

**Warm Wishes & Happy Holidays
to all
from the Board of Directors**

The Wolf's Howl Newsletter

- * WTWHA Board Meetings
- * VDOT Funds Meeting
- * Annual Assessments Due
- * IRS Vote Result
- * VDOT Rt.7 Construction Update
- * Tree Removal Fines
- * Tribute, Farewells, Welcome
- * State of Our Woods
- * Architectural Control Committee
- * Full-Service Management Co.
- * Board & Committee Contacts

Board Meetings

WTWHA Board meetings are scheduled for 7:30 PM on the 2nd Tuesday of every month, and will be held at McLean Bible Church (MBC). Please check our website for Zoom info and any schedule changes. All members are welcome.

VDOT Funds Meeting

The Board will hold a "special" in-person meeting on Tuesday, January 9th, to discuss how the VDOT funds will be spent.

We hope you will attend, and we encourage you to read the "2023 Reserve Study," a professional analysis of the HOA's assets and the cost of maintaining them over ten years. Please also see the Virginia Department of Forestry "Urban Forest Management Plan," an evaluation of the HOA's approximately 40 acres of parkland and the threats from invasive species and declining health of our woods. Both are on the WTWHA website <https://www.wtwha.com/> under "HOA" on the top navigation bar and then "HOA Documents" on the drop-down menu. For a brief history, see "State of Our Woods" below.

The IRS requires VDOT funds to be used for capital improvements. The Board has identified projects which include remediating any possible damage to the landscape as a result of VDOT construction, resurfacing the tennis and all-purpose courts, repairing the stairs, bridges, benches and trails in the wooded area, undertaking an extensive invasive species removal plan, preserving our forest by replanting select new trees and

possible relocation of the Woods sign. We welcome input from homeowners on other possible projects.

Annual Assessment

You should have received your 2024 Assessment Notice in the mail by now. The amount, \$377.10, is due by January 1, 2024; we encourage you to remit payment as soon as you can.

IRS Vote Result

We are pleased to report that homeowners overwhelmingly approved a proposal to save approximately \$45,000 in taxes on the second VDOT payment by a vote of 129 to 3. To comply with IRS requirements, the total amount of the settlement will be allocated to each home based on its pro-rata share, and the Association will levy a special assessment of the same amount to fund capital projects. This assessment will be paid by VDOT proceeds and will not result in any out-of-pocket cost to homeowners.

VDOT Rt.7 Construction Update

For the past few weeks, VDOT contractors have been on-site at the Wolf Den and Wolf Trap Woods entrances and along the service roads installing curbs, installing sewer drainage components, grading and paving the pedestrian/bicycle paths, paving the Route 7 roadway and marking the intersection crossings. VDOT's scheduled completion date for all construction activity along Route 7 is July 31, 2024. We continue to monitor VDOT progress as it impacts our community and have requested information about when the service roads will be open for traffic and our community entrances will be paved and cleaned-up. Updates will follow as we learn more.

Tree Removal Fines

The Board levied \$4,700 in fines for unapproved tree removal in 2023.

Tribute, Farewells & Welcome

Remembering George Dove

It's with great sadness we learned that George passed away in October. He was an extremely effective chair on the WTWHA External Affairs Committee for over 15 years, and long before served on the Den ACC. He was instrumental in negotiations with VDOT on a number of matters of significant benefit to the community. George was a great friend to many, many neighbors and will be missed.

Charlotte DeVito

The Board extends special appreciation to Charlotte DeVito for her many years of devoted service both on the Board years ago, and the 30+ years since then chairing the

Woods ACC. She and husband Don were original owners who moved into their house in the Woods when the road was unpaved and houses all around were under construction. They moved out late last year and live in McLean with their daughter's family. Charlotte's unfailing dedication to the neighborhood, and her boundless energy and graciousness will be long remembered!

Tom Manteuffel

Also deeply appreciated is the service Tom Manteuffel devoted to the community. Until 2021, he served as President on two separate Boards donating countless hours of his time and energy. His professional contacts, including with the County, proved invaluable. He ably dealt with a number of thorny issues, including MBC pre- and post-construction, the mosque, and the residential assisted living facility in the Woods. He lives here in the Den with his wife Maggie.

Chitra Mohla

A very belated thank you to Chitra Mohla who served on the Den ACC for 5 years! She returned to work part time in 2021 and is missed!

