



FALL 2005

Dear Millwood Estates Homeowners/Residents,

Mr. Bill Roper, a member of the Board of Directors as well as the Association Treasurer, resigned his position on August 2005, and has moved out of the area. He served the community well for many years, and we wish him the best in all his future endeavors. As his resignation left a vacancy on the Board, per Section 4.5(3) of the By-Laws of the Millwood Estates Homeowners' Association, a new director was chosen by your Board of Directors to serve until the next annual Homeowners' meeting. We welcome the addition of Mr. Tom Rupp to your Board. Tom has served as a Director previously, and is familiar with the duties and responsibilities entailed. He has graciously agreed to serve and we thank him for his service. In addition, Ms. Toni Rives, Association Recording Secretary, agreed to serve as Treasurer until the next annual Homeowners' meeting. The revised list of officers for 2005 is:

Marc Tripp	President
Calvin Bailey	Vice President
Bill Sloan	Director
Dave Uhlman	Director
Tom Rupp	Director
Toni Rives	Secretary/Treasurer

Please note that Ms. Tershia Knight, our Association Manager, has moved to a new position within Cardinal Management as of 01 November 2005. We thank her for the help she has provided throughout the past year and wish her the best of success in her new position in Cardinal Management's High Rise Management Division. Ms. Kelly Finucan has been working with Tershia during the transition period, and has taken over Association Management duties. Contact information for Kelly is as follows:

Cardinal Management Group, Inc.
5900 Prince James Drive
Springfield, Va. 22152
Attn: Ms. Kelly Finucan – Association Manager

Kelly can also be contacted at (voice) 703-569-5797, extension 140; (facsimile) 703-866-3156 or via e-mail k.finucan@cmgmt.com

The Annual Homeowners Meeting is schedule for Tuesday, February 21st 2006 at 7:00 pm at the West Springfield Government Center. Several Board positions will be up for

renewal at this time, including three Directors and the Association Treasurer. If you are interested in any of these positions, please submit your name to Kelly Finucan, Cardinal Management.

CONSTRUCTION

A reminder - any exterior modification(s) to your property requires ARC approval prior to the start of the modification(s). Please refer to Policy Memorandum 04-01. Forms are available from the ARC or Cardinal Management Group. If you are not sure whether an application is needed for a modification you wish to pursue, please check with the Cardinal Management. Also, be aware that in some cases, although an ARC Application may not be required, a County Building Permit may still be necessary. Again, if in doubt, please check either with Cardinal Management or with the Fairfax County Department of Public Works and Environmental Services. The website for the DPWES is www.co.fairfax.va.us/dpwes.

If you are having work done on your property, please make sure that you inform the contractor not to store or leave items on common ground, destroy grass or dump trash or construction material in wooded areas that are adjacent to the property.

POLICE YOUR AREA:

All homeowners / residents are reminded to check the front and back of your property and remove litter (i.e. trash, bottles, cans and cigarette butts). In addition, homeowners / residents who receive newspapers, flyers, etc., are asked to please pick them up on a daily basis and do not leave them to blow around the community.

MULCH TIPS FOR FALL:

A requirement for ALL residents at Millwood is to apply *Shredded Hardwood Mulch* to the shrubs and plantings around your unit. Remember, only shredded HARDWOOD MULCH is permitted!!

TRIMMING VINES

Vines have a bad habit of compromising the integrity of the surface they adhere to and can cause considerable damage, translating to expensive repairs. Trimming vines from fences, siding and brick is recommended to preserve the integrity of our fences, siding and brick and to preserve the overall beauty of the community.

CLEANING SIDING & CEMENT STEPS

As our community ages, some homes have begun to show dirt, tree pollen and smoke residue. Other common problems include mold and/or mildew, particularly on the front steps, sidewalks and driveways. Members are encouraged to clean these areas to enhance the beauty of their homes and to preserve their value.

FENCES

After 14 to 18 years of wear, many fences need shoring up, repair of horizontal and vertical slats, gate repairs or out and out replacement of the entire fence. Only rough cut cedar may be used for replacement of fences and gates. Replacement fences and gates must follow the same style as the original installations. Refer any questions to the ARC or Cardinal Management.

