

# Wellington Commons Connector

– *Where homeowners get informed – get involved.*  
*Newsletter distributed via e-mail when address is provided.*

July 2011 – Volume 3

## *From the Board of Directors:*

The Board during its recent meetings has placed continued emphasis on maintaining common areas in the community. Near-term priorities have included fixing uneven areas on the sidewalks and addressing several routine issues with the gazebo. These projects have generated significant discussion among Board members about the best options for moving forward. The pace of progress in part reflects the complexity of the proposed projects and their implications for the appearance of our community, as well as the processes for how the Board conducts business, as specified by Virginia Law and in the Governing Documents. A final way forward and schedule for these projects should be achieved via Board vote on motions offered during either the June or July meeting.

Another facet of maintaining our community is the annual walk, which was recently completed by East Coast Management with additional input from members of the Architectural Review Committee (ARC) and the Board. Owners were notified of deficiencies related to maintenance, architectural

control, and upkeep via correspondence dated 14/JUN/2011. Thank you in advance for addressing any deficiencies in the specified timelines and for notifying East Coast in writing upon completion of such work. Items not rectified may be subject to due process procedures. While the annual walk can stir emotions, we ask for polite discourse with East Coast and the Association's cadre of volunteers.

## *Architectural Review Committee (ARC) – Volunteers Needed*

**Thinking About Your Next Exterior Home Improvements? Please Apply First.** If you are thinking about making a modification to the exterior of your home, installing a storm door or changing your landscaping, you must submit an application for approval. You can find an application form on the web site at [www.wellingtoncommons.com](http://www.wellingtoncommons.com). Once you have completed the application, please send it to our community manager at East Coast Management. If you make any changes without approval, you are at risk. Please refer to the 2011 Handbook for a list of items **that require and do not require prior approval.** If in doubt submit an application.

Architectural Review Committee (ARC) meets the 3<sup>rd</sup> Tuesday of the month. The meeting usually last about an hour. All applications should be submitted to East Coast Management who will forward the applications to ARC. We urge homeowners to submit their applications in a timely manner

so that ARC has ample time to review applications.

**Lee District Land Use Advisory**

**Liaison-** A resident (John S. Tomko, Jr.) has volunteered to represent the Association on the Lee District Land Use Advisory Committee. However, there is still a need for an alternate representative. The duties are light, but the impact can be significant. For example, the Lee District in recent years has advocated major changes for the intersection of Van Dorn Street and Franconia Road, which could have significant and negative implications for our home values.

**Dates of Upcoming Board Meetings:**

July 28, 2011

Aug 25, 2011

September 22, 2011

**Odds and Ends – Community**

**Swimming Pool** - Missing the facilities of a pool? Although, Wellington Commons does not have the enjoyment (nor the expenses) of a community pool, membership in the close-by ***Springboard Recreation Club is available for a \$550 per household per season***

***<http://www.springboardpool.net/>***

E-mail

***[springboardmembership@yahoo.com](mailto:springboardmembership@yahoo.com)*** to find out about their big discounts for singles and seniors. There is an additional charge for households with greater than 8 members.

**Let us show respect for our trash company employees.** Trash should be secured in “trash bags” not grocery bags. Our trash company does a great job and we (our community) should show them respect by placing our trash in the proper containers. See our **new homeowner’s manual** on our website for pickup times.

**Dog Owners** should be aware that dog waste attracts rodents. Pets are a responsibility and if you enjoy their company, please discharge that responsibility by picking up and disposing of their waste in a sealed bag and placed within a covered trash receptacle.

**Life Preserver** –A new preserver has been purchased for the safety of the community. Children have been throwing this preserver in the pond. Please educate your children that this is not a play toy. Parents will be financially responsible for damages to this safety equipment.

**Clean-Air Plants for Your Home-**

Projects like installing new carpet and painting walls can release chemicals that pollute indoor air. Luckily, some houseplants moonlight as efficient purifiers. For the best results, put as many plants as you can care for in the rooms you use most, says environmental scientist Dr. Bill Wolverton. That means you'll want at least two plants (in 10- to 12-inch pots) per 100 square feet of space; if you're in the middle of major renovations, aim for more plants. ***One tip: Be sure not to over water, as too much soil moisture can lead to mold growth.***

Snake Plant (1 of 10 plants) (*Sansevieria trifasciata*) Also known as mother-in-law's tongue, this sharp-leafed plant thrives in low light. At night it absorbs carbon dioxide and releases oxygen (a reversal of the process most plants undergo). Pot a couple and put them in your bedroom for a slight oxygen boost while you sleep.

How it helps: In addition to helping lower carbon dioxide, the snake plant rids air of formaldehyde and benzene. **Caution: Check with your vet to see if these plants are toxic to your animals.**

**How to Repair home projects** – for information and instructions on various home repairs go to the following website [www.thisoldhouse.com](http://www.thisoldhouse.com). Even if you plan to outsource repairs, “knowledge is power.”

**Control and Protect your Privacy** – **(Excerpt from Golden Gazette-April 2011)** Unsolicited Spam e-mail (unwanted or deceptive e-mail messages. – Forward to the Federal Trade Commission at [SPAM@uce.gov](mailto:SPAM@uce.gov). The e-mails are reviewed and may be used to pursue law enforcement actions against people who send deceptive spam e-mail.

### **WCHOA Board of Directors**

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You can contact the Board at the following e-mail address:

**[board@wellingtoncommons.com](mailto:board@wellingtoncommons.com)**

**Notes from the Editor** – Future newsletters will include columns entitled, “Scheduled Events” (cleanup days, community gatherings, etc.) and “Spotlights” (used to recognize a community volunteer, a group, or a company, who have demonstrated excellence.)

Another suggestion for this newsletter is an “Odds and Ends” column which will note both inside and outside events which may be of interest to our community. We welcome contributions from homeowners to be included in a column entitled, “Community Forum.” Since this newsletter is being published quarterly (Jan/Apr/Jul/Oct) please email your articles and suggestions to [mmader2@juno.com](mailto:mmader2@juno.com). Submissions must be received before the 15<sup>th</sup> of the previous month to be included in the newsletter.