

The Conservancy Connection



INSIDE THIS ISSUE:

Financial Status	1
Lyme Disease in Children	2
Yard Sale	2
Board Meetings	2
Pizza Party	3
SW Connector Trail Mtg.	3
Vacation House Checks	4
Do your Duty for your Dog	5
Tick Bites-What to do	5
Watermocs	6

Financial Status

Woodlea Residents,

Financially the conservancy had another very strong year in 2009 in controlling costs while maintaining and improving the assets within the community. We ended the year with an operating surplus of \$40,000, and combined with the surplus from 2008 we now have \$85,000 in excess operating funds. As you might recall, our goal in 2008 was to work towards building an emergency operating expense fund for the community equal to 20% of the annual operating budget. The BOT is happy to report we have accomplished this goal and then some. To wrap up 2009, the Conservancy's auditor completed a full audit of the 2009 accounting records and in March 2010 provided a clean opinion which means that everything is exactly as it should be. We also used Miller Dodson to review and update our 5 year reserve study (required by law) which shows we are in great shape in overall funding for our reserves to improve or replace our assets within the community as they age .

In 2010 we are off to a good start but we have had a few bumps in the road due to Mother Nature and the economy. The winter storms required snow removal which we did not fully budget for, and many trees that succumbed to winter had to be removed and in some cases replaced. We have also had a few (4) homes in foreclosure which resulted in reduced dues or no dues received, but the impact of this was very minor. Keep in mind from time to time we will have to spend more than anticipated in some budget areas or will receive less dues than anticipated. By the end of the year, the overall fees and expenses will stay on budget.

Additionally, you will notice the BOT is making significant changes to the landscape around the clubhouse. These improvements will take several years to mature, but the time was right for a face lift. We also approved the replacement of the clubhouse front door and all windows and installed an irrigation system at the clubhouse. In regard to the pool, we replaced the filter system and found issues with the pool white coat completed just 2 years ago which required significant work to properly repair. I'm happy to report that TWC (our HOA Management Company) brought this to our attention during their spring clubhouse / pool review and was able to convince the vendor to honor the two year warranty which was only days from expiring. In the end, the vendor fully repaired the pool and put on a new white coat at no cost to the community.

In conclusion, our operating and reserve funds remain strong and the work being completed is well within budget. Our cash remains safe within CD's and Money Market accounts well below FDIC limits. If you have any questions or concerns feel free to email or call any of the BOT members.



Where can I find out more about Lyme Disease in Children?

“Current research indicates that Lyme disease bacteria, *Borrelia burgdorferi*, can be transmitted within hours after an infected tick attachment.

Failure of parents and teachers to recognize Lyme disease early in its course can result in a child developing chronic and difficult to treat infection in the brain, eyes, joints, heart and elsewhere in the body.” (*Lyme Disease Association, Inc.*)

Lyme Disease Association, Inc. (LDA) has created a pamphlet to provide important information especially for parents and educators on Lyme Disease in children at the following website location:

<http://www.lymediseaseassociation.org/ABCsLYME.pdf>



Join the fun of our Woodlea Community Yard Sale!

Who: Woodlea HOA Neighbors

When: June 12

Time: 8 a.m. to 12 Noon

Cost: **FREE**

Setup: Setup begins at 7am on the date of the sale

Dig out your treasures and join us to make some extra cash for summer vacation!

ADVERTISING: Three ads will be placed in the Washington Post, Loudoun Times Mirror and the Leesburg Today. Also, a large sign will be placed out front on Rt. 15 and Woodlea Manor Drive

Board Meetings

Board meetings are held at 6:30 p.m. on the fourth Tuesday of each month at the Woodlea Manor Clubhouse. All are welcome to attend. Please read the guidelines for residents and guests attending Board meetings.

Agendas are posted on this website by the weekend prior to the meeting and minutes are posted after they are completed. Refer to the Woodlea website for more information at <http://woodleamanager.org/wordpress/board-of-trustees/>

Pizza Party

School's out, so that means.....

WOODLEA'S 2ND ANNUAL

PIZZA PARTY AT THE POOL!

