



Waterford Homeowners Association

Managed by POA Management Associates LLC

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Web – www.waterford-hoa.org

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HOA Dues Assessment for 2012

The Waterford Homeowners Association assessment for 2012 has been set at \$932, a zero increase from the 2011 rate.

The assessment may be paid quarterly or annually (encouraged):

Four Installments: Four quarterly installments of \$233 each due by January 1, April 1, July 1 and October 1, 2012.

Other: Owners may choose to make a single payment of \$932 for the year which would be due by January 1, 2012. They may also pay any number of quarters in advance as long as they are postmarked within the 30-day grace period of the earliest quarter being paid.

Coupon Books: Coupon books containing four quarterly coupons have already been mailed to all owners to the address on file with the Association. While most HOA members receive these in the mail without incident, please contact the Property Manager at (703) 938-8761 or poa-management@cox.net if you have not received your coupon book by December 15. Additionally, please mark the quarterly due dates on your calendar, as failure to receive the booklet is not an acceptable reason for a waiver of the late charge.

After a 30-day grace period from the due dates listed above, a \$40 late charge plus interest at the rate of 6% per annum is added to overdue accounts.

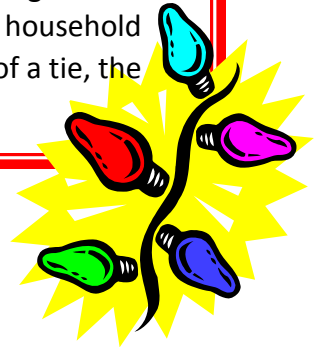
On-line payment options: If paying by mail, please use the coupons and envelopes provided. Note that the mailing address for payments changed this past summer to: Waterford HOA; c/o POA Management,

P. O. Box 105007, Atlanta, GA 30348-5007. Payments received at the Vienna Post Office will be returned to sender. All other correspondence may still be sent to P. O. Box 702, Vienna, VA 22183.

Homeowners may pay on-line via the HOA website at www.waterford-hoa.org Click the on-line payment option at the top of the home page and it will direct you to the Smartstreet website, the platform for making on-line payments. When accessing Smartstreet via the HOA website, the Waterford HOA will automatically fill in as your HOA of choice. Homeowners may either pay by credit card (a \$9.95 fee per transaction) or make one-time payments (no fee) or set up recurring payments (no fee). If setting up recurring payments, homeowners will need to create their own user name and password.

7th Annual Holiday Display Contest

The 7th annual holiday display contest returns this year. All residents are encouraged to tastefully decorate their homes for the holidays. Winners will be chosen by community e-mail vote not later than Monday, December 19. A \$25 Home Depot gift certificate will be awarded to the three homes in the community with the most e-mail votes in the following categories: **Most Festive**, **Best Traditional**, **MOST UNIQUE**. Please email one vote per household to poa-management@cox.net and select one house in each category. In the event of a tie, the holiday display committee chair will select the winners.



Holiday Trash Collection Schedule

Happy Holidays! As we all enter the busy holiday season, we would like to inform you of American Disposal Services' upcoming collection schedule and inclement weather policies.



Christmas Day and New Year's Day:

No planned interruption of services during these holidays.

Christmas Trees Collection:

Christmas trees are scheduled to be collected the 1st two Wednesdays in January (January 4th and 11th). Remove any tinsel or decorations and do not place trees in plastic bags.

Inclement Weather:

As the last few years have proven, trash services can indeed be affected by inclement weather. American Disposal Services makes a determination if roads or areas are unsafe due to snow or ice. While roads within the community may seem perfectly passable, the trash trucks need a lot of stopping and maneuvering room due to their size. Additionally, roads in-between the community and the landfill may be affected more adversely. In any event, American Disposal makes the call, and residents must adapt accordingly. Hopefully, we will have a mild winter. If this is not the case and trash services are suspended, then they will resume on the next regularly scheduled pick up day.

How do I get a wheeled recycling toter?

Contact POA Management Associates at poa-management@cox.net or (703) 938-8761.

Although recycling totes are provided, residents must provide their own trash cans. The use of the recycling totes is mandatory, unless you are using blue recycling bags or clear trash bags for recycling. Open bins and cardboard boxes are not to be used for recycling (or trash).

Management will be inspecting the community on random days and will leave door hangers and send warning notices to those homes with bins and cans stored in the front yard.

