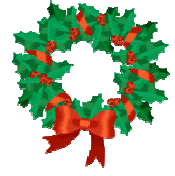




POINT OF WOODS

COMMUNITY NEWS LETTER



Volume 3, Issue 6

November/December 2011

Special points of interest:

- Willow Glen Ct. Missing Mailbox
- 2011 Annual Meeting Notes
- Holiday Decorating Contest
- Assessment Fees Going Up

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Upcoming Meetings:

Monday, Nov. 21 - 7pm
Monday, December 19 - 7pm
Monday, January 23 - 7pm

3RD ANNUAL POINT OF WOODS FALL FESTIVAL

Our 3rd Annual Fall Festival was held on Sunday, Oct. 9th. We had beautiful weather and a great turn out.

At this year's festival we added a balloon artist along with games and prizes for the kids.

Manassas city police joined us to help encourage neighborhood watch and give us safety tips.

We also had a craft vendor that came out. If you are a craft vendor or know someone that is, please keep the festival in mind for next year.

We'd like to say thank you to the volunteers that came out and helped.

We want your feedback. If you came and think we should have done things different, let us know. If you didn't come, what could we do to get you there?

You can email comments to Nikki Ebert at nikki@pointofwoodshoa.com

Everyone had a great time and we look forward to doing it again next year!



Contact Information:

Aubinoe Management

Paul Hunter,
Community Manager—
Paul@ala-inc.com
540-349-3000 ext. 311

Mailing Address:
Aubinoe Management
PO Box 596
Warrenton, VA 20188

After Hours Emergency:
1-888-333-4252

Neighborhood Watch
stopcrime@pointofwoodshoa.com

Manassas City Police
(703) 257-8000



WILLOW GLEN COURT MISSING MAILBOX

On Saturday, October 29th at 4:08am there was a hit and run at Willow Glen Ct. & Liberia Ave. One of our mailboxes on Willow Glen Ct. along with the traffic light and two cars were hit.

If you can provide any

information about the hit and run, please contact the Manassas City Police. You may remain anonymous.

For those of you missing your mailbox we apologize and understand this is a great inconvenience.

Mr. Grant, our Post Master, has informed us that the post office is taking care of the installation of the new box.

In the meantime residents should pick up their mail at the post office located at 8801 Sudley Rd.

Leaf Collection

Message from Blade Runners

We will be removing tons and tons of leaves from common areas in the next couple of months. It's a very dirty and labor intensive effort. The crew will generate dust and debris during the course of this work and this debris may land on vehicles that remain in the parking lot. We work around these vehicles as best we can and even try to blow the debris off of vehicles.

For some people a single leaf or coating of dust on their car is unacceptable. In those instances I would suggest these owners remove their car from the parking lot when we perform the leaf removal service. You will need to get in touch with me for an estimate of the scheduled date. ~ Terry Turner

HOLIDAY DECORATING CONTEST

The holiday season is just around the corner. Time to get ready for our 2nd annual holiday decorating contest.



Historic Manassas Inc. has donated gift cards again so our 1st, 2nd, and 3rd place winners can enjoy a visit to Merry Old Town.

Houses will be judged the weekend of December 17th. Winners will be announced in the January/February news letter.

Last year's winners were the Hash family at 8477 Stonewall Rd, the Walker family at 8368 Shady Grove Circle, and Kim Kvitkovich at 8471 Stonewall Rd.



5th Annual Neighborhood Conference

Sat., Nov. 19th from 10am- 2pm

Boys & Girls Club
9501 Dean Park Lane
Manassas, VA 20110

Free Admission
Workshops
Youth Contest
Lunch
Youth Café
Neighborhood Awards
Housing Counselors
Exhibit Hall

Register online at
www.manassascity.org
or call (703)257-8315

2011 ANNUAL MEETING NOTES

We held our annual meeting on Monday, October 24th. I would like to thank everyone that filled out proxy forms and those that showed up to the meeting.

David Thompson was the only board member who's term had expired.

He was unanimously reelected to serve as director at large for another term.

We went over the projects and events that have happened in the last year. Some homeowners voiced their concerns about neighborhood safety and getting

safety and getting more residents involved in neighborhood watch.

We also went over the budget for 2012. You will find it attached at the end of the news letter.

If you have any questions, feel free to email us.

ASSESSMENT FEES GOING UP



To continue putting up security lights, hold community events, pay insurance costs, etc. the HOA assessment fees will be going up as of January 1, 2011.

The new quarterly fee will be \$116.00. This is a total increase of \$16.00 per year. If you have any questions, please let us know.



THINGS TO KNOW WHEN IT SNOWS



We know it's early, but thought we would go over a few things so everyone is prepared for the snow.