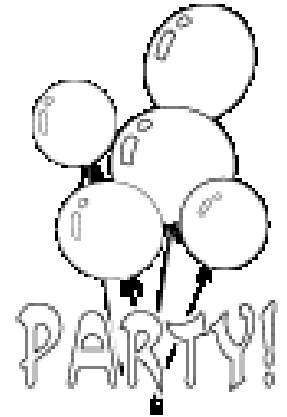
Friday, June 18th

5-7 p.m.

(POOL PASSES REQUIRED FOR ENTRY)

Come celebrate! We'll have a DJ, pizza, drinks and ice cream!

See you there!



Southwest Connector Trail Information Meeting

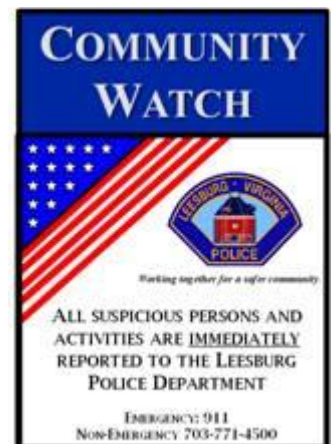
Monday, June 14, 2010 (NOTE DATE CHANGE!!)

7 p.m.- 9 p.m.

Loudoun County High School Auditorium

415 Dry Mill Road, SW

The purpose of this meeting is to discuss the entire project. The Town will be looking at options to the currently proposed route and soliciting comments and suggestion from the public. A map showing the location of the proposal trail as well as 2 other options for the Phase 3 portion of the trail is posted on the Town's website at <http://www.leesburgva.gov/index.aspx?page=709>. If you have questions, please contact Anne Geiger at 703.771.2742.



If you would like to be placed on the Community Watch email list, please send an email to woodlea-manor-watch@googlegroups.com. Get involved, call the police, and lock your doors!

*A casual attitude
towards safety =
casualty*

Get a Vacation House Check Free!

As a service to the citizens of the Town, the **Leesburg Police Department** offers free vacation house checks. Officers will periodically check the exterior of your home while you are away. This service helps to deter potential burglars and provides for additional security while your house is unoccupied.

Additional information about vacation house checks or extra patrol requests may be obtained by calling the **Leesburg Police Department at our 24 hour**, non-emergency number: **703-771-4500**.

Home Security Tips While On Vacation

Tip #1 Put your mail on hold. Or have your neighbor pick up your mail.

Tip #2 Put your newspaper on hold

Newspapers collecting on your driveway indicate your absence. Be a good neighbor pick up your neighbors paper if they forgot to place their paper on hold. When you call the newspaper do not tell them that you are going on vacation. Just tell them you are going to be too busy to read it for the next week.

Tip #3 Put your lights on a timer

Timers come in a wide variety from a programmable, computerized home to a simple plug in that you plug a lamp into.. Have two or three rooms equipped so the lights go on and off at various times. Also leave the light over the stove on all the time, as the kitchen is one room that tends to have lights on the most.

Tip #4 Leave a stereo on (programmable TV)

A deserted house "feels" empty. People make noise, noise means vibrations.

Tip# 5 Answering machine "we can't get to the phone right now"

Even when you in town, your phone message should never say that you are not home. Set the machine to answer in five rings, answering too soon or too late indicate nobody at home. .

Tip #6 Drapes

There is some debate about leaving drapes open or closed. Some maintain that by closing them you indicate that you are not at home. Others maintain that by leaving them open in order to look like you are at home you invite look-ins by potential burglars. Still others recommend a combination, leaving some open (that look into rooms where there is little of value) while closing others those that look into what should be occupied rooms. A nice compromise is to leave upstairs curtains open while first floor drapes shut. Whatever your decision remove expensive and inviting items from view from outside the window.

Tip #7 Park your car in the drive way

This is another debated tactic. Some highly recommend it to make it look like someone is home. Others maintain that a car that doesn't move is a tip off. Still others recommend offering your neighbor a place to park. You might want to do a combination or if you are in a neighborhood where cars are not normally parked in the driveway, skip it all together.