Cheryl Kelley

A warm welcome to long-time resident Cheryl Kelley who joined the Den Architectural Control Committee in January 2023!

State of our Woods: Past, Present & Future by Patrick Harkins

In 1989 the Virginia Department of Forestry (VDOF) surveyed the condition of our approximately 40 acres of wooded common area. VDOF reported to our Board of Directors that the woods "are generally very healthy" and that the trees "are very long-lived species" and "should provide many more years of enjoyment to homeowners." However, VDOF warned about future problems with oak and Virginia pine trees that may become "hazardous" and recommended the Board "remove them" as necessary. Over the ensuing three decades, we have lost many trees in our surrounding wooded common area due to age, disease and weather, and in 2021 dozens of standing dead oak trees that once thrived in our woods needed to be cut down because they posed safety and property damage hazards to residents. In December 2021, the Board of Directors requested VDOF to survey the current condition of our woods and provide a plan and recommendations for maintaining and preserving our woods.

In stark contrast to the 1989 Survey, VDOF advised the Board in January 2022 that several factors are "threatening the health and sustainability of the forest at Wolf Trap Woods." VDOF reported there is no natural regeneration of the woods due to the combination of extensive non-native invasive species, excessive deer browse of the forest under story, and Oak Decline Syndrome. Details of the VDOF survey, including specific findings and recommendations to preserve the woods for the future benefit of our community and property values, can be found on our website under the menu tabs,

"HOA" and "HOA Documents," www.wtwha.com/wp-content/uploads/2023/07/urban-forest-management-plan-for-wolf-trap-woods.pdf. The Board has discussed the Forest Management Plan during its 2022-2023 monthly Board meetings and Dr. James McGlone of VDOF gave a presentation and answered questions about the condition of our woods and our Forest Management Plan during the June 2022 Annual Meeting of Homeowners.

Recently, the Board has taken steps to implement on a demonstration project basis some of the recommendations of VDOF in order to gain knowledge and experience for future woods management. This past year, the Board hired a contractor to remove non-native species from a "heavily invaded" area and a certified arborist to provide expert advice on planting new trees consistent with our Forest Management Plan. In November the Board contracted with Meadows Farms to plant the trees recommended by the arborist. Going forward, the Board believes it is important to take the steps necessary to maintain our wooded common area as required by our By-Laws and Declaration of Covenants, Conditions and Restrictions. In the coming year and over the long-term, the Board intends to consider additional steps in order to help maintain our woods for the benefit and enjoyment of the Wolf Trap Woods community. If anyone is interested in volunteering their time to assist with this effort, please contact the Board.

Architectural Control Committee

When planning changes to the exterior of your house or yard, you are reminded to consult the *Homeowner Handbook* and submit your application to a member of the appropriate ACC in the Woods or Den. Prior approval is required. Applications can be found on the WTWHA website.

The following changes, for example, require approval:

- o Cutting down any tree (dead or dying) over 4" in diameter
- o Adding to or changing the outer structure of the house
- o Installing a new roof
- o Changing the color of the house, or style or color of the siding, doors or shutters
- o Making any structural (hardscape) changes to the yard
- o Adding to or changing exterior lighting
- o Installing outdoor structures or playground equipment

Full-Service Management Co.

The Board is considering engaging a full-service management company for the community. Stayed tuned for more information and a survey.

Board of Directors

wtwboard@gmail.com

Chad Lesch, President
Elizabeth Meni, VP
Beebemeni@aol.com
703 821-3525
Ron Burr, Treasurer
Reburr@gmail.com
703 893-3632
Andy Pike, Secretary
pike@wcl.american.edu
704 448-7453
Fred Cirillo, At-Large
fred.cirillo@verizon.net
571 213-3392

Woods ACC

Fran Russell
bfrussell@gmail.com
Donna Richardson
photodonnar@cox.net
Lesley West
lesleywest@cox.net
571 216-8880

Den ACC

Elizabeth Meni, Chair
703 821-3525
beebemeni@aol.com
Chris Young
chris.michael.young@gmail.com
256 520-5843
Cheryl Kelley
kelleycdm@aol.com
703 827-0591

External Affairs

Patrick Hawkins
prharkins@gmail.com
Marcia McAllister
David Beaudreau
John Dyer
Nancy Hopkins

Maintenance

David Beaudreau
david.beaudreau@gmail.com

Block Captain Coordinators

Woods: Laurie Heuple

Den: Ruth Munk

WTWHA Directory

Elizabeth Meni