

WoodLynne Community Association

President's Message

As the year draws to a close, I look back with satisfaction and pride on the work your Board has done on behalf of the WoodLynne Community in 2013. Major improvements have been made to fencing along Roberts Road and Cabot Ridge, dead or dying common area trees have been removed and/or replaced, and drainage work continues to address water issues impacting homeowners. Maintaining the beauty of our community is an important focus for the Board, and we have decided to replace Shenandoah as the common grounds landscape contractor. After a competitive bid process, we've selected Environmental Enhancements as our new landscape contractor in 2014. We expect Environmental Enhancements to be more responsive and helpful in maintaining the level of excellence we strive to achieve in the appearance of our property.

I'm pleased to announce that we have re-launched the WoodLynne Community website www.woodlynnehoa.com thanks to our new web developer and neighbor, Chris Lee. The website will have ARC forms and guidelines, announcements, the community calendar, and many more features. We are very grateful to Chris for doing this and volunteering to maintain it!

The Annual Meeting of the WoodLynne Homeowners Association is Monday, January 27, 2014 at 7pm at Bonnie Brae Elementary School. There are two open Board positions that will be elected at the meeting – President and Vice President. If you are interested in running for either position, please contact Cardinal Management for assistance.

Thank you for your support of the Board this year. And a special thanks as well to the other members of the Board and the ARC for the many volunteer hours they have contributed to ensure that WoodLynne continues to be a wonderful place to live. May your holiday season be merry and bright!

Sincerely,

Kathy Cummings

President,

Woodlynne Community HOA

Board Members

Kathy Cummings, President
(703) 250-4480

Nancy Adams, Vice President
(703) 250-1801

Lauri Reishus, Secretary
(703) 593-4759

Sydney Shafer, Treasurer
(703) 629-8426

Ross Cohen, Member-at-Large

Board Email:

woodlynnedir@gmail.com

Architectural Review Committee
wdlynarc@gmail.com

WoodLynne Community Website
www.woodlynnehoa.com

Cardinal Management

4330 Prince William Parkway
Suite 201
Woodbridge, Virginia 22192

David Crone, Property Manager
d.crone@cardinalmanagementgroup.com

Office: 703-569-5797

www.cmgmt.com/woodlynne

**Police (non-emergency) and
Animal Control:** (703) 691-2131
Trash: (703) 368-0500
Towing: (703) 978-7990

Meetings

**HOA 2014 Annual Meeting
(Includes Board Elections)**

January 27, 2014 at 7:00 p.m.

Bonnie Brae Elementary School

Message from the ARC (Architectural Review Committee)

Seasonal Tips:

DECORATIVE/SEASONAL OBJECTS

Decorative objects, including but not limited to bird baths, plaques, sculptures, poles, lawn furniture and fencing, must be confined to backyards and not visible above the fence line. No decorative objects may be installed on any exterior house surface or exterior fence surface. Seasonal decorations may be affixed to any window or door surface during the appropriate season. A single candlelight may be displayed in one window throughout the year. Christmas holiday decorations must be removed within 30 days of Christmas Day. All other holiday decorations must be removed within two weeks of the holiday.

FIREWOOD

Firewood stacks must be maintained in a neat manner, in stacks no higher than four (4) feet, in backyards only. Firewood may not be stacked on the common area, except for houses that border the outer periphery of the community, but may not be stacked against common property fences. Tarps are not permitted (tarps retain moisture which attracts pests and holds water which, in turn, attracts mosquitoes). Wood piles that have begun to deteriorate must be removed to avoid encouragement of termites.

PROPANE TANKS

No more than three (3) propane tanks may be stored on any private property for the purpose of fueling barbecue grill sets, and such tanks and sets must be used and stored according to Fairfax County Ordinance. Propane tanks to fuel indoor or outdoor fireplace log sets are not permitted. Receptacles for storage of fuel or outdoor fireplace log sets are not permitted.

IMPORTANT REMINDER

All work (repair, improvement, change, addition or deletion to the exterior of an owner's house, shed or lot, including but not limited to painting the same colors and to landscape) must be applied for (see ARC Application Form) and approved by the ARC prior to beginning work.