Tip # 8 Padlock all gates

Make your backyard inaccessible.

Tip #9 Hire a reliable teenager to be a caretaker

This isn't necessarily a vacation/home security tip, but it works as one. Find a young, reliable neighborhood teenager and pay him or her a monthly fee to do certain chores for you.

Tip #10 Let a trustworthy neighbor know where you are going and leave a contact number

In case of problems, leave a contact number that you can be reached at.

Tip #11 Make sure all doors and windows are locked before you leave

Make a circuit of your home to check that all windows and doors are secure and locked. As obvious as this may sound, quite often in the rush to get out the door this can be overlooked.

Tip #12 Make sure the alarm system is armed**Tip #13** Notify the police if you are going to be gone longer than a week**Tip #14** Get a floor safe and store jewelry and expensive small items in it

Tip #15 Don't email your itinerary or state anything on Social Networks like Facebook that you are going on vacation. Save the bragging and the pictures for after the vacation.

Your Dog Did His Duty – Please Do Yours!

Woodlea is a pet friendly community and on any given day you will see owners walking their dog and stopping to talk to neighbors along the way. The vast majorities are responsible owners and happy to have a canine member in the family. But unfortunately, not all pet owners are living up to their responsibilities.

The board continues to receive complaints from irritated homeowners regarding “some” pet owners who standby while their dog poops in an unsuspecting neighbor’s yard and then walk away without picking it up. Since we all know that dogs can’t clean up after themselves, therefore this is a “people” problem rather than a dog problem. Picking up shows pride in your community, in yourself, and in your dog.

Please respect your neighbor’s property and pick up after your dog – it’s your duty!

Leesburg,
Va.

Town
Ordinance

Code:

- Chapter 4

What to do if You’re Bitten by a Tick

1. Use fine-point tweezers to grasp the tick at the place of attachment, as close to the skin as possible.
2. Gently pull the tick straight out.
3. Place the tick in a small bottle or zip lock bag labeled with the patient’s name, address, and the date tick was removed. Do not add alcohol or preservative.
4. Have the tick identified/tested by a lab, health department, or veterinarian.
5. Wash your hands; disinfect the bite site and the tweezers.
6. Seek immediate treatment.
 - Do not burn or use any substance on tick.
 - Do not grasp, squeeze or twist body of tick (*this could cause the bacteria from the tick to go into your body*).
 - Always see a physician for possible diagnosis, testing and treatment, especially if tick parts remain after removal.

A short video on how to remove ticks is posted on Congressman Frank Wolf’s Lyme disease web page (wolf.house.gov).

Sources: The National Capital Lyme Disease Association (www.natcaplyme.org), and Lyme Disease Association, Inc. (LymeDiseaseAssociation.org).

Join the Woodlea Watermocs Swim Team!!

Looking for fun, friendship, and competition this summer? There is still time to register for the Woodlea Watermocs. Please note the pool closures and late opening times when there are swim meets at Woodlea.

Register today by clicking on <http://www.teamunify.com/Home.jsp?team=recwmwva> or by accessing the Woodlea Manor website www.woodleamanor.org click on Activities, and then Swim Team.

Meet Schedule

Saturday, June 19	Greenway Farms	at Greenway Farms
Wednesday, June 23	Courts & Ridges	at Woodlea (pool closes at 4pm)
Saturday, June 26	Spring Lakes	at Spring Lakes
Wednesday, June 30	Lenah Run	at Woodlea (pool closes at 4pm)
Saturday, July 10	Kinkaid Forest	at Woodlea (meet ends around 11:30 am)
Wednesday, July 14	Potomac Crossing	at Potomac Crossing
Saturday, July 17	Rivercrest	at Woodlea (meet ends around 11:30 am)
Saturday, July 24	Divisionals	at Spring Lakes
Saturday, July 31	All-Stars	at South Riding

Social Activities

Friday, June 11	Tie-Dye and Ice Cream Social
Monday, June 21	First Day of Practice
Monday, June 28	Team Pictures
Sunday, July 18	End of Season Party

See you at the pool!