

WoodLynne's Annual Meeting President's Report

2023 was a challenging year for the WoodLynne Board. Topping the list, we started the year with trash contract increases during a time of major changes in the disposal industry, and we concluded the year with the reserve study and budget increases during a time of historic inflation.

The Board

I have to give a shout-out to all my co board members, alphabetically: Kara, Heather, Mike, and Winston. I think we work well together and I appreciate all differing opinions and the civil discourse as we work through what we hope is best for WoodLynne.

Trash and Recycling

We appreciate all your efforts this year to adjust to once-a-week trash pick-up! It seems to be going fairly well but that does not mean we are all happy about it. The board will continue to make sure we are getting the best service possible. Please follow our website for notifications during inclement weather, and contact Ashley at Cardinal to report any issues regarding trash services.

House inspections

This year we started using Cardinal to perform monthly inspections of the front of all houses. Many on the board felt that the exterior appearance of our community needed routine monitoring and consistent feedback to the homeowners. We have had a positive response from homeowners overall, so we will continue this routine in 2024.

Communication

Our amazing communications guru, Heather Walrath (see her Communication and Outreach Report), created and distributed a survey to get the thoughts and feedback of all WoodLynne homeowners who chose to respond. The survey provided valuable feedback to the board and we will continue to take your ideas into account while completing WoodLynne business. Please take advantage of Heather's hard work by visiting our website and signing up for email notifications. She makes every effort to keep us all up to date and sends notifications or alerts about what's happening in WoodLynne.

Landscaping

The board awarded our landscape contract to Peter's Landscaping in 2023. Prior to choosing them, we had some experience working with Peter's on a few proposals and we were happy with their work. Since contracting with them, we have had some good and some bad experiences, which is frankly typical in my experience working with three different landscapers since being on the board.

~ WoodLynne trees are the pride of joy of community and they will continue to be a priority. The struggle is prioritizing the maintenance and safety which is very expensive and very imperative. The board is trying to improve the information we get from our tree professionals via inspections and proposals. A major goal is to have the experts prioritize the work needed and then get the services done promptly.

~ Ivy throughout our community is finally getting the attention it deserves. We know that the health of our trees is directly affected by the ivy growth. We recently completed trimming and clearing a section of ivy near the tot lot and we plan to do more in 2024.

~ New entry sign. As long as no other cars run into it, our rebuilt entry sign should last another 50 years. We can thank Kara for talking with the police and getting the accident report for WoodLynne. Then our manager, Ashley, handled the arduous task of communicating between the insurance companies and the contractors in order to get the work done.

~ New stone retaining wall. We can again thank Kara for raising concerns about our decaying wooden retaining wall. Its condition had become dire especially after it caught fire when it appears that a lit cigarette was left on it. As a safety concern it became a priority, and after several bids, Peter's was awarded the contract and did a wonderful job.

~ The peripheral fence was repaired and stained in 2023. It is likely that this fence will need to be replaced within the next few years.

Reserve Study and Budget

The reserve study is recommended every 5 years and was completed in 2023 prior to our budget planning. Please refer to the communication sent to all homeowners describing the extensive details of the process used by management and the board to develop the best budget we could. I am so thankful for the board working together in making decisions that were not easy. We can all give extra thanks Mike for his expertise in this field which was invaluable. The board will now have an annual review of the reserve study to make sure we stay on track with the physical and financial health of our community.

ARC Committee

We are all very thankful to our ARC Committee volunteers, especially the chair Shane Sobers, for taking the helm and taking the time to work one-on-one with many homeowners to keep their homes and WoodLynne looking good. It has been a challenge this year using the new CINC website for inspections and follow-through. The board and the ARC will continue to work with Cardinal and CINC to get the program to work better for the ARC.

Pool and Rec Committee

A big thank you to our pool committee volunteers, Winston and Tony. At our monthly meetings, Winston and Ashley provide updates on what is happening at the pool and rec property. We are fortunate that Ashley is also the manager for Colony View so she stays fully informed and helps manage all the details and decisions.

In 2024

I hope to see many of you at our monthly meetings. We would appreciate anyone who wants to volunteer their time and get involved in our community, so please reach out to a board member in person, email, or the website. We are open to your ideas and suggestions.

WoodLynne Communications & Outreach Report

Highlights of our 2023 activities include:

- The Electric Vehicle Committee recommended, and the board adopted and distributed, guidelines for homeowners interested in charging electric vehicles. The board also approved a formal charter for the Architectural Review Committee. We additionally approved a Communications Committee charter, which we may choose to activate in the future, as needed.
- The board welcomed Braddock District Supervisor James Walkinshaw to its April meeting. Homeowners were invited to ask questions and engage in a dialogue about matters affecting our district. We plan to once again host the supervisor at an upcoming meeting during 2024.
- The board adopted an industry-standard Civility Pledge, in which we committed to respectful dialogue with all fellow board and committee members, as well as homeowners and residents.
- Several board and committee members attended fall and winter seminars hosted by Cardinal Management Group. Discussion topics included native plantings, tree care, covenants enforcement, a board orientation and legal considerations.
- Out of concern that homeowners' opinions were not being heard, the board conducted a fall survey to help gauge priorities for the coming year. The top three areas of concern were tree maintenance, infrastructure improvements and landscaping.
- The board has continued working to reduce paper communications and expand the use of email blasts, which are issued in conjunction with posts on the website. Website posts are also shared with the community Facebook group administrator. While the Facebook group is not an official channel of communication with the board, it is a good way to stay informed about what is going on in the community.
- The board worked with Cardinal Management Group to transition to the new CINC information management system. In spite of numerous and ongoing challenges with the software, the board and homeowners can use it to view account information and access community records.
- Working with Cardinal Management Group, the board has continued providing welcome packets to new homeowners. If you have not received one, please reach out via the information provided on the Contacts & Sources of Information sheet to let us know.

WoodLynne Contacts & Sources of Information

- Visit our website at **woodlynnehoa.com** to access news updates, forms, documents, meeting minutes, contact information and more.
- Visit Cardinal Management Group's homeowner portal at **<https://cardinal.cincwebaxis.com>** to view personalized details about your account, including the status of dues payments and any outstanding violations.
- Email general questions or concerns to the Board of Directors at **woodlynnedir@gmail.com** and to Community Manager Ashley Gonzalez at **a.gonzalez@cardinalmanagementgroup.com**.
- Email architectural questions or concerns to the Architectural Review Committee at **wdlynarc@gmail.com**.
- If you are not receiving our email blasts, including meeting announcements and news alerts, contact us at **woodlynnedir@gmail.com** to ensure you are on the list. Make sure your spam filter allows emails from **woodlynnedir@gmail.com**.
- If you are a new homeowner who has not yet received a welcome packet, email Community Manager Ashley Gonzalez at **a.gonzalez@cardinalmanagementgroup.com**.
- If you are a homeowner living offsite, contact Community Manager Ashley Gonzalez at **a.gonzalez@cardinalmanagementgroup.com** to ensure we have a current mailing and email address on file.
- While not a formal means of communication with the board or management, the community Facebook page – **WoodLynne Residents (Fairfax, VA)** – is a good way to connect with others.