

# POINT OF WOODS

## COMMUNITY NEWS LETTER

### Special points of interest:

- Annual Meeting
- Hang Tags
- Fall Community Clean Up & Yard Sale
- Point of Woods Fall Festival

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### Upcoming Board Meetings:

Thursday, Aug. 2 - 7pm

#### Hang Tags

Saturday, Sept. 15  
10:30-1pm

#### Annual Meeting

Thursday, Oct. 4 - 7pm

## NEW HANG TAGS COMING SATURDAY, SEPTEMBER 15TH

To ensure that dues are being paid and that there are no extra hang tags floating around causing parking issues for everyone, we are issuing new parking passes.

We have scheduled the day for pickup on **Saturday, September 15, 2012, from 10:30am—12:45pm at Central Library.**

If you cannot make it on this day, you will need to make other arrangements prior to the pick up date.

Regardless of when you pick up your new hang tags, **all old hang tags will be void as of Mon. Sept. 24, 2012 at 12am.** Anyone parked with old

hang tags after this time will be towed.

To obtain new hang tags **you must bring your old hang tags, photo ID, lease (if you rent), and payment for any assessment fees you owe.**

If you are unsure if your dues are paid up to date, please contact Paul Hunter. If you have any other questions, feel free to contact the board.

**Landlords— Please make sure you inform your tenants of this information.**



### Contact Information:

#### Aubinoe Management

Paul Hunter,  
Community Manager—  
Paul@ala-inc.com  
540-349-3000 ext. 311

#### Mailing Address:

Aubinoe Management  
PO BOX 596  
Warrenton, VA 20188

#### After Hours Emergency:

1-888-333-4252

**Point of Woods Website**  
www.pointofwoodshoa.com

**Neighborhood Watch**  
stopcrime@pointofwoodshoa.com

**Manassas City Police**  
(703) 257-8000

## ANNUAL MEETING IS THURS, OCTOBER 4TH

The annual meeting will be held on **Thursday, October 4 at 7:00 pm** at Central Library.

We cannot hold our annual meeting without having 10 percent of all homes accounted for. Therefore, it is very important for homeowners

to come to the meeting or fill out the proxy forms and send them in.

You will receive your proxy in the mail. If you don't receive one or need a new one, please call Paul and let him know.

We have 2 board positions

open, so feel free to put in an application.

We will also be reviewing the draft budget for Fiscal Year 2012.

We hope to see you there!

## Scoop your Dogs Poop!

### It's your responsibility

Cleaning up your dogs waste and **making sure they are on a leash** is your responsibility and it's the law. Police officers can and will ticket you if they see you leaving dog waste behind or walking your dog off a leash.

We have 2 new pet waste stations. located at the playground behind Laurelwood Ct. and in the common area at Stonewall Rd./Shady Grove Cir. So please pick up after your dogs and dispose of it in a covered container until trash day.

**This includes your back yards.**



## HHWaste & E-Waste Drop Off Days

The City of Manassas offers a drop off for your **household hazardous waste** (used paint, old chemicals, batteries, etc.) and **e-waste** (TVs, computer monitors and other electronics) at the Manassas Transfer Station, 8305 Quarry Road, on these Saturdays, 8:00 a.m. to noon only:

### HHW Schedule 2012

September 8 (Holiday Change)  
October 6  
No November Collection  
December 1

Please take advantage of these drop off days. If you have any questions, call Sue Lhotka, Refuse and Recycling Coordinator at 703-275-8252

## ORKIN RAT CONTROL

We currently have a contract with Orkin for rat control. You may have seen the black boxes outside your fence and in the alleys. These are bait station and they look like this:



We've had complaints about seeing rats and these boxes being moved or just disappearing. If you are seeing LIVE rats please let us know. Also, if you notice bait stations missing or moved we need to know this as well.

Please tell your children NOT to touch the bait stations.

## FALL COMMUNITY CLEANUP & YARD SALE

It's that time again! We are having a community cleanup and yard sale. Two courtesy trucks will be brought in for any trash that you might want to get rid of before, during, or after the yard sale.

We encourage all home owners to take this opportunity to get rid of junk from inside and outside of their homes.

The trucks will arrive on Fri. September 7th and the yard sale will be Saturday Sept. 8th and Sunday Sept. 9th. The trucks will remain onsite until Monday morning.

Please do not over fill the trucks. Also, DO NOT place TV's or any other hazardous materials in the trucks.

The yard sale will be located in the common area on Stonewall Rd, across from the 3-acre field. Everyone is welcome to sell. You may set up and tear down on your own schedule.

Please check the website for truck locations and other info.



## POINT OF WOODS FALL FESTIVAL SUNDAY, OCTOBER 7TH



The 4th Annual Point of Woods Fall Festival is set for Sunday October 7th from 12pm-4pm. The rain date is Sunday October 14th.

We will need volunteers to help out the day of the event. We will need help

with set up and clean up. We will also need help during the festival with kids activities such as pumpkin painting, sand art, etc.

If you would like to volunteer, contact Nikki Ebert at [nikki@pointofwoodshoa.com](mailto:nikki@pointofwoodshoa.com) or call (703) 533-4491. You

may leave a message with your name and number.

More info on activities, raffle prizes, food, and more will be in the next news letter.

Information will also be posted on our website and

community message board at the corner of Stonewall Rd. and McKenzie Circle.

We hope to see you there!

## HOA DUES WILL LIKELY GO UP DUE TO PAY FOR TRASH CLEAN UP

Due to the lack of cooperation from residents, we will likely need to raise dues to pay for the clean up of trash in our community.

