



2018 Windsor Mews HOA Newsletter

Questions? Comments? Contact us at hoaboard@windsormews.org

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Ice Cream Social

Mark your calendar now for the Windsor Mews Ice Cream Social, to be held

**Saturday, August 11
at 6:00pm**

Look for more details to be posted on the mailboxes soon!

Trash and Recycling

Curbside trash and recycling pickup is a service paid for by the HOA dues that make life easier for all Windsor Mews residents, but all of us should do what we can to limit the impact to the neighborhood come trash day. In order to ensure this service doesn't interfere with the overall appearance, health, and safety of the community, please be sure to adhere to the following reminders set by the trash removal company and the HOA bylaws:

- All trash and recycling must be placed in containers, not left in bags on the curb. In addition to improving the appearance of the community, this prevents the attraction of rodents and birds.
- Trash and recycling should be placed at the curb no earlier than 5pm Sunday (for the Monday pickup) or Wednesday (for the Thursday pickup).
- Trash and recycling containers should be stored in an inconspicuous location when not set out at the curbside.

- Branches and other yard waste must be broken down and set out in paper yard waste bags, to be collected with the trash.

The trash removal company, American Disposal Services, operates on a delayed schedule following certain holidays. For 2018:

- Thanksgiving Day
Thu 11/22 pickup will be 11/23.
- Christmas Day
Thu 12/27 pickup will be 12/28
- New Year's Day
Thu 1/3 pickup will be 1/4

For more information on trash and recycling pickup, please visit americandisposal.com.

For more information on recycling in Fairfax County, including what can be picked up at the curb, please visit fairfaxcounty.gov/publicworks/recycling-and-trash.

Common Area Guest Parking

Several concerns have been raised to the Board regarding the use of the guest parking spaces. With 130 households and only 52 parking spots, it is critical that everyone uses these spots only as they were intended and not to take the place of garage and driveway parking.

As a reminder, all street parking is reserved for guest (non-resident) use only and limited to 48 hours. To ensure these rules are more effectively enforced, the Board is exploring options for better tracking which vehicles belong to guests

and by working with the towing company to step up monitoring. We acknowledge that the increased enforcement and potential changes to the parking policies will not be received well by some in the community, but the Board is responsible for ensuring these spots are used in a manner that is fair for all.

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Roadway Resurfacing Project Update

The roadway resurfacing project kicked off earlier this summer with the solicitation for proposals from several engineering firms to lead the management of the project. Following selection of GJB Engineering at the July 11 board meeting, the next phase will be to perform exploratory work and establish the scope and specifications for the project. This phase is crucial for ensuring the right solution is put in place for our specific roadway.

Once the project specifications are defined, proposals will be gathered over the winter from several contractors to perform the construction work next spring. The Board will review these proposals and award the work to the one most able to meet our needs. Deferring the work to

spring 2019 will ensure the weather remains suitable for resurfacing and should guarantee the best possible offers from the contractors.

During the construction next spring, we anticipate some impact to the community's use of the roadway and will communicate these as soon as they are known. The Board will be seeking the coordination of nearby property managers to help with arranging alternative parking arrangements. Additional details will be posted around the community and sent to every household once the details are finalized. The Board will do everything it can to keep disruption to a minimum, but appreciates everyone's patience and cooperation throughout this project.

Home Maintenance and Repair

With the arrival of summer and the recent downpours, attention turns to the maintenance and general upkeep of our homes. Please take a moment to regularly inspect your home for any issues, paying attention to the following:

- Check the exterior of your home, paying particular attention to the front eaves, door frame, bump-out, and garage door.
- Check for water damage, rotting wood, and mold in the attic.
- Remember that you are responsible for trees

on your property: have a professional inspect them for disease and have them trimmed, if necessary.

- Power wash the front steps, which may have accumulated layers of dirt.
- If your house needs to be painted, remember to only use the original colors per the design standards. More information and painting tips are available on the WM website.
- Decks may only be stained a natural wood color, per the design standards.

