



# Woodwinds News



OCTOBER 2017

## PAVING AND CONCRETE WORK

The asphalt at Woodwinds has passed its usable lifespan and is due for replacement. In the spring of this year, the board identified pavement replacement as a major project that would be funded by our Association's reserves. The board hired a subject matter expert to be the project manager for this paving project. This project manager worked with the board and our property manager to develop a request for proposal (RFP) that was sent to local paving companies.

During the summer, the project manager reviewed proposals submitted by 3 contractors and selected Finley Asphalt and Paving based on how well it met our requirements. In addition to the asphalt replacement, the board decided to incorporate concrete work into the project. Several sections of sidewalk and curbs have buckled or crumbled and need to be replaced. You may have noticed markings painted on sidewalks, curbs, and pavement. These were done by the contractor and project manager and identify areas that require special attention during the upcoming project.

Finley has scheduled this paving and concrete replacement work for early October and will be conducted as 2 separate projects. There will be disruption to resident parking

- Concrete work will be done 2-10 Oct (excluding the weekend) in 7 phases
- Asphalt work (milling and paving) will be done 16-20 Oct in 4 phases
- Rain dates will be announced if necessary

Details regarding offsite parking options are forthcoming. Please direct all questions or concerns to our property manager.

## PARKING DECALS

Distribution of the 2017-2018 parking decals was delayed this cycle but most residents have now registered their vehicles with Woodwinds Association

and received new decals. If you have not yet registered your vehicle (excluding motorcycles) and received a new parking decal, please contact Diana, our property manager, as soon as possible. Properly registered vehicles will help with parking enforcement in the community and may be a valuable tool for identifying your vehicles when parked offsite during the upcoming paving project.

## TRASH RULES

Trash continues to be a challenge for our community. Many new residents – both owners and renters – seem unfamiliar with the rules regarding placement of their trash outside of their units.

The board recently distributed a fact sheet with important information about your trash. This information is included in the disclosure packet you received when you purchased your unit at Woodwinds; if you are a renter, your landlord should provide these rules to you since they apply to everyone. If you did not receive a copy of this fact sheet. Highlights include the following:

- Trash should be set at the curb only on scheduled trash pick-up days (Mondays and Thursdays). Trash may not be set out before 8:00 pm the night before trash pick-up and should not be set out after 6:00 am on trash days.
- Recycling pick-up is provided on Mondays only. Glass, metal, and paper recycling materials should be set apart from the regular trash to facilitate pick-up.
- The outdoor trash receptacles are intended for incidental trash and pet waste. They should not be used to dispose of personal trash that accumulates between scheduled trash pick-up days.
- You can take your excess trash to the Fairfax waste station on West Ox Road if you cannot store it until trash day. You are responsible for your trash until it is on the trash truck.

### FIOS

Verizon contacted the Association recently to announce that they plan to upgrade their infrastructure to bring FiOS to Woodwinds. Long-time residents may remember similar efforts by the board to coordinate bringing FiOS to the community in 2011. At that time, it was initiated by Woodwinds on behalf of residents who wanted an alternative to Comcast and dish antennas. The 2-year effort ended with Verizon bypassing Woodwinds; it was the board's impression that Verizon found it difficult and not cost-effective to deal with high-density, multi-family communities like ours.

Engineers from Verizon presented our property manager with plans to bring fiber to the community. While the most recent plan (2017) shows some changes from those presented in 2011, there are still concerns about how this plan will be implemented. Residents who are interested in this issue are encouraged to participate in discussions about FiOS at the monthly board meetings.

### RULE 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 the property manager at least 4 days in advance of the proposed shut-off time
- The property manager 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.

### BOARD MEETINGS

The next Woodwinds Board meeting will be held on Thursday, 19 October, from 7:00 to 9:00 pm at a location to be determined. Please contact the property manager 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 Woodwinds website.

### WOODWINDS ANNUAL MEETING

The annual meeting of the Woodwinds Council of Co-owners will be held on Thursday, 16 November 2017 at 6:30 pm the Reston Association, Room 128. This is an important meeting and requires a quorum. All unit owners are strongly encouraged to attend to learn about the current state of the Association, including its financial health, proposed 2018 budget, upcoming capital improvement projects, and member discussion of important community topics.

### WOODWINDS WEBSITE

The Woodwinds website has news and information about our condominium cluster. The URL is <http://www.woodwindsreston.com> To receive electronic notifications of updates to the information posted on the website, please scroll down to the bottom of the main webpage, click **Follow** at the bottom right side of the page, enter your email address, and click **Sign Me Up**.

You will receive an email verifying your registration. Click **Confirm Follow** in the email. You will now receive an email each time a new announcement is posted by the Condo Board on the Woodwinds website.

Visit [woodwindsreston.com](http://woodwindsreston.com) for quick access to association resources, including by-laws, rules and regulations, and forms for frequent services.

### 2017 BOARD OF DIRECTORS

Eric Orr (President)	(703) 715-1172
Teri Jaeger (Treasurer)	(703) 620-2856
Kathy Ko (Secretary)	(703) 662-3089
Peter Sarandinaki (At-large)	(703) 537-8669
Vacant (Vice-President)	

### SELECT COMMUNITY SERVICES CONTACT INFO

Property Manager: Diana Fritts

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<https://www.associaonline.com/>

(703) 631-2003 (office and after-hour emergencies)