Blade Runners, our landscaping company, is also doing our snow removal for us. If your lot has been missed, please email Nikki Ebert, President at nikki@pointofwoodshoa.com. She is the contact for Blade Runners. If you do not have email, you can call the emergency line and they will get

in contact with her for you.

We also want to remind everyone that the sidewalks in front of your homes are your responsibility. They must be shoveled. This is city code.

Also, when shoveling the snow that is around your cars, please do not shovel it into the parking lots or on the sidewalks. You should shovel it into your yard or common area. It is also a good idea to do this after the

plows have come through, since the plows push snow up behind our cars. That can't really be helped.

All un-numbered parking spaces are here for anyone that has a valid parking pass and are following other parking policies. We have told people that if they see objects in parking spaces to move them.

If you need help, let us know and we will do what we can to help you.

11:01 AM

10/25/11

Accrual Basis

Point of Woods Homes Association, Inc.
Profit & Loss Budget Overview
 January through December 2012

	<u>Jan - Dec 12</u>
Income	
40000 · Income	
41200 · Assessment - TH	164,256.00
44000 · Interest Income	666.00
46000 · Late Fees	1,200.00
Total 40000 · Income	<u>166,122.00</u>
Total Income	166,122.00
Expense	
61139 · Administrative Expenses	
61140 · Management Services	43,860.00
62100 · Postage	1,800.00
62400 · Stationary and Billing Su	1,320.00
62500 · Website Administration	205.00
62700 · Permits/Licenses/Fees	220.00
62900 · Bank Charges	600.00
62910 · Bad Debt	3,000.00
63100 · Legal Fees	7,200.00
63300 · Audit and Taxes	2,900.00
64000 · Printing and Copying	1,800.00
66000 · Federal Taxes	300.00
66100 · State Taxes	75.00
67300 · Liability Insurance	1,758.00
67500 · D & O Insurance	1,732.00
Total 61139 · Administrative Expenses	<u>66,770.00</u>
62475 · Social Committee Expenses	
64202 · Easter Egg Hunt	450.00
64204 · Fall Block Party	1,500.00
Total 62475 · Social Committee Expenses	<u>1,950.00</u>
62480 · Open Space Committee Exps	
61150 · Aubinoe Maintenance	900.00
72500 · Lawn Maintenance	47,400.00
73000 · Landscaping-Clean up	7,020.00
73400 · Street Lights	5,220.00
73420 · Tree Maintenance	2,700.00
73510 · Snow Removal TH	9,325.00
73650 · Water	245.00
74000 · General Repairs & Maint	1,500.00
75860 · Rodent Control	7,092.00
Total 62480 · Open Space Committee Exps	<u>81,402.00</u>
62505 · Reserve Costs	
49200 · Capital Expenses	9,000.00
80000 · Capital Reserves	7,000.00
Total 62505 · Reserve Costs	<u>16,000.00</u>
Total Expense	<u>166,122.00</u>
Net Income	<u><u>0.00</u></u>



HISTORIC MANASSAS, INC.

Experience Old Town Manassas



Call 703-361-6599 or visit www.visitmanassas.org

Merry Old Town Christmas Tree Lighting



*Holiday music, lighting of the Christmas Tree,
Santa's arrival to Manassas, Virginia,
and free hayrides around Old Town*

Friday, December 2, 2011

5:30 p.m. - 9:00 p.m.

Manassas Museum

9101 Prince William Street

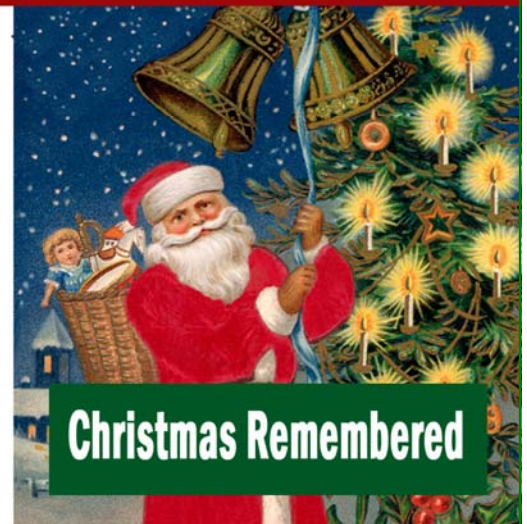
66th Greater Manassas Christmas Parade

*Over 2,000 participants, bands, dance groups,
costumed characters, and SANTA!*

Saturday, December 3, 2011

10:00 a.m. - 12:00 p.m.

Old Town Manassas, Virginia



Christmas Remembered