

WoodLynne Community Association Newsletter

Annual Property Inspections Will Soon Begin

With spring upon us and summer rapidly approaching, the Architectural Review Committee (ARC), in conjunction with Cardinal Management Group, will in the coming weeks be conducting annual inspections in order to spot irregularities and help homeowners maintain their properties. If you receive an inspection notification from Cardinal Management Group and have questions, or do not agree with the notice, please contact the ARC at wdlynarc@gmail.com. Our exterior requirements are fairly complex, and mistakes can be made. The ARC is always available to help, so don't hesitate to reach out with questions or suggestions.

Please also note that this year, as part of a revised process, each homeowner who receives a notification of issues/violations will be required to respond to the notification. The process for responding will be detailed in the notification letters sent out by Cardinal Management Group. Failure to respond will result in an automatic second notice.



Thinking about beautifying your yard or the exterior of your home? An Application for Exterior Modification is included as the second-to-last page of this newsletter, and all homeowners MUST submit one for approval before making any alterations to landscaping, windows, doorknobs/knockers, outdoor lighting, paint and all other aspects outlined in the Community Association Handbook (pgs. 12-30). Failure to do so can result in avoidable time and expense if your modification does not satisfy HOA requirements.

For a copy of the Community Association Handbook, please visit our website at www.woodlynnehoa.com or contact Property Manager David Crone at d.crone@cardinalmanagementgroup.com.

Next Board Meeting

May 16, 2016 @ 7 PM

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

Board of Directors

Patty Kearns
President
(703) 249-0004

Nancy Adams
Vice President
(703) 250-1801

Heather Walrath
Secretary
(805) 807-4804

Sydney Webb
Treasurer
(703) 629-8426

Winston Wonsang
Member-at-Large
(703) 966-0445

Board of Directors Email:
woodlynnedir@gmail.com

Architectural Review Committee Email:
wdlynarc@gmail.com

WoodLynne Community Website:
www.woodlynnehoa.com

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

Report Serious Community Issues to the Board via Phone or Email; Facebook Is Not an Official Means of Communication

When dealing with serious neighborhood issues, including loud parties that require you to call the police, dogs that are not on a leash or pet waste that is not being picked up, please inform the Board of Directors and Cardinal Management Group. The board can then respond to you directly, and, when necessary, Cardinal Management Group can send a letter notifying the homeowner and/or tenant of the violation.

Please also be aware that while our community's Facebook page – Woodlynne Residents (Fairfax, VA) – serves as an informal community forum, allowing residents to more easily connect with one another, it is NOT an official means of communication with board members or an effective way to address serious concerns. Our Twitter account – @woodlynnehoa – is also not an official means of communication. To address issues, please email woodlynnedir@gmail.com and d.crone@cardinalmanagementgroup.com. Phone numbers for Property Manager David Crone and all board members are also listed on the first page of this newsletter. Thank you for your cooperation!

Stay Informed: Sign Up for Email Alerts via Our Website

For timely information regarding upcoming board meetings, trash pickup and important community news alerts, please visit our website at www.woodlynnehoa.com and sign up to receive email notifications whenever a new post has been created. Simply enter your email address into the designated box in the lower right-hand corner of the homepage. If you have already subscribed in the past, there is no need to do so again. Have questions, suggestions or concerns? Email Heather Walrath at htwalrath@gmail.com.



Community Lighting + Paving Improvements

As you may already be aware, our community's lighting system is nearly 40 years old, and replacement equipment and wiring are needed. The upper portion of our community is also due for repaving. The Board of Directors is currently obtaining bids and reviewing cost estimates for both of these projects, and will then develop a three-year plan for working toward their completion. Please email woodlynnedir@gmail.com or attend an upcoming board meeting to ask questions and share any concerns you may have regarding these important community improvements.

Colony Park Pet Waste Stations Being Installed



Following several months of discussion with the Colony Park Board of Directors, WoodLynne's own board is pleased to announce that three pet waste stations will soon be installed in Colony Park. The designated locations are as follows: 1) At the corner of Colony View Drive and New London Park Drive; 2) On Latney Road, interior to the community; 3) On Colony View Drive, in between Eagles Nest Court and Colony Park Drive. Many thanks to all of the WoodLynne residents who expressed concerns regarding overflowing pet waste stations in our community. We hope these additions will dramatically improve the situation.

Parking Lot Safety + Visitor Space Reminders

Following an unfortunate series of car burglaries that took place in our community earlier this spring, the Board of Directors would like to remind residents to always lock their cars at night and, should a burglary occur, immediately contact the police to file an official report. Informing the police will encourage them to patrol our community more frequently. After you have filed a report with the police, also email the Board of Directors at woodlynnedir@gmail.com so that its members are aware of the situation.

We have also experienced several instances of residents parking in designated visitor spaces. Please be aware that visitor spaces are not, under any circumstance, to be used by residents. Visitors are also only allowed to park in designated visitor parking spaces for 48 hours at a time, for no more than eight days in a calendar year. (Moving the car to another visitor space at the end of the 48-hour time period, or briefly driving away in order to restart the clock, is not acceptable.)

Should one of your visitors require parking access for a longer period of time, please advise them to park on Colony View Drive or New London Park Drive. Any residents or visitors in violation of these policies may have their vehicles towed at the discretion of the Board of Directors. Residents may not initiate towing from visitor spaces, so should you have any concerns, contact the Board of Directors via phone or email.

See the Community Association Handbook (pgs. 6-10) for a complete listing of all WoodLynne parking guidelines. Thank you for your compliance!