TRASH/RECYCLING

All trash and recycling must be curbside by 6AM on the day of collection. If you wish to place trash/recycling curbside the night before, then please remember not to put your trash cans and recycling bins out until after dark. Make sure all trash cans have tops and they are secured tightly. Please use large, sturdy dark color trash bags. White or clear trash bags attract crows. For planning considerations, all residents are reminded that disposal of special items and large items occurs only on the second pick up of the week.

When not in use, trash cans must be properly secured to prevent trash from blowing around the neighborhood and/or attracting vermin. Trash cans should be stored out of sight on non-trash days. Remember to put your trash can away as soon as possible after pick up to help prevent loose cans from being blown into the street or into a neighbor's yard. Be a good neighbor. If you see a trash can that has been blown into the street, please remove this hazard to a safe location out of harm's way.

A reminder for Winter planning - our contractor for trash and recycling pick up observes holidays on Thanksgiving (just observed on 24 November 2005), Christmas and New Year's Day. There will be no pick up on those days. Regular pick up resumes with the next regularly scheduled day. After the recent late pick up following the Thanksgiving holiday, we contacted our trash contractor to express our concerns that not all the trash was removed and to ask for consideration for a pick up earlier in the day. While no promises were made, ADS did say that they would try to move us up on the scheduled days. We also confirmed with ADS that as Christmas and New Year's fall on Sundays this season, there will be no interruption of service on the Monday immediately following the holiday.

PAINTING OF FIRE LANES AND PARKING SPACES

Our painting contractor has completed repainting the fire lanes and restriping and marking all parking spaces ("reserved", "guest" and "open") within the community. Everyone should now be able to easily identify which spaces are reserved, which ones are "open" and which ones are for guests. A new parking "map" is being drawn up and will be distributed to the membership upon completion to enable everyone to see the overall parking situation within the community. To ensure fairness for all residents, we request all homeowners and residents review and comply with our community parking regulations.

PRUNING & REMOVAL OF DEAD/DYING TREES

Over the course of the last several months, the HOA contracted with J&L Tree Service and McFall & Berry to remove several hazardous trees in the common area and to prune major limbs from common area trees away from our homes. We also contracted with Valley Crest to prune trees in other common areas to a height of 15 feet to clear obstructions to sidewalks, street signs and lights. There are still three or four trees on our northern property along Old Keene Mill Drive that we will need to remove in coordination with Dominion Power, as they are either dead or dying and interfere with overhead power lines, and one or two other trees on the common grounds that will need attention over the course of the next year. We thank everyone for their patience and understanding during this process. We believe the end result will be a safer and more attractive community.

PARKING & TRAFFIC ENFORCEMENT

Heads up! A couple of our residents found out the hard way that our neighboring communities are towing nonresidents from their community's parking spaces. Don't be an unintended victim. Although we own a majority (the first eight) of the parking spaces on Millwood Place, Old Keene Mill Oaks HOA owns the last three parallel parking spaces on Millwood Place. Our last parking space bisects the speed hump on the Place. Kenwood Townes HOA has zero tolerance policy for nonresidents parking in Kenwood spaces at the foot of the hill on Millwood Drive, and has towed several vehicles.

During the last Homeowners' Meeting, a majority of those in attendance voiced strong options that our existing parking regulations must be enforced. To help achieve this goal, the Board has contracted with Dominion Towing to provide limited towing in our community. Millwood Estates Residents should notify their guests, contractors, and service companies that if they park in a reserved space within our community without the proper authorization of the owner of that space, the owner has the right to call Dominion Towing to have the vehicle removed. Past excuses of not knowing it was a reserved space won't hold up now that the spaces are well marked. Vehicles parked in a fire lane have become a liability and hazard and will also be towed at the owner's expense without notice. Homeowners should be aware that they are also not allowed to park at the end of their driveways blocking sidewalks and have part of the vehicle out in the street. Angling vehicles off driveways on to the front lawn as well as double-parking on the street are also prohibited. Note to homeowners with a garage, your two parking spaces are your garage and your driveway. Open or guest spots are not to be used on a daily basis.

