



The Conservancy Connection

VOLUME 1, ISSUE 1

FEBRUARY 2007

INSIDE THIS ISSUE:

Message from 1
the President

The Board of 1
Trustees

Pool News 2

Clubhouse 2
Renovations

Annual 3
Assessment

ARB 3
Applications

Conservancy 3
Fees

Tradesman 4
List

Message from

I am honored to have been elected to serve another two years on the Board of Trustees and as your President for 2007. My first goal is to improve communications with the community. Last fall we corrected and updated the email addresses we had for Woodlea residents. Many of these addresses in the directory were incorrect, partly because of residents changing over to a new internet service provider. This will continue to change as Adelphia has been acquired by Comcast. We have over 60 residents who have Adelphia.net domain names in their email address. Other residents are moving to Verizon FIOS, which is now available in Woodlea. We have no email address

for about 100 homes in Woodlea. Shortly we will be mailing a card to those households for whom we have no email address. If you receive a card, please



carefully write your email address, on the card and return it to TWC. The card is addressed and stamped for your convenience. Please use the special email address, bot@woodleamanor.org to notify us when your email

address changes, but please use it only for this purpose. This box is not monitored every day.

Some residents have expressed an interest in receiving our newsletters by email. The Board has considered an option of doing this but it cannot be given serious consideration until we have everyone's email address and an indication that there is a strong interest from the community for the email option. Of course, either way, official and critical announcements will always be delivered by US Mail. We will have more on the newsletter options in the future.

Jim Haynes

The Board of Trustees

The Annual Meeting was held on December 12, 2006, and there was a very disappointing turnout. Because there were so many proxies received, there was a quorum (10% of 467 members) and business was conducted. The five candidates who ran for the Board were all elected. Two additional Board members, Fiona

Hughes and Charlie King, were appointed to fill the two vacant seats at the January 23, 2007 meeting, and we now have a full Board. The Board members, their positions and terms are:

Jim Haynes-President

Term expires 12/08

Greg Honshul-Vice President

Term expires 12/07

Bob Horne-Secretary

Term expires 12/08

Jim Wynn-Treasurer

Term expires 12/08

Ann Jones

Term expires 12/08

Fiona Hughes

Term expires 12/07

Charlie King

Term expires 12/07

The Woodlea Manor Board of Trustees holds its meetings on the fourth Tuesday of every month in the clubhouse. All

The Board of Trustees cont.

members of WMC are welcome to attend the meetings. The General Session usually starts at 6:30. The agenda for each meeting is posted on the web site a few days in advance, so please check it as start time is subject to change. If you want an item added to the agenda, you can either speak during Members Time or you can email TWC.



Pool News

After a challenging 2006 pool season with U.S. Aquatics managing the facility, the Board of Trustees voted not to renew their contract. Competitive bids were solicited from several local companies, and Premier Aquatics has been selected as the

new pool management contractor. The Board members and TWC will be working with Premier's representatives to ensure that everything runs smoothly this year, including the selection of the guard staff. The pool opens for the season on Saturday, May 26, and

believe it or not, work will begin soon to get the pool ready.



Clubhouse Renovations

All of the cabinets and counter tops in the guard area at the pool were recently replaced, and that area looks much better. The cabinets that were removed were 15 years old, and they were definitely showing

their age. The inside of the clubhouse was just repainted, and it looks good. One last item is the pool bathrooms which receive heavy traffic and usually require a coat of paint to freshen their appear-

ance. They were just repainted as well.



Annual Assessment

Your annual assessment for Woodlea Manor Conservancy was due in January. If you did not receive a payment coupon, please call TWC at 703-437-5800 or send an email to TWCManage@aol.com to request a duplicate bill.



*****Please note******
When you change your email address, notify us at bot@woodleamanor.org (email address changes only)

Architectural Review Board Applications

With spring right around the corner, many of you are probably planning improvements to the outside of your home. Please remember that any change to the exterior of your house or lot requires that you submit an application to the Architectural Re-

view Board (ARB) for consideration. Prior written approval is required. We suggest that you consult your Architectural Guidelines for information on the application process and the information you need to submit for your specific improvement.

The ARB meets twice monthly from April through September, but usually only once each month during the fall and winter. ARB meeting dates are posted on the website. You can also download an ARB application form.

Conservancy Fees

Woodlea has been operating at a deficit for the last few years. The primary reason is that our 20 year-old community is aging. We have established replacement reserves but reserves do not cover maintenance of our equipment and facilities. The governing documents

for Woodlea Manor limit the annual fee increase to 5% per year. A few years ago a former Board decreased dues and we have never been able to catch up. It is easy to understand how difficult this is considering inflation and increasing facility maintenance ex-

penses. In addition, in the last two years we have experienced what we hope were extraordinary legal expenses. By law we must break even. This year we have budgeted \$15,900 to cover part of our prior years' deficit of \$20,000. If we are unable to eliminate this deficit, we will be forced to reduce

Conservancy Fees cont'd.

operations. Our swimming program and running the pools is our largest expense. Cutting the pool hours of operation, or total time it is open, is not an option that appeals to the Board. An alternative is to amend our governing documents so that a larger increase, perhaps up 10%, is possible when necessary. This is difficult as a total of 67% of the homeowners or 313 of the 467 owners have to vote in favor of the amendment in order for it to pass. Solving this problem is a goal that the Board has identified for 2007. You will be hearing more from the Board about this. Your suggestions are welcome. Woodlea HOA dues in 1988 were \$500. Today they are \$665, much lower than other similar homeowners associations in the area.

Coming Soon

A new look for our website:

www.woodleamanor.org



Correspondence should be

The Woodlea Manor Board of Trustees

c/o TWC Association

Management

12110 Sunset Hills Road

Reston, Virginia 20190

Phone: 703.437.5800

Fax: 703.471.6578

E-mail: twcmanage@aol.com

Tradesman List

The Board of Trustees has agreed to establish a list of tradesmen that have provided satisfactory service to members of our community. Our objectives are twofold:

Highlight those companies that provide quality service so that homeowners have a list from which to start a search.

Encourage continued quality service by tradesmen that wish to establish and/or maintain favorable impressions within Woodlea Manor.

As a homeowner, you have a key role in implementing this Tradesmen's List. Please complete the attached form and mail it to TWC Association Management so that a consolidated list of companies can be added to our Woodlea Manor website. Also at-

tached is an initial list of possible tradesmen categories that may help you to compile

your list. Once we have received your forms we will create a new page on our website and announce it in the newsletter. This list will be updated as new evaluations are received throughout the year. Of course, each homeowner should undertake their own research before hiring any contractor. Thank you for your support of this initiative!



The Board of Trustees
Woodlea Manor
Conservancy