



Woodwinds News



MAY 2009

SPRING INTO SUMMER

Even though springtime brings pollen along with more pleasant weather, we know many residents are looking forward to enjoying their patios and balconies. While readying your outdoor living area for the months ahead, please remember a few basic rules:

- Live plants/flowers **in pots** are allowed on patios/balconies and front entrances.
- All other planting requires Board approval
- Patios and balconies may not be used for storage
- No rugs or mats may be placed on patios or balconies; they cause concrete to deteriorate
- No charcoal cooker, brazier, hibachi or grill or any gasoline or other flammable liquid or liquefied petroleum gas-fired stove or similar device shall be ignited or used on the balconies or within 15 feet of any unit or other structures with similar occupancy. Only electric or natural gas outdoor cooking devices may be used, per Fairfax County Code of Ord., Chap. 62, § 308.3.1.
- Be considerate of your neighbors in regards to noise levels at all times, but especially early and late in the day

SATELLITE DISHES

Unregistered satellite dishes, as well as all satellite dishes improperly mounted directly on the roof, rather than on the firewalls between units, have been removed. If you wish to install a satellite dish, please contact LMA. You will need to register your dish, pay a \$150 deposit, and ensure that your installer properly mounts the dish on the firewall, and identifies the dish with your unit number, in a permanent manner.

ELECTRIC PANEL SAFETY NOTICE

The board has recently learned that the original electric panels installed in individual Woodwinds units may present a safety hazard. Studies have shown that the circuit breakers in Federal Pacific Electric Stab-Lock Panels fail to trip when they should at a

much higher rate than what is considered usual in the industry. When an overload on a circuit or a short circuit in the wiring or in a device plugged into an outlet occurs, the purpose of a circuit breaker is to trip, breaking the electrical circuit and cutting off the flow of electricity to the wiring/device. When electricity continues to flow to an overloaded circuit, or to a shorted circuit or device, there is an increased risk of more extensive damage to the device and to the wiring, as well as a greatly increased risk of fire.

The fact that circuits have tripped in your unit in the past does not indicate that in the future either that specific circuit breaker or others in your panel will trip when they should. In fact, studies have shown that FPE Stab-Lock circuit breakers that have been subjected to an overload, and tripped, are more likely to fail to trip when they should in the future. A visual inspection of your panel may be able to detect a circuit that has failed to trip when it should in the past (the breaker itself may be damaged), but a visual inspection will not detect the risk of a future problem. The board urges you, if your unit has the original FPE Stab Lock panel, to consider replacing it. Although the association does not recommend or endorse any particular electrical company, please note that Dixie Electric, whom the association has been using for the past 18 months, is currently offering a set price, rather than cost based on hourly rates, for replacement of the FPE Stab-Lock panels.

Please see

<http://www.inspect-ny.com/fpe/FPESummary.htm> for more information on the issue with the FPE panels and breakers.

VENT/DUCT CLEANING

On April 23, all the outside dryer vents as well as more than 40 of the HVAC vents were cleaned. This provides the community with much safer and more efficient venting.

RESERVED PARKING SPACE PAINTING

On April 28, 2009, Pavement Solutions returned to Woodwinds to mark 22 parking spaces as reserved spaces. These spaces were assigned to those units that had neither a carport nor an existing reserved space. Now every unit at Woodwinds has one guaranteed parking space in close proximity. This is the first phase of the new parking system.

The next phase is underway as we register vehicles and identify them with the new parking permit sticker that affixes permanently to the vehicle's rear window. Remaining dates to register include: 5/28 from 6 pm to 7 pm, 5/30 from 11 am to 1 pm, and 5/31 from 5 pm to 6 pm. If you are unable to register your vehicle(s) and pick up your permit(s) during one of these times, please send the vehicle registration form you received in the mail, along with a photocopy of driver license(s) and vehicle registration(s) to LMA, PO Box 2070, Purcellville, VA 20143.

TRASH CANS IN COMMON AREAS

Residents are reminded that the trash cans located throughout the community are intended for depositing dog waste bags and other incidental trash and litter that is picked up on the common property. These trash cans are NOT intended to be used as dumpsters for residents' trash between scheduled trash pickups. (Refer to your Rules and Regulations for details on the use of these receptacles.)

Residents who wish to dispose of personal trash between trash pick-ups should do so by taking their trash to a Fairfax County landfill.

NEW DELINQUENCY POLICY

At the most recent board meeting, the Board voted to file a lien on delinquent properties after 90 days, and start foreclosure proceedings after an additional 90 days. It is imperative that you contact LMA if you are having trouble making your payments. We will set up a payment schedule for you to get you back on track.

RULES REMINDER

Water Shut-off – Water mains in the garden condos serve many units in addition to yours. For non-emergency plumbing tasks that necessitate turning off

the water in your building, please remember the following guidelines:

- You must make arrangements with LMA at least 4 days in advance of the proposed shut-off time
- LMA will arrange for a board member to post notices at the entrances of affected buildings 72 hours in advance
- Water may not be shut off before 9:30 am or after 4:30 pm
- Water may not be shut off on weekends or holidays
- Water may not be shut off for more than 3 hours
- Work with your plumber to minimize the impact of shut-off time and length.

Landscaping – Changes to the landscape, including planting, removal, thinning, pruning, or trimming of trees, shrubs, and flowers and addition or modification of edging, terracing, stonework, or pavers requires written permission from the Board of Directors.

BOARD MEETING

The next Woodwinds board meeting will be held on Thursday, 18 June, from 7:00 to 9:00 pm at a location to be determined; please contact the property manager or a board member prior to the meeting for the meeting location. All owners and residents are encouraged to attend board meetings. Future meeting times and locations will be posted on the Yahoo Groups website at:
http://finance.groups.yahoo.com/group/Woodwinds_Homeowners/

2009 BOARD OF DIRECTORS

Eric Orr (President)	(703) 715-1172
Sharon Brooker (Vice President)	(571) 277-3608
Teri Jaeger (Treasurer)	(703) 620-2856
Suzanne Wolfe (Secretary)	(703) 615-2054
Gay Dillin (At Large)	(703) 758-8815

LMA CONTACT INFO

Property Manager: Diana Fritts

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(540) 751-1888 (office)

(540) 751-1899 (fax)

(866) 562-1890 (toll free)

For after hour emergencies, dial (540) 751-1888, and then call the number provided in the voice message

Email: hoa@lmainc.com

Website: <http://www.lmainc.com>