From roof replacements to changes in landscaping, all exterior modifications require an approved architectural modification form before work can begin.

Architectural Modifications

Remember that any exterior modifications to your home or property require the submission and approval of an architectural modification form before work can begin. The current form is available on the WM website, along with details on the information to be provided and an overview of the submission process. Please be sure to review the design standards to verify the request is compliant before submitting.

The Board recognizes the need to act quickly on architectural modification requests. Provided the information submitted is complete and accurate, the turnaround time should be quick.

Roof Shingles

Storm damage earlier this year and the overall age of the community are generating increased interest in the repair and replacement of roof shingles.

For color, the Board recommends Weathered Wood by CertainTeed or Royal Sovereign Weathered Gray by GAF. Other manufacturers may be considered if they match these, but could delay approval of the architecture modification form. The style of shingle must be consistent with the overall appearance of the community, at the discretion of the Board.

Friendly Reminders

Mosquito Prevention

Mosquitoes lay their eggs in very shallow water. To prevent their spread, please empty all plastic lids, pet bowls, buckets, pails, etc. that may have filled with rainwater and ensure that any standing water is being drained properly.

Wildlife

The trees and wooded areas that border the development also put a variety of wildlife at our doorstep. Be sure to make your surroundings animal proof by trimming weeds and tall grass and cleaning up any trash that may attract animals looking for food. Also be on the lookout for ticks which are proliferating due to the heavy rains.

Tennis Court

The tennis court is for the personal, noncommercial use of Windsor Mews homeowners and their guests. The HOA Board recently reduced the time limit of play from 60 minutes to 30 while others are waiting to use the court. Please be sure to adhere to the posted rules and contact the HOA Board for access to the court.

Tot Lot

Please use the Tot Lot responsibly by not leaving trash behind or littering and do not leave children unattended.

Residents with Dogs

Please be sure to clean up after your dog. A pet cleanup station is available along the perimeter wall on Piney Branch Rd. Please note that the Tot Lot is not a pet walking area and that dogs are not allowed on the tennis court.

Post Lamps

Post lamps provide the only street lighting and are critical for maintaining the safety and security of the community. They must be on every night and any nonfunctional units must be repaired or replaced as soon as possible.

If your lamp is not working, we recommend trying the following:

- Check the bulb(s) and try with a replacement.
- Check the GFI outlet in the garage (or master bathroom in some homes) and reset if necessary.
- Check the circuit breaker.
- Check the light sensor mounted by the garage.
- Check the light fixture for proper alignment.
- Replace the unit with the approved model (see the WM website for more information).

Volunteer Opportunities

The HOA Board offers volunteer opportunities to get involved in the community with the Social and Covenants Committees. Please contact us if you are interested in putting in some time or ideas toward these efforts.

Social Activities

The Windsor Mews Social Committee is a small informal team of residents who plan occasional activities for the community, such as movie nights and cookouts. These are great opportunities for the community to come together and neighbors to meet. Even if you are

unable to volunteer much time, ideas are always welcome!

Covenants Committee

The Covenants Committee regularly inspects the community for any issues that may be in violation of the HOA covenants and posts notices to owners as needed so any small items do not escalate. The only requirement is a keen attention to detail; training will be provided. With 130 homes to review, more volunteers will mean more thorough inspections in less time.

Windsor Mews Owners Association
c/o FirstService Residential DC Metro, LLC
11351 Random Hills Road, Suite 500
Fairfax, VA 22030

Inside:

- **Roadway resurfacing project updates**
- **Frequently Asked Questions**
- **Volunteer Opportunities**
- **Other Useful Information**

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**Questions about HOA covenants or policies?
Concerns about something in the community?
Interested in getting involved?
We're here to help!**

Visit the Windsor Mews website at windsormews.org for information about the community, answers to frequently asked questions, current HOA policies, and more.

To contact the HOA Board directly, please email hoaboard@windsormews.org

For legal or financial information or to review your account, access the FirstService Residential portal at <https://dcmetro.fsrconnect.com/windsormews> with your username and password.