



Birchfield Woods Cluster Association Newsletter

Fall 2003

Community Web Site: www.geocities.com/bwca.geo

Community Yard Sale

Do you have household items that you no longer use? Want to clean up and get rid of clutter? Well, then this event may be for you!

When: October 25th, 9:00am-1:00pm

Where: In front of your home

How: **RSVP NLT October 21st** to OctoberYardSale@yahoo.com or call 703-478-0818 – please include your name, house number, and telephone number.

We will be advertising this event on the Internet, in local newspapers, and using signs posted on major thoroughfares in Reston. If you have additional marketing ideas, please let us know!

Halloween Social

Come One Come All! The BWCA Board of Directors will be sponsoring a Community Halloween Social to be held on **Saturday, October 25th from 1:00pm to 3:00pm** (following the yard sale) at the Tot Lot. Come and meet your neighbors! Bring the kids in Halloween costumes. Please bring chairs/blankets to sit on and drinks. There will be food, a costume judging contest and lots of fun! We look forward to seeing everyone there! For questions, please call Mary Tchiprout at 703-709-0199.

Trees

As you certainly know already, the Bradford pear trees in our neighborhood have been severely damaged in storms this summer and fall. We lost three Bradford pear trees to three different thunderstorms, and then lost an additional three Bradford pears to Hurricane Isabel.

Trees make our neighborhood beautiful and enhance our property values. Thus, the Board of Directors has authorized the replacement of the Bradford pear trees that have been lost this year. Each parking lot peninsula that has lost its tree will have a new tree planted. In addition, we will replace the

trees lost from the area near the tot lot. In this area the trees may be replanted in slightly different locations to keep them from contacting houses when they fully mature.

The Board is also trying to be proactive to prevent damage to residents' cars from falling tree limbs. Bradford pears typically have weak structural support and are prone to dropping limbs when they grow tall and wide, as ours have. Thus, the Board has approved the removal and replacement of the tree from the peninsula nearest 1669 Poplar Grove Dr., and will consider the removal and replacement of the tree nearest 1547 Poplar Grove Dr. at its October 21st meeting after soliciting feedback from residents in that area of the neighborhood.

The Board appreciates your patience and understanding as we work to protect the aesthetic beauty of our neighborhood and protect our association members' safety and property.

Maintenance Work

The Board has undertaken several maintenance projects recently:

Sidewalk Repairs – Many sections of sidewalk in our neighborhood have settled unevenly or are otherwise in need of repair. In addition to being unsightly, this is a liability concern for the association. Thus, we have contracted with Almo Construction, Inc. to replace 48 4' x 4' panels of concrete sidewalk. This work will be performed this fall, and is expected to take several days to complete. An exact date will be announced when it is determined. It is possible that some residents may need to move their vehicles while this work is performed. If this is necessary, we will notify the affected residents.

Retaining Wall Evaluation -- The Board has contracted with Terra Engineering Services, PLC to evaluate the condition and expected

life of the retaining walls in the center of the neighborhood. Terra’s preliminary findings indicate that the design of the wall is sound and it is in relatively good condition. We will receive Terra’s official report soon, which will recommend some things we can do to improve the life of the wall. Overall, this is very good news, as it means that we will not have to replace the wall as soon as we feared and can focus our reserve-building efforts on the parking lot. A big thank you goes out to Lee DeLong for leading the sidewalk and retaining wall efforts.

Streetlights – The Board will be soliciting proposals to paint the streetlights and perform minor electrical repairs. This will include fixing the non-functional light near the tot lot. We have attempted to get that light fixed as its own project, but no companies have been interested in performing such a small job. Thanks go to Mary Tchirout for volunteering to manage the streetlight effort.

Tot Lot Tire Swing – Another big but belated thank you goes to Bill Brazier for spearheading the purchase and installation of a new tire swing for the tot lot earlier this year.

Walkabout Complete

The Walkabout Committee, led by Julie DeLong, attempts to maintain the maintenance and design standards of the neighborhood. A group of several volunteers from the neighborhood reviewed every property in the neighborhood this summer. Letters were recently mailed to the owners of

houses that needed maintenance work or appeared to be in violation of Reston design standards.

Due to the wood siding used on our houses, staining and painting was the source of a large number of issues. Since the letters were only recently mailed and painting in the winter is not always practical, the next evaluation of paint or stain-related issues will not be done until late in the Spring to allow owners time to perform the requested work. If you are performing any painting or staining, please remember that our official color palette is on file with the Duron paint store at 495 A Elden Street in Herndon. If you have any questions regarding painting, please call Heidi Foster, our Reston Association Cluster Covenants Counselor at (703) 435-6527. Additional information is also available on the cluster web site.

Assessments

Please note that a 10% late fee is assessed on quarterly assessment amounts not received by the date indicated on the invoice. If you are unable to pay on time, please contact Melissa Heiderman, our account representative with Koger Management, Inc. at (703) 591-2414 to discuss the issue and propose an alternate payment plan. Delinquent accounts on which the Board has not authorized an alternate payment plan will be referred to our attorney for collection – an action the Board has already taken this year and will continue to take in the future if necessary.

If you have any questions or concerns regarding a neighborhood issue, please contact a member of the Board of Directors listed below. The next meeting of the Board of Directors is Tuesday, October 21st at 7:30 PM at 1621 Poplar Grove Dr.

Board of Directors

Name	Phone	Email
James Juran (President)	703-435-5360	james@juranfamily.org
Dick Fagan	703-481-1740	N/A
Julie Schoenman (Treasurer)	703-742-0848	jschoenman@projecthope.org
Woody Overend	703-435-9860	cfoveren@opm.gov
Keary Buhler	703-478-2891	kearybuhler@hotmail.com