

Wooded Glen II Community Newsletter

INSIDE THIS ISSUE:

Next Board Meeting	2
Parking Resolution	2
Parking Enforcement	2
New Management Company	2
WGII Community	2

We're on the Web!

See us at:

Web site address
(new address)

woodedglen2hoa.org

Webmasters

Hailey Hackbarth
Hunter Hackbarth
of
Department H



Email

DepartmentH123@gmail.com

Trash Collection

Tuesdays and Fridays

Recycling

Wednesdays

Landscaper Leaf Blowing

December (Date TBD)

Upcoming and Updates

Mailboxes and Handrail

The cluster mailboxes and a handrail through-out the community were painted in October. (\$850) For more information see article, *Cluster Mailboxes and Handrail Refreshed*.

Dominion Energy – Backfilling Behind SWC

Issue has been escalated to a supervisor after multiple calls. It would cost the association approximately \$8,000 to backfill the property.

Fairfax County's Residential Traffic Administration Program (RTAP)

Through Supervisor Herrity's Office, the Fairfax County Department of Transportation (FCDOT) has confirmed there is space for additional traffic calming device(s) (speed

humps, speed tables, or something similar) on the townhome end of Wooded Glen Avenue to help slow down traffic.

The traffic count study was conducted November 4, 616 vehicles passed along Wooded Glen Avenue with over 85 percent of the vehicles traveling 35-37 MPH. As a result, FCDOT will draw up a plan of options to mitigate speeding and present them to the community task force.

Land Survey and Tree Removal

Dominion Surveyors installed boundary markers (wooded stakes with pink flags) along association property behind McCarthy Woods and Sunset Woods Courts adjacent to Mainsail Drive (Indian Oaks Community).

There is a lot of

encroachment with the majority of the markers placed within the backyards of the homes on Mainsail Drive. The Indian Oaks HOA president notified residents not to remove the property stakes that form the boundary between the communities.

The board will discuss options for the next step with the HOA lawyer. Hard structures need to be removed (jungle gym, fences, trampolines, hammock, etc.) before compromised or dead trees previously identified can be removed.

Asphalt

Full replacement was recommended within the next two years. Additional estimates requested. (\$130,000)

Cluster Mailboxes and Handrail Refreshed

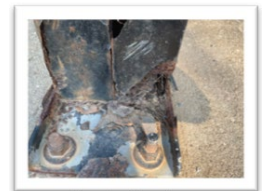
The eight cluster mailboxes and one handrail located on community property had some preventative maintenance work completed in October and November to extend the usefulness. The maintenance included rust removal, priming, and painting.



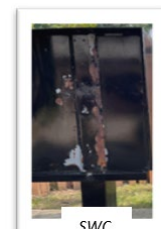
MWC

Two damaged mailbox pedestals in Sunset Woods Court were replaced. The average cost of replacing a single cluster mailbox is \$2,200 - \$3,500 and does not include installation or replacement of the concrete pad to meet the new requirements by the United States Post Office (8 inches of concrete at the center).

The reserve report (distributed in August 2021) indicated the mailboxes were in fair condition. Please use magnets (not tape) when attaching notices to the mailboxes.



Pedestal replaced on SWC



SWC



TWC

Next Meeting of the Board of Directors

Date: December 1, 2021
Time: 5:30 pm - 6:30 pm
Location: Pohick Regional Library

Zoom will not be an option since the Governor's State of Emergency authorization expired June 30, 2021 and with it, the authority to hold HOA meetings virtually.

July 1, 2021 new legislation became effective allowing virtual meetings but HOAs would need to adopt guidelines for virtual meetings before the legislation can be used.

The BOD was not advised of this legislation change and will work with PMI in 2022 to draft and adopt a resolution allowing virtual meetings.

2022 Assessment Dues \$295 quarterly

- January 1
- April 1
- July 1
- October 1

Parking Policy Resolution 2021-01

NVM will be sending out the Parking Policy Resolution 2021-01. Two changes to note --- residents with reserved spaces may park for 30 days instead of 5 before notifying the management company and the residents garage and/or driveway or reserved parking space is the townhome's primary parking space and should be utilized before parking in any unreserved/open parking space.

Violations should be reported in writing to the management company or Board of Directors as laid out in the parking policy, **Section V. Enforcement**, as appropriate.

The first and second violation of the same policy provision will result in written warnings. A third (or more) violation of the same provision may result in towing. This does not

apply to parking in a fire lane or another resident's reserved space without permission. Violators may be towed without notice.

Two of the most common complaints from residents:

- residents are using two or more open spaces
- vehicles in the parking lots with expired safety stickers or tags.

New Management Company – PMI

PMI Management has been selected as the Association's management company for 2022. Julie Hebdon will serve as the community manager. The transition to PMI will be completed by December 31, 2021.

Julie will be sending an introductory letter that includes their contact information, the CY2022 approved budget, paying monthly assessments - including a direct debit form, and a contact

information and electronic communication form.

To receive electronic communications, homeowners will need to fill out and return the form to PMI.

Please check your mailbox for the upcoming PMI mailing.

In January, the board will coordinate with PMI to schedule the dates and times of all the CY2022 quarterly board and the annual meeting and send out 'save the date' messages, tree removal based on boundary survey.

Most importantly, the board will work with PMI to draft and adopt a resolution providing guidance for virtual meetings.



Wooded Glen II Community...

Board Members

Sarah Librea President	Dan Williams Vice President
Justin Quincy Treasurer	Debbie Johnson Secretary
Cynthia Brady* Member-at-Large	

Board Term: 7.1.21 - 6.30.23
 *ACC Liaison

Email: hoawoodedglenII@gmail.com

Architectural Control Committee (ACC)

Vacant
McCarthy Woods Court

Vacant
Sunset Woods Court

Kim Hackbarth
Tucker Woods Court

Interested in serving? Send an email to: hoawoodedglenII@gmail.com

Contributions to Newsletter

General interest contributions to the quarterly, community newsletter can be sent to email address: hoawoodedglenII@gmail.com

Management Company (through December 31, 2021)

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