



POINT OF WOODS

COMMUNITY NEWS LETTER



Volume III, Issue II

March/April 2012

Special points of interest:

- Community Cleanup/Yard Sale
- Community Garden
- Egg Hunt April 1st
- Board Changes

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Upcoming Board Meetings:

Monday, April 16 - 7pm
Monday, May 21 - 7pm

HOA TO CRACK DOWN ON TRASH AND OTHER VIOLATIONS

Starting this spring, board members will be doing random walk-throughs of the neighborhood to inspect homes for violations.

Aubinoe does do inspections now, but we feel that 7 board members that live in the neighborhood will be able to do a more thorough job.

Some of the things we'll be looking for are graffiti, damaged fences, missing storm doors, peeling or bleeding paint, broken windows/screens, damaged or dirty siding, and mold/mildew on brick.

We will also be looking at how trash is being stored,

how it is set out on trash day, and the condition of yards and alleys.

Violation letters will be sent out and if not corrected, fines will be imposed and parking can be revoked.

If you get a letter and the violation is a mistake or has already been corrected, please call Paul Hunter and he will take care of it for you.

If you have any other questions or concerns, about anything, please feel free to email the board or call Paul.

Contact Information:

Aubinoe Management

Paul Hunter,
Community Manager—
 Paul@ala-inc.com
 540-349-0108 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

HOA DUES WILL LIKELY GO UP DUE TO TRASH

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. \$520 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 \$360 per

visit and likely need to be done 2-4 times per month.

This is \$17,280 a year that could be spent elsewhere. Better yet, it's money that you wouldn't be spending at all if everyone would follow the rules. Do everyone a favor and dispose of your trash properly.

Scoop Your Dog's Poop!

It's Your Responsibility

We would like to remind everyone that cleaning up your dogs waste is your responsibility and it's the law. Police officers can and will ticket you if they see you leaving dog waste behind and you will have to go to court to pay fines.



Not only is it gross, it's also contributing to the rat problem in our community. So please pick up after your dogs and dispose of it in a covered container until trash day. This includes your back yards.

OLD TOWN SPRING CLEANING DAY

In honor of Earth Day **Old Town Manassas will be holding their 5th Annual Spring Cleaning Day on Sat., April 21 from 10am - 3pm.** You can take papers to shred, recycle household items and clothes, and visit recycling and environmental exhibitors.

Manassas Art Guild will be featuring a spring eARTH exhibit. There will also be live entertainment, inflatable's and earth friendly projects for the kids, and a sneak peak of the summer Farmer's Market vendors.

Visit www.visitmanassas.org for more information.

LIGHT UP THE NEIGHBORHOOD

Neighborhood watch is encouraging homeowners to leave their porch lights on at night. Worried it will cost too much money? Get a CFL bulb. Not only do they save electricity, but they last 7 years.

Another way we are lighting up the neighborhood, is by offering **end unit homeowners** solar powered flood lights, at no cost to the homeowner. We have many homes that have had lights installed and they are very happy with them.

If you know of any street lights that are blown out or flickering, please let neighborhood watch know at stopcrime@pointofwoods.com and they will be happy to take care of it.

HELP US KEEP GRAFFITI OUT OF POINT OF WOODS

Now that the weather is getting warm, kids are out and about. Unfortunately, they aren't all out playing innocently. We all know this means graffiti will start to pick up.

We really want to stay on top of it, but we need everyone to help out. If you see graffiti anywhere, the first thing you should do is report it to

the police.

If the graffiti is on your property or fence, you will be responsible for having it cleaned.

If it is on HOA property, such as playgrounds or sidewalks, please



notify the police and let us know ASAP.

The faster it is cleaned up, the less likely it will be to show up again.

If you see anyone doing this, please let us know. You will be kept anonymous.

POW COMMUNITY CLEANUP & YARD SALE

Spring is here and that means yard its time for spring cleaning.

We are having a community cleanup and yard sale. Two dump 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 everyone to take this opportunity to get rid of junk from inside and outside of their homes.

The dump trucks will arrive on Fri. May 11th and the yard sale will be Saturday May 12th and Sunday May 13th.

Please check the website for further information or email Nikki at nikki@pointofwoodshoa.com.



SIGN UP FOR YOUR COMMUNITY GARDEN PLOT!

The Point of Woods Community Garden is now open for the 2012 growing season.

If you or someone you know wants to rent a garden plot, please go to www.pointofwoodshoa.com to get the 2012 application. All applications and payment should be returned to Nikki Ebert at 8499 Stonewall Rd. She is handling all applications and taking payment for the gardens.

If you would like more info you can email nikki@pointofwoodshoa.com or call Paul Hunter.

The garden is not just for POW 1 & 2 residents so if you know someone outside the community, let them

know they are welcome.

Garden plots are \$25 for POW 1 & 2 residents and \$30 for anyone outside our HOA. The money collected will be used to pay for the water supply and other garden needs.

Checks can be made payable to Point of Woods 1 & 2. You will be assigned a plot once your application and payment are received.

There are only 8 plots left so act fast!



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

No March Collection
 April 7
 May 5
 June 2
 July 7
 August 4
 September 8 (Holiday Change)
 October 6
 No November Collection
 December 1



EGG HUNT— SAT. APRIL 1ST

We are having our 3rd Annual Egg Hunt on Sunday, April 1st at 1pm. It will be held at the Stonewall Rd. playground (the one with the basketball court).

Children should bring their basket or a bag. There will be cake and punch for everyone to enjoy.

Hope to see you there!

YARD SALE RULES

We want to make it clear to **everyone that yard sales are not permitted in your yard or in any other common areas at any time.**

All other yard sales will be told to pack up. **There are no exceptions.**

We do not allow yard sales in yards because this causes problems with traffic and in the parking lots.

The City allows two yard sales per home per year and our community yard sales are in May and Sept. This is the only time yard sales are permitted at a designated locations.

We do advertise for these yard sales so we encourage you to take advantage of them.

If you have any question, please don't hesitate to contact the board.

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.**



BOARD CHANGES

As stated in the last news letter Tom Zeppa has moved.

We would like to welcome JP Godoy to the Board of Directors as our new Secretary. He and his wife moved into POW in November of 2010. JP looks forward to helping us improve our community.

Welcome aboard JP!

RATS & MICE

There have been reports of live rats in the neighborhood. We will have Orkin come inspect, but residents must do their part to help the problem before it gets bad.

Trash must be stored in a closed container in your yard until trash day. If you have dogs, pick up their waste even if its in your yard.