We currently pay Didlake Inc. \$585 per month to change the trash cans and patrol the common areas for litter. This doesn't include the alleys and easements between homes.

Special cleanups are now required to pick up trash that is dumped in alleys and all the TVs, paint cans, and other hazardous waste that the city will not pick up. This will cost \$500 per month.

This is \$12,240 a year that could be spent elsewhere in our community. We could spend this money on new

lights, signs, more community trash cans, events, etc. Or better yet, it's money that you wouldn't be spending at all if everyone would follow the rules. Do yourself a favor and dispose of your trash properly.

If you see children littering while they play, ask them to pick it up. If you know of someone that puts their trash out at improper times, let us know...better yet take time/date stamped pictures.

Trash is also contributing to the rat problem. If you know someone that is storing their trash improperly let the city know. City Code says that you must store your trash in a container with a lid in between trash days.

## E-mail the Board

*Nikki Ebert — President*  
nikki@pointofwoodshoa.com

*Ian Lovejoy — Vice President*  
ian@pointofwoodshoa.com

*Jonathan Clark — Treasurer*  
jonathan@pointofwoodshoa.com

*JP Godoy — Secretary*  
jp@pointofwoodshoa.com

*David Thompson — Director at Large*  
david@pointofwoodshoa.com

*Shateia Sharpe — Director at Large*  
shateia@pointofwoodshoa.com

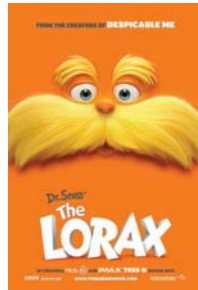
*Erica Mata — Director at Large*  
erica@pointofwoodshoa.com

## WHAT HAPPENED TO MOVIE NIGHTS?

For those of you that were looking forward to movie nights we would like to apologize. Due to the extreme heat and rainouts this summer we have only had one movie night so far.

If you would like to check on movie showings please email Nikki Ebert.

**Playing Friday Aug. 10th (weather permitting)**



## COMMUNITY GARDEN



The garden is going great. While growing veggies, we are getting to know each other and we have all been watching out for one another.

**You may not pick out of the gardens without permission.** If you are caught stealing from the garden, the police will be informed.

Instead, talk to people, make friends. Perhaps you'll find that they offer some of their harvest to you.

Next year there will be plots open, so if you want a plot make sure to apply early. They will go fast.

## TRASH PICKUP

Trash pickup is on Tuesdays and Fridays. Trash should be placed out no earlier than 4:30 pm on Monday and Thursday.

Recycling is also collected on Tuesdays and may also be put out Mondays no earlier than 4:30 pm.



## ASSESSMENT FEES

Annual assessment fees are \$464 and are payable quarterly at \$116. Payment due dates are Jan 1, Apr 1, Jul 1 and Oct 1. Payments are considered late if not received by the 30th of the month due.

Past due balances are subject to a late fee of \$25.00 and interest of 6% APR, both applied quarterly.

## PARKING & TOWING

Any vehicle parked in a lot without a hang tag will be subject to towing. If you are delinquent on your assessment fees, your parking privileges will be suspended until any amount owed is paid in full.

If you have a vehicle that has been towed, please contact Dominion Towing at (703) 330-6600.

# 12 Tips to Improve Your Neighborhood Right Now!

## Improve Your Neighborhood - 12 Easy Things YOU Can Do

- 1. Pick up the litter near your home, even if you didn't put it there.** You can help stop the growth of trash in your neighborhood by taking away the existing litter that attracts it. Get others involved through Community Cleanup Campaigns. It's a great way to get people working toward a common goal. Everyone feels good because they can see the results of their efforts - litter-free common areas and a well-swept appearance. Even children can play a part.
- 2. Turn your porch light on.** Crime tends to decline in neighborhoods that are well lit. Turning on porch lights is a simple way to start this process.
- 3. Walk around the block.** It sounds simple enough, but neighbors benefit over time when more responsible citizens walk about more (particularly those who are comfortable doing it) at night, every night, around their block.
- 4. Drive slowly on neighborhood streets.** You can take the lead in slowing down traffic in your neighborhood and those around you.
- 5. Report nuisances and other non-criminal problems promptly.**
- 6. Make a list of the names and phone numbers of every neighbor on your block.** Unless you know neighbors' names and numbers, you can't call them about a concern or let them know about a neighborhood problem.
- 7. Meet the youth who live on your block and greet them by name.** This ensures that each adult is better able to help in an emergency and is better prepared to discuss problems immediately as they arise.
- 8. Make a list of landlords in your area.** As owners of property in the community, landlords are responsible to the neighborhood and most are rightly concerned about the health of the community in which their properties stand.
- 9. Take away the opportunity for crime.** Lock your car and never leave valuables, even for a few minutes, in the car where would-be thieves might see them. Trim bushes or trees on your property that offer too-convenient hiding places. Make your front porch visible and make sure your home looks like someone lives there.
- 10. Report crime promptly.** Neighbors sometimes don't report criminal activity because they don't want to bother the police; they assume police are too short-staffed to respond, or they believe that there isn't much an officer can (or will) do about a given problem anyway. Whether the issue is graffiti, petty vandalism, or something much more serious, police cannot act without first hearing about the problem from citizens.
- 11. Stay where you are.** Stable neighborhoods are built on the commitment of long-term residents who would rather live in a healthy community than move to a bigger house.
- 12. Help your neighborhood association or similar groups.** If leadership isn't your desire, at least make sure someone in your household attends local neighborhood association meetings. You'll be kept better informed of the issues facing the neighborhood and how you can help and, perhaps more importantly, you'll have the chance to shape, guide, and participate in the future of your neighborhood.