If any homeowner or tenant would like a copy of the WoodLynne Handbook for Owners and Residents, please email Cardinal Management at d.crone@cardinalmanagementgroup.com



Holiday Tree Pick-Up Schedule

After the celebrations are over, holiday trees can be picked up on the following dates:

**January 8, 2014
January 15, 2014
January 24, 2014
January 31, 2014**

**Please do not dispose of trees in the common areas!
Thank you.**

Community News Briefs

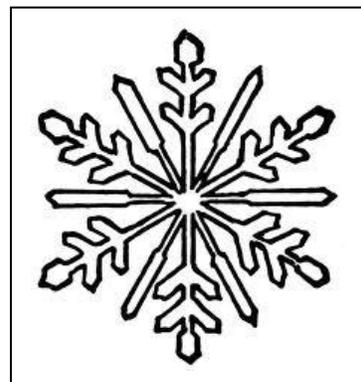
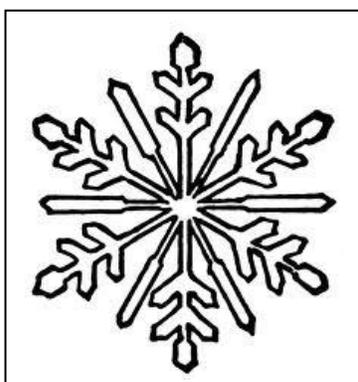
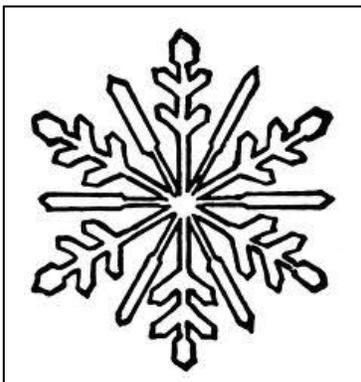
Ambrosia Beetles have caused the destruction of a number of our trees. In order to stem the spread of the beetles, we have contracted to have the affected trees removed. As soon as appropriate, we will replace those trees. We will be working closely with Environmental Enhancements and Twin Oak Tree Care to ensure we maintain our well-treed look for which we are proudly named.

Rodents – Yes, Rats! Unwanted rodents continue to be an issue. Please do not feed animals outside. Birdfeeders, treats for squirrels and chipmunks, and any other food you put out for wildlife aids the unwanted rat population. We have had to add a category to our budget for this specific fight. Wildlife will move to where there is a food source, so though we may have fewer birds this winter, they will return in the spring. We are hoping to discourage the rats from staying here and to move to other food sources, but we need your help in this fight!

Dog Waste Stations are emptied weekly. If you use the dog stations, please do not overfill them. Please take your bag home and dispose of it in your regular trash. The overfilling is a health hazard as well as being unsightly. One of the driving forces behind the stations was to clean up the neighborhood, so having bags falling out of the container defeats that purpose. It is interesting that the major complaint regarding the overfilling came not from a WoodLynne resident, but someone from Colony Park. Regardless of where the complaint originated, it is valid. So, if the container is full, please take your bag home and dispose of it properly.

Trash and Recycling Containers are being left out after trash day and this continues to be an ongoing nuisance and eyesore for the community. Please return trash cans to their proper storage place on trash pick-up days. All trash and recycling containers must be clearly labeled with the owner's house number and street address. On the subject of trash: Residents have largely complied with the requirement to use the sturdier black trash bags – thank you! But loose trash continues to be a problem in some areas. If you notice a problem, say something. Or please advise a Board member or Cardinal Management. We will follow-up directly with the resident if you can help us to identify who is not following the rules.

The 2014 Budget has been approved. Monthly assessments will increase by 5% or \$5.00. Expenses for management and landscape services are up slightly, but the major contributing factor to the increase is due to the need to catch-up the reserve funding required for future expenses related to the Pool, which we share with Colony View. New coupon books will be mailed to homeowners later this month.



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: Amy Steliga
 4330 Prince William Parkway, Suite 201
 Woodbridge, Virginia 22192