



TERRACE TOWNE HOMES OF WOODLAWN

COMMUNITY NEWSLETTER FALL 2018

POOL NEWS:

There was a glass bottle thrown into the pool over the deep end that broke. As a result, the pool had to close two days early. The pool would have needed to be drained and refilled for owners' and residents' safety. This would have been a great expense so the Association decided to close instead of refilling the pool with only two days to go. The pool will be drained and refilled in May 2019.

Pool passes must be returned by October 1st in the baggie with the paper slip issued to you, in an envelope with the address on the outside, or dropped into the mail slot at the onsite 8646 office, or mailed to BCM. They can also be brought to the onsite office on Wednesday, September 19th at 6 pm and handed directly to the manager.

Next Board Meeting:

Wednesday, September 19, 2018, at 6:30 pm at the onsite office

Upcoming Projects at TTHW:

New shutters for all units will be installed within the next two weeks.

Painting and wood work around all front doors to be done soon, flyers will be coming around with schedules for when your unit will be done. (Some units will receive letters requiring them to paint the metal window lentils for their units where there is rust or the paint has peeled).

Stoop and brick work/caulking work coming soon.

Please be respectful of all contractors on property, if you have a question or comment about the work or workers, please contact BCM. Do not approach contractors with questions or requests for work.



New Bike Rack:

A new bike rack has been installed across from 8600 in the back of the community. Any bike that is being kept on a patio or on the common ground will be getting a violation letter, as it is against the rules to store a bike on the patio or common ground. All bikes stored on community bike racks are done at your own risk. (Please use a lock to secure.)

If you have a bike at the existing bike rack at the onsite office, please remove it temporarily by September 11th, as on September 12th, any bike remaining will be disposed. Bikes stored should be in a usable condition. This bike area will be cleaned up and bikes can be placed back on this rack on September 13th.

New Website:

Please visit the new TTHW website at <https://www.terracetownehomes.com>

Trash:

Many residents are placing trash outside their units in plastic bags, either by the front door or on the patios. All trash must be stored outside in a trash can with a lid, to prevent rats and other animals from getting into the bags. Trash cans must be stored on your patio, if you do not have a patio, you are allowed one can with lid on a single paver at your unit (if possible behind a shrub, for placement questions call Terri at BCM (703.361.9014).

Light fixtures:

There are a large number of light fixtures in the community that are broken, missing tops, missing bulbs, glass panels, and leaning. Please take a look at your lights and make any needed repairs. If you need to replace your light fixture you must fill out an Architectural Modification Request Form (can request from BCM or print off the website). Approved light fixtures can be found at https://www.terracetownehomes.com/docs_forms/. If you have replaced your lights with an unapproved light fixture you will be receiving a letter letting you know it must be replaced.

In Ground Planting:

NO ONE is allowed to plant any plants into the ground without first getting approval from the Board. Several invasive plants have been planted and are now spreading throughout the community in beds and in the grass. There is an approved plant list (which can be found here: https://www.terracetownehomes.com/docs_forms/) if you wish to plant something on the common grounds you must fill out an Architectural Modification Request Form and send to BCM. Work shall not begin until after you receive written approval of your application. Some invasive plants that are causing issues are elephant ears, calla lilies, ivy, spearmint/peppermint, ivy and other vines.



Patio Reminders:

Items should not be stored on the patio. The only items allowed on the patio are patio furniture, grill, a storage container (no larger than 54" long X 24" wide deep and 30" tall, made of plastic/vinyl and tan or green in color), and flower pots.

Pet Reminders:

All dogs must be on a leash when outside the unit per Fairfax County Ordinance.

All dog waste must be picked up immediately and disposed of properly.

Dogs should be walked along the perimeter of the community to relieve themselves and owners should take advantage of the pet waste stations.

Noise:

Please be mindful of your neighbors and keep the noise to a minimum. If you first nicely request your neighbor to control the noise and it continues, you can make a complaint to the Police non-emergency lines. During the day that call should be to code compliance at 703-324-1300 or after hours to Police non-emergency at 703-691-2131.



New Woodlawn Fire Station:

Ground breaking to begin fall of 2019 on a new Woodlawn Fire Station to be located next to existing fire station. Once built the old one will be demolished, and a new parking lot installed.