voice their concerns. Please contact the ARC at [wdlynarc@gmail.com](mailto:wdlynarc@gmail.com), and provide a specific street address when applicable.

Please also remember that all homeowners **MUST** submit an Application for Exterior Modification before making any alterations to landscaping, windows, doorknobs/knockers, outdoor lighting, paint and all other aspects outlined in the Community Association Handbook. Failure to do so can result in avoidable time and expense if your modification does not meet HOA requirements.

An Application for Exterior Modification is included as the last page of this newsletter. Let's all work together to maintain the beauty of our community and keep home values on the rise.

## WoodLynne Welcomes New Homeowners

The WoodLynne Board of Directors would like to warmly welcome all new homeowners to our community, and invite them to reach out at any time with questions, concerns or suggestions. The board can be contacted by email at [woodlynncdir@gmail.com](mailto:woodlynncdir@gmail.com), and members' individual phone numbers are printed on the first page of this newsletter.

We look forward to meeting you, and hope to see you at our upcoming town hall meeting on Monday, Oct. 19 at 7 PM. Board meetings are typically held at Bonnie Brae Elementary School the third Monday of each month, although there are scheduling and location changes from time to time. Please visit our website and Facebook page for the latest updates and information.



## Free Navy Band Concert at Lake Braddock Secondary School

The United States Navy Band invites residents to take part in a free concert at Lake Braddock Secondary School on Oct. 15 at 7:30 PM. The concert will feature a wide variety of wind ensemble pieces, including classics, marches and patriotic favorites. No tickets are required. For additional information, visit the Navy Band website at [www.navyband.navy.mil](http://www.navyband.navy.mil) or call (703) 426-1076.



Have a topic suggestion for the next newsletter? Please contact Heather Walrath at [htwalrath@gmail.com](mailto:htwalrath@gmail.com).

WoodLynne Community Association
APPLICATION for EXTERIOR MODIFICATION

Please print clearly and complete entire application -- failure to provide appropriate information, samples and/or signatures will delay review and approval of your application.

All exterior work to a WoodLynne house or private property, either structural or general including landscaping and painting the same colors, requires prior written application. Your signature verifies that you have read the ARC rules and regulations and agree that all work will comply with the guidelines.

Form with fields: OWNER (S):, WOODLYNNE STREET ADDRESS:, HOME PHONE:, WORK PHONE:, MAILING ADDRESS (if different):, EMAIL ADDRESS:, DATE APPLICATION MAILED/FAXED:

I/WE hereby declare to be the legal owner(s) of said property, and propose to make the following exterior improvement, renovation or repair to said property in accordance with Woodlynne Community Association guidelines and as approved by the Architectural Review Committee (ARC). I/WE agree that I/WE will carry out the project as approved by the ARC and that any deviation from the approved plan will be submitted to the ARC for approval before making changes. The ARC can void any application that misrepresents a material fact.

DESCRIBE PROJECT. Include measurements, colors and materials. Drawings/photos and/or material/color samples MUST be attached (see reverse side). Use additional page(s) if needed.

Estimated completion date: Note: You must notify the ARC when project is completed.

Note: All work not begun within six (6) months from date of approval must be resubmitted for approval. If you have any questions, please contact the WoodLynne ARC Chairperson or Cardinal Management Group, Inc.

NEIGHBOR(S) Signature [LEFT]: HOMEOWNER(s) Signature

NEIGHBOR(S) Signature [RIGHT]: HOMEOWNER(s) Signature

\*Signature indicates the neighbor(s) is/are aware of work that may have an impact upon their property – NOT approval.

Submit application to: wdlynarc@gmail.com OR - FAX to 703-866-3156 Cardinal Management Group, Inc. - Attn: Judy Rugen 4330 Prince William Parkway, Suite 201 Woodbridge, Virginia 22192