Special Trash Pick Ups Available With American Disposal

American Disposal Recycling & Trash Removal will pick up large items such as furniture and other large, nonmetal household items at no extra charge when placed on the curb. However, prior notice is required. If you have such an item, please contact American Disposal directly at (703) 368-0500 to make arrangements for a special pick up. Ferrous metal/white good items, such as appliances, will be picked up with additional billing to the individual homeowner. Note: This is a change in the contract which results in savings for the HOA and shifts the cost to the user of the service. Usually, these types of pickups are made on Fridays, so please plan ahead so items are not left sitting on the curb for days, as it really detracts from the look of the neighborhood.



2012 Board of Directors

After the annual meeting of members on November 16, a brief organizational meeting of the new Board was held and the Board officers for 2012 elected. Your 2012 Waterford Board of Directors:

David Norwood, President
9960 Longford Court

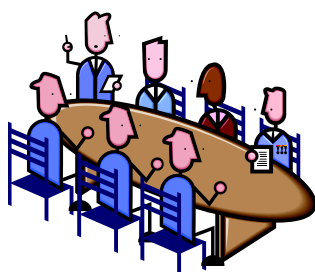
Cagla Guvelioglu
2906 Cashel Lane

Eugenia Colon, Treasurer
2914 Cashel Lane

Greg Wilska, Secretary
2960 Cashel Lane

John Hwang, Member-at-Large
2949 Waterford Court

Board Meetings in 2012



The Board of Directors meets regularly to conduct the ordinary business of the Association. Meetings are scheduled for 7:30 p.m. on the 3rd Tuesday of each month and are held either at a Board members' home or at a local school. All homeowners are welcome to attend the Board meetings and address the board with questions or concerns. There is an "owners comments" portion at the beginning of every meeting.

for that purpose. Although a meeting date is on the calendar for each month, sometimes the Board does not meet that month. The latest meeting schedule, including location will always be posted on the www.waterford-hoa.org home page. If you plan to attend a meeting, please verify it is being held by checking the website, calling (703) 938-8761 or by e-mailing poa-management@cox.net

The following meeting dates have been penciled in for the year: January 17 - February 21 - March 20 - April 17 - May 15 - June 19 - July 17 - August 21 - September 18 - October 16 - and November 14 (annual meeting)

Association Activities for the Past Year

The annual meeting of members was held on November 16th as scheduled, with only 13 living and breathing members in attendance. For those members unable to attend, the following is a summary of activities which took place over the previous year:

Civic Activities & Involvement

- *Community Sponsored Holiday Light Contest.*
- *Community Sponsored Web-site.*
- *Community Newsletters sent to all owners and residents by email & snail mail.*
- *Renewed membership with Providence District Council.*

Administrative & Contracts

- *Change in banking to enable on-line payment capabilities for owners.*
- *Full Financial Audit of association books and records and tax return preparation for the year ending 12/31/10 is almost complete (by Goldklang Group CPAs.)*
- *Capital Maintenance and Replacement Reserve Study update completed for 2011.*
- *Performed 5-Year Operating Budget Outlook for Planning Purposes.*
- *Property Owners Association Disclosure Packages have been provided to 9 homes (compared to 18 at this time last year)*

- *Renegotiation of trash contract resulting in substantial cost savings.*
- *Renegotiation of landscaping contract for a 5-year term.*

Maintenance & Improvements

- *To landscaping:*
 - *Annual inspection of trees by Certified Arborist*
 - *Spring fertilization (by root injection) of 45 trees throughout the community.*
 - *Completed pruning or removal of approximately 65 common area trees.*
 - *Brush clearing, fill and seed in multiple areas of community.*
 - *Perimeter area of playground cleared of underlying weedy vegetation, graded and chipped.*
 - *Flower rotations at both entrances.*
 - *Aeration and seeding of common areas.*
 - *Added 5 additional turf care applications to improve the common area turf appearance and authorized continuance of additional turf care applications each year.*

- *To address resident complaints about litter and trash over the past several years, revised community rules on trash and recycling containers. Added provision of 64-gallon recycling totes to all interested community members.*
 - *Cleaned and repaired clogged drain behind 9900 Longford. Cleaned all catch basins behind 9900 - 9910 Longford.*
 - *Authorized Blade Runners to post signs at all mailboxes 48 hours in advance of turf applications.*
 - *Power washed front entrance sign and brick planter at end of Tipperary Pass.*
- *Creation of additional mulch beds around selected common area trees.*
 - *Several storm damage cleanups.*
 - *Spring cycle of maintenance inspection program completed.*
 - *Security walkthrough with Fairfax County Police to assess community for possible improvements in safety and security measures.*
 - *Professional security evaluation of neighborhood and receipt of their recommendations for possible security services.*
 - *Weekly servicing of pet waste stations and commercial trash cans.*