Have a topic suggestion for the next newsletter? How about a cute pet or beautiful home improvement project you'd like to see featured? Contact Heather Walrath at htwalrath@gmail.com.

Countdown to Pool Season

Spring flowers and warmer days mean that pool season is just around the corner! The WoodLynne/Colony Park pool, currently undergoing refurbishments to the plaster lining, edging and pool house/locker room paint, will open Saturday, May 28, and remain in operation through Monday, Sept. 5. Pool hours are as follows:

- *Memorial Day*: 11 AM – 8 PM
- *Monday – Friday (During School Year)*: 4 PM – 8 PM
- *Monday – Friday (Following End of School Year)*: Noon – 8 PM
- *Saturday*: 11 AM – 8 PM
- *Sunday*: 11 AM – 8 PM

- *Lap Swimming – By Request Daily*: 6 PM – 7 PM



All residents must return a completed pool application. Cardinal Management Group must have received your application in the mail by Monday, May 9, in order to grant access beginning May 28. Residents should allow two weeks for application processing, and be sure to read all instructions in the application packet before submitting their information. Also be aware that if you wish to access the recreational facilities, your association fees must be paid in full, and your account current.

Have questions or concerns regarding the pool and tennis/basketball courts? Contact the WoodLynne Board of Directors at woodlynnedir@gmail.com. We hope to see you outdoors enjoying the summer sunshine!

Home Improvement Corner: Paver Patio

“Since we moved in, over six years ago, we knew we’d renovate the backyard,” says WoodLynne homeowner Dawn Straitz. “There was an awful oversized wooden porch, we couldn’t get grass to grow, there was a large tree in the yard that shed needles, and a shed that didn’t really do the job. Three years ago, we removed the tree and replaced the fence. Last month, after saving for a year, we created our backyard oasis! The new patio is composed of concrete pavers, a concrete, brick and paver porch/stoop, and two planter beds. We now have dining and lounging furniture, and umbrellas are coming soon.”



Spring Spruce Up Reminders

After a long winter, there’s nothing better than sprucing up your yard for the spring and summer seasons. Well-maintained yards keep our community looking nice, and also help ensure high property values. Here, to help all homeowners comply with the HOA guidelines while beautifying their surroundings, are a dozen essential reminders.

- All landscaping plans require prior ARC approval.
- No landscaping designs may extend onto common property.
- Edging in front yards is limited to the edging of shrub beds. Edging may include brick, slate or rock, and must match or complement the color of the house brick as closely as possible.
- Shrub beds must contain mostly permanent shrubs, but may include annual and/or perennial plants.
- All dead or dying vegetation – when 50 percent of the foliage fails to survive – must be removed and/or replaced.
- Containers on the front stoop must be natural in color, and dead or dying plants must be replaced. Containers that do not have living plants in them must be removed.
- Rail-mounted flower boxes are permitted on stoop rails and lower-level windows. Rail boxes must be black or dark green in color.
- Hedges separating two properties, or located along common walkways, must be trimmed to 3 ft. in height.
- Branches that overhang a common walkway must be trimmed to no less than 6.6 ft.
- Hose hangers, reels and storage boxes of any kind (except for round hose pots as approved by the ARC) in front and side yards must be stored behind shrubs so that they are not visible from common walkways. Hoses may not hang from a faucet on the front or side of a house.
- Bikes, toys, beach towels, beach chairs and other similar pieces of furniture are permitted for day use, but must be removed from front yards at the end of the day.
- No more than three propane tanks may be stored on any private property for the purpose of fueling barbeque grill sets. All tanks and barbeque sets must be stored according to Fairfax County ordinance.

See the Community Association Handbook (pgs. 12-30) for a complete listing of all relevant guidelines. Have questions? Contact the ARC at wdlynarc@gmail.com. Need help maintaining your yard? Spruce Up, WoodLynne’s landscaping company, can be hired to take care of homeowners’ individual yards. Visit their website at www.spruceuplandscape.com for additional information.

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.

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

WoodLynne Trash & Recycling Collection Guide

American Disposal Services is our waste and recycling hauler. Please place your trash and recycling outside by 6 a.m. the day of pickup or after dusk the night before. Place recyclables in a marked recycling container, and garbage in a sturdy black bag or trash can.

Your address must be clearly displayed on the outside of all recycling containers and trash cans. All empty trash cans and recycling containers must be brought back indoors or moved into your backyard the evening of collection day.



Collection Days:

Trash: Tuesday & Friday

Recycling: Tuesday

Acceptable/Unacceptable Items:

Trash: Trash collection is for everyday household waste only. Construction and remodeling debris are not considered household waste. Electronic waste and hazardous materials are not accepted. Special pickups for larger items (including couches, cabinetry, TVs and mattresses) must be requested online or by calling 703-368-0500.

Yard Debris: Acceptable types of yard debris include grass clippings, leaves and tree limbs. Grass and leaves must be placed in brown bags or a separate yard waste container. Tree limbs and brush should be bundled together using rope or twine. Each tree limb or piece of brush may not exceed 4' in length and 3" in diameter. Rocks, sod and dirt are not accepted.

Recycling: Acceptable items include jugs, bottles, cartons, tubs, trays, buckets, bins, cans and cardboard, which should be placed in your recycling bin un-bagged. Paper and newsprint are also accepted. Plastic bags, plastic foam, cables and electronics are not accepted.

Visit www.americandisposal.com/customer-support/faq for additional information.