



May 24th, 2023

Greetings WTC Residents,

I hope that this email finds you well. Spring has sprung! The HOA would just like to provide everyone with a few Updates and Friendly Reminders for this 2023 Spring season. Please see below.

It's Countdown! Pool Season has arrived!

If you have not gotten your pool passes or would like to obtain guest passes, there is still time. You can go to – Live Website/Application: <https://swimmingpoolpasses.net/woodmore/>

The Pool will be opening this Memorial Day weekend, Saturday, May 27th at 11am. Pool Hours will be Monday – Sunday 11am – 8pm daily.

To obtain entry to the pool, you must use your fob to enter through the side door, go through your respective bathroom to the pool deck and show your facility pass to gain entry. **There will be NO SPECIAL EXCEPTIONS!!** Each member of your household should have their photo pass ready. Each household will also receive one guest pass which allow ten visits, but you may only have two guests per household per visit.

Owners will also be required to carry their amenities pass when using the basketball court, tennis court and tot lots. If you do not have your pass, security will kindly ask you to leave the amenity area until you can produce the pass. While, it may be an inconvenience to carry your pass, this guarantees Woodmore residents and authorized guests are the only persons utilizing the facilities.

Please note that if you have an outstanding balance with your HOA Assessments, your application will not be processed, and passes will not be issued until your balance is brought current with the association. If you have questions regarding your account, you can contact SFMC's accounting department for further assistance. Contact Jodi Summers – jsummers@sfmcinc.com to address any account matters.

Maintenance Updates:

Please be aware that the damaged **tennis court** net was currently removed by the contractor to be replaced. While the contractors were in the midst of replacing it, they discovered that the metal winder piece was broken. So, they had to order the part and it should be coming in shortly. Possibly, within the next couple of days before the weekend. Once they are in receipt, they will proceed with putting up the new tennis court net accordingly. Thank you for your patience in this regard.

FYI - The **basketball hoops** were replaced today. **Gym** - The broken **treadmill** was repaired 2 weeks ago. The reported **leak** was addressed when reported and the ceiling has been repainted. The **carpet** in the gym was cleaned on today and the cleaning company replaced the **hand sanitizer** machine 2 weeks ago, and it is now operable. The repair company also attempted to fix the one **elliptical** machine that is

down. However, they had to order parts and are still waiting for them to come back in. Once they come in, they will come back out to finish the repairs.

The landscaping company came out today to address the **weeds** in the pool area and the pool company is working to get everything up and ready for opening day this weekend.

The damaged **fence** near the pool and playground was fixed today. The **broken gates** at the one playground on Smithview Place is already in the process of being repaired.

The damaged **retaining wall** behind the pool area is also noted and proposals for repairs are already underway. They will be submitted to the Board of Directors for review upon receipt.

REMINDERS!

WTC WEBSITE - If you have not signed up for WTC's website yet, please take a moment to do so. Visit WTC at WTC-HOA.ORG and sign up for access to all homeowner only pages.

LANDSCAPING - All SF, TH, & Condo Owners and Residents, please be sure to **water your grass** in conjunction with landscaping efforts to maintain a healthy lawn. If you do not water your grass, it will burn from the heat and die. The health of the lawn is dependent upon watering as well as mowing, treatment, and seeding. Below are some helpful tips to watering your grass.

- Your lawn needs at least 1"-1" ½ of water per week, year-round, during the winter too
- Water deeply **2-3 times per week**, rather than daily
- Water as early in the morning as you can (before 10am), when possible
- If you can't push a 6" screwdriver into your lawn, you're not watering enough

Single Family Owners, As WTC Homeowners, **you agreed to the responsibility of the community to keep your property preserved and to be respectful neighbors**. As Spring has arrived, **landscape violations are the most devaluing**, but easiest violation to keep in compliance. Please make sure your grass is mowed **every 7-10 days**, which includes the strip on the other side of the sidewalk (Trees, mulch and grass). This is not HOA property, it belongs to the City and your responsibility to maintain.

Tree Stakes- Single Family Owners, if you have lived in your home for more than one-year, **Please remove your Stakes**. Bracing stakes or guy lines are not intended to be permanent solutions and should be removed once the tree's root system is well established. For small trees, this typically occurs after the first growing season or one year after planting.

SECURITY – Security's primary function will be to request your facilities pass when using the amenities. Please ensure you always have your pass at the basketball and tennis court, tot lots, pool and gym. If you do not have your pass, you will kindly be asked to leave amenity areas until the pass can be presented. Guest passes alone will not be accepted. If you do bring a guest to the amenity area, only 1 guest is allowed in the gym, 2 at the pool and 2 at either activity court. The number of guests allowed are per household, rather than per individual who lives in the home.

We would like to encourage everyone to please go through your Governing Documents to make sure that your home aligns with the Association's Covenants. It is important to avoid being in violation of your Governing Documents and Community Rules.

STREET LIGHTS - Association light outages can be reported directly to the HOA via email (afloyd@sfmtcinc.com). County light outages can be reported directly to Pepco at - <https://www.pepco.com/Outages/ReportAnOutage/Pages/default.aspx> or 1-877-737-2662.

Association Lights



Pepco Lights



PET WASTE - Animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your furry family member in the community, remember that they **MUST** always be on a leash; No Exceptions!!! