

WoodLynne Community Association Newsletter

What's New In WoodLynne?

Fall greetings! 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**.
- As of Dec. 1, please join the board in welcoming our **new property manager**, Lee Grant of Cardinal Management Group. Stop by a board meeting, now typically held the second Thursday of each month, to say hello and share your thoughts, questions or concerns.
- The board will soon also welcome Shenandoah Landscape Services, our **new common area landscaper, arborist and snow removal company**. Have suggestions regarding our community's visual appeal? Need to report dead or dying common area trees? Send us an email. Some timely tree work is scheduled to begin this fall.

- A much-anticipated **little free library** was recently installed at the corner of Colony View Drive and New London Park Drive. The board is also working to address **drainage concerns**, replace **aging streetlights** and conduct **tree maintenance**.

- A copy of the **approved 2020 budget** is included in this mailer packet. The board approved a \$6 monthly fee increase in order to fund our reserves and ongoing projects, including lighting improvements and care of the common area.



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

4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192
Phone: (703) 569-5797
Fax: (703) 866-3156

Property Manager: Lee Grant
Office: (703) 565-5010
l.grant@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

- Please remember that our community's **regular trash collection** is for everyday household waste that can fit inside a standard garbage can. Construction and remodeling debris are not considered household waste, and hazardous materials are not accepted. **Special pickups** for furniture, electronics, remodeling debris and other large, bulky items can be requested by calling American Disposal Services at (703) 368-0500. If you don't receive a satisfactory response, contact our community manager, Lee Grant, at l.grant@cardinalmanagementgroup.com for assistance. A detailed **Trash & Recycling Collection Guide** is available at woodlynnehoa.com/forms-and-documents.
- **Seasonal decorations** may be affixed to any window or door surface during the appropriate season. Christmas decorations must be removed within 30 days of Dec. 25, and all other holiday decorations must be removed within two weeks of the holiday in question.
- 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 current landscaper, common area leaf pickup takes place twice during the fall.



- As of Oct. 1, **glass is no longer accepted in curbside recycling bins**. Residents now have two options for glass disposal:
 1. Deliver clean, empty glass containers to purple, glass-only recycling containers. There are 21 purple containers available throughout the county, and more sites are being evaluated. Visit fairfaxcounty.gov/publicworks/recycling-trash/glass for additional information, and to find a drop-off bin that is convenient.
 2. Place used glass in the trash. Please carefully package broken glass in a rigid container. Label the package "GLASS," and set it out with your trash for disposal.

- Following occasional reports of cars being rummaged through and vandalized in our neighborhood, the board would like to remind residents to **always lock vehicles**, and to **report any suspicious or criminal activity** to the Fairfax County Police at (703) 691-2131. The board has authorized the police to enforce traffic laws on our property.
- **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. Shenandoah Landscape Services will plow the community in the event of snowfall greater than 2 inches. 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. See our **Snow & Ice Policies guide** at woodlynnehoa.com/forms-and-documents for additional information.
- **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.
- As our community ages, several residents have recently had to repair or replace the **water and sewer lines** on their private property. If you're concerned about this issue, consider researching water and sewer line insurance policies through your utility company or homeowner's insurance carrier.