PARKING COMMITTEE REPORT

The parking committee has spent a great amount of time reviewing the existing parking regulations and has submitted their final report including recommendations to help with enforcement of our existing parking regulations. The committee first looked for other legitimate parking that could be used for overflow vehicles or guests. Unfortunately, due to fire regulations and space ownership and towing policies at shopping centers and businesses in the area, the only additional parking currently available is on Kenwood

Avenue behind the community. The committee recommended vehicle identification as a beginning step to enforcement of the regulations. Possible options presented were:

- Identify each homeowner vehicle by issuing a decal or sticker, a window plaque, or a card to hang from the mirror. The Management Company would be responsible for issuance.
- Guest passes with a time limit that would be checked out by residents for use by overnight visitors. Volunteer homeowners would issue the passes.
- Short-term guest passes issued to residents to be used for visitors staying several hours but not over night.

To enforce the regulations, the committee suggested allowing any resident to report an illegally parked vehicle to the Management Company, having the Management Company put a letter on the vehicle and track the violations. If violations continued, a warning letter would be issued and as a last resort the vehicle would be towed at the owner's expense.

The Board appreciates the time and effort put into the report. Since the recommendations deviate from the existing policies and practices of the community, the Board would like to get the opinion of all homeowners before considering implementation. Each resident should consider the recommendations, the impact on the community and be prepared to discuss the issue at the Annual Homeowners Meeting in February.

COMMUNITY WEB SITE

Millwood Estates now has its own web site. The intention is to show case our community and provide a central repository of useful information relevant to the community, from meeting schedules to copies of the Articles of Incorporation, By-Laws, Conditions, Covenants and Restrictions, policy memos, contact information, past newsletters, etc. The address is www.millwoodestates.info. Comments and suggestions for additional information are always welcome and can be sent to Kelly Finucan, Cardinal Management.

OTHER NOTES

Landscaping Issues –

All four of our electrical boxes have been reshingled with cedar shakes. They were in woeful disrepair, but now are as attractive as when the community was first built.

The split rail fence along the southern border of our property, backing up to Kenwood Oaks has been repaired. Several slats had rotted and required replacement and a number of vertical posts had to be reset. These repairs will ensure that the fence remains serviceable for the near future. Within the next two years, we will need to take a hard look at whether to continue a gradual replacement of slats and posts, or whether it would be more cost effective to replace the entire fence. The Board encourages anyone who

would like to volunteer to serve on the Landscaping Committee where this project's priority among many others that have long been neglected can be addressed.

The Board is working with our Management Company to evaluate several redesigns of the landscaping at the front entrance to our community. The junipers that have reached the end of their useful service life, and other unhealthy plants will be replaced with a different mix of plantings to rejuvenate the front entrance. We are also looking at potentially replacing two beds of bramble bushes on Millwood Court with more appropriate plantings to spruce up that area as well.

We are in need of volunteers to serve on our Landscaping Committee to complete a total review of the master "Five Year Plan" for landscaping issues within the community and address several long neglected and badly needed improvements. **If there are any homeowners who wish to serve our community on a Landscaping Committee, the Board of Directors will eagerly accept your help.**

The above information is intended to be helpful and also to ensure the integrity of our neighborhood. We are all committed to keeping the community in excellent shape for our personal satisfaction as well as continuing high property values. Please refer to the architectural guidelines prior to any work commencing of your town home. Any doubts should be resolved with the ARC via Cardinal Management.

Homeowner questions, issues, concerns and correspondence to the Millwood Homeowners' Association should be addressed to our Management Company. Contact information is provided below:

Cardinal Management Group, Inc.
5900 Prince James Drive
Springfield, Va. 22152
Attn: Kelly Finucan – Association Manager

Kelly can also be contacted at (voice) 703-569-5797, extension 140; (facsimile) 703-866-3156 or via e-mail k.finucan@cmgmt.com.



HAVE A FUN AND

FESTIVE AUTUMN!