

WoodLynne Community Association Newsletter

What's New In WoodLynne?

Happy holidays! As the year draws to a close, the Board of Directors would like to thank all of our residents for helping make WoodLynne a safe, friendly community. Please visit our website or attend monthly meetings to stay connected with the board and fellow residents. Whether you're a new neighbor or have lived here for decades, we look forward to talking with you!

- **The WoodLynne website** is your one-stop shop for the latest community news, board meeting reminders and minutes, important documents, contact information and more. Check it out at woodlynnehoa.com, and sign up for e-alerts on the homepage.
- Please join the board in welcoming our **new property manager**, Victoria Garner of Cardinal Management Group. Stop by a board meeting, now typically held the second Monday of each month, to say hello and share your thoughts, questions or concerns.
- **Annual inspection second-notification letters** have been distributed, and homeowners who do not respond/comply will receive hearing notifications. Have questions or concerns about the letter you received? Contact the Architectural Review Committee (ARC) at wdlynarc@gmail.com, and see the Community Association Handbook at woodlynnehoa.com/forms-and-documents for a complete listing of structural guidelines.
- **A new wrought-iron community access gate and additional wooden service gate** were recently installed along Roberts Road. The board has also been working with a civil engineer to address **drainage concerns** in the community, and with a lighting contractor to improve the **reliability of our streetlights**.
- **A copy of the approved 2019 budget** is included in this mailer packet. The Board approved a \$6 monthly fee increase in order to cover an increase in trash fees and fund ongoing projects, including tree maintenance.



Board of Directors

President: Patty Kearns

Vice President: Winston Wonsang

Secretary: Heather Walrath

Treasurer: Sydney Webb

Member-at-Large: Kara Nickerson

Board of Directors Email:
woodlynnedir@gmail.com

Architectural Review Committee Email:
wdlynarc@gmail.com

WoodLynne Community Website:
www.woodlynnehoa.com

Cardinal Management Group

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Woodbridge, VA 22192
Phone: (703) 569-5797
Fax: (703) 866-3156

Property Manager: Victoria Garner
Office: (703) 565-5016
v.garner@cardinalmanagementgroup.com

Management Assistant: Amy Steliga
Office: (703) 565-5035
a.steliga@cardinalmanagementgroup.com

Accounting Representative: Marissa Kay
Office: (703) 565-5242
m.kay@cardinalmanagementgroup.com

Important Contacts

Non-Emergency Police: (703) 691-2131
Animal Control: (703) 691-2131
Trash: (703) 368-0500
Towing: (703) 339-2400

Community News Briefs

- **Voting on the revised community Declaration** continues, and all homeowners are encouraged to review the Declaration Voting Packet, available at woodlynnehoa.com/forms-and-documents. Homeowners may mail, fax or email a completed ballot, available as part of the packet, to Cardinal Management Group by using the contact information provided on the first page of this newsletter. A 75 percent approval rate is needed in order for the Declaration to pass. All homeowners are encouraged to vote, whether yes or no, ASAP.

- **Annual tree maintenance** is scheduled to take place this fall or winter, based on board consultation with the community's arborist. To report dead or dying common area trees, or to suggest an area for future replanting, email the board at woodlynnedir@gmail.com. Homeowners are also reminded that they are welcome to trim back any common area trees that overhang their property.

- Please be aware that **community leaf removal** is for the common area only. Residents are asked to avoid placing leaves from their private property in the common area, as this is not a part of our cleanup contract. According to Spruce Up, our landscaper, common area leaf pickup takes place twice during the fall.



- **In the event of a snow or ice storm**, residents are advised to visit woodlynnehoa.com for updates, as available, regarding trash/recycling pickup and snow plowing. Spruce Up will plow the community in the event of snowfall greater than 3 inches on the roadways. Residents should take responsibility for shoveling out their own cars and walkways, as well as the sidewalks in front of their homes, as these services will not be provided. Please also avoid using salt or ice melt, which can damage the sidewalks, and use sand or cat litter instead.

- **Seasonal decorations** may be affixed to any window or door surface during the appropriate season. Christmas decorations must be removed within 30 days of December 25, and all other holiday decorations must be removed within two weeks of the holiday in question.

- Already daydreaming about springtime and warmer days? You can **help keep mosquitos at bay** by ensuring that your gutters are kept clean and your property free of standing water. Need to **report poison ivy** in the common area? Email the board at woodlynnedir@gmail.com.

- Animal waste attracts rats and is a terrible eyesore. Please be a responsible pet owner and always **clean up after your dogs** by disposing of their waste via the designated pet waste stations located along Colony View Drive and New London Park Drive. Waste should never be disposed of in storm drains or left in your (or a neighbor's) yard.

- The **community playground** has received some much-needed love in recent months. Rebar and old concrete have been removed, new mulch has been put down, and our landscaper is working to reestablish the natural groundcover. **Natural groundcover restoration** is also a goal in other wooded areas throughout the community.

- Please remember that **all homeowners must submit an Application for Exterior Modification** before making any alterations to hardware, landscaping, paint and all other aspects outlined in the Community Association Handbook. Find a copy of the form at woodlynnehoa.com/forms-and-documents, and contact the ARC at wdlynarc@gmail.com with any questions.

- **A Trash & Recycling Collection Guide** and **Holiday Schedule for 2018** are available at woodlynnehoa.com/forms-and-documents. Please make sure you and/or your tenants are aware of the rules. Need to report problems with trash or recycling pickup on your street? Email the board at woodlynnedir@gmail.com.