Keep in Touch



POA Management tries to keep an up-to-date email list of all homeowners and residents. The purpose of the email list is to be able to inform the membership of community news or news of interest in the local area in a timely manner. There isn't always time to create and send a paper mailer when there is something to communicate that is time sensitive. Communicating electronically is standard practice these days; saves time, paper and postage costs. Of course, we will continue to send out periodic newsletters and any information that is required by regular mail. If you don't currently receive periodic emails from POA Management, then send us your email address at poa-management@cox.net and we will be happy to add you to the email list. We do not provide your email to anyone without your express permission and we never sell it.

Crabby's Corner

We all thought Dear Crabby had retired (her last column was in November 2007) but, based on the types of emails and phone calls POA Management still receives and our own personal observations, we begged Crabby to come out of retirement to pass along some highly educational information to Waterford residents. (In fact, Crabby's column in October 2007 was devoted to the same types of issues). Poor Crabby, apparently everyone has forgotten her words of wisdom.



Trash Summary: Trash (not recycling) must be stored either inside the house or in the back yard (not in front or on the side if an end unit). If stored in the back, it must be in a rodent-proof trash can with a tight fitting lid. Otherwise, rats will come and feast (that and bird seed are the most attractive food sources). When placing trash out for pick up, either put it out in the rodent-proof trash can with a tight fitting lid (preferred) or use heavy-gauge dark colored trash bags such as contractor's grade which are a thicker mil. Trash should only be placed out the evening before pickup day or the morning of pickup (Tuesday and Friday). We are still asking residents not to put out trash in white kitchen trash bags, grocery bags, paper bags and boxes.

Recycling Summary: If you have any questions about what can be recycled, either ask Crabby at poa-management@cox.net or go directly to the Fairfax County Government website at <http://www.fairfaxcounty.gov/dpwes/recycling> where they have a detailed list of every possible item and how it should be disposed of. A summary list is also on the Waterford website. Recyclables must be put out in one of three ways: 1) in the 64-gallon, wheeled recycling toter provided by American Disposal; 2) in blue plastic recycling bags; and 3) in clear plastic trash bags. (Again, POA has purchased boxes containing 50, 30-gallon, drawstring, blue recycling bags. If you'd like a box let us know and we'll drop it off on your front porch and add the cost of \$19.94 to your HOA account).

One of the main problems we are still seeing is that residents continue to put out cardboard boxes as trash and to use them as trash containers. Keeping in mind that American Disposal crews are on a time crunch to pick up trash in many communities and make multiple trips to the landfill, do they have time to sort through everyone's stuff to pick out exactly what is what? No; which is why many times Crabby gets phone calls and emails of complaint that the trash crew didn't pick something up.

So, what happens when there are cardboard boxes out on a recycling day, filled with plastic bubble wrap, Styrofoam packing materials or even the type of paper used to wrap items when moving? The answer: nothing happens. The trash crew isn't going to take the cardboard boxes because they are recyclables and they aren't going to stand there and sort through the box to get to the trash. The recycling crew isn't going to take the cardboard boxes either because they are filled with non-recyclable trash items. The result: trash and recyclables left at the curb to blow in the wind.

Here is Crabby's simple suggestion using visualization: why don't we make it easier for the American Disposal crews to do their job and the community will actually be cleaner as a result. On trash and recycling pickup days, imagine the area where you are going to put your trash is divided in two parts; one part for recycling, one part for trash. On Tuesday, your recycling ½ should be empty (because it isn't recycling day). Your trash ½ should only have trash cans with lids or heavy duty dark colored trash bags, securely tied. No white bags, no grocery bags, no boxes. On Friday, your recycling ½ should only have the 64-gallon, wheeled toter, or blue recycling bags or clear plastic trash bags. Your trash side should look the same as it did on Tuesday. If you have recyclables and trash within the same container, or are using a cardboard box for trash, then there is no proper side, meaning you need to separate and contain them properly.

The final thing is that so many are putting out loose light-weight boxes such as cereal and pizza boxes. Pizza boxes can rarely be recycled because of the grease, so just put them inside a trash bag. Everything else needs to be contained.

End of lecture. *Until next time...keep those cards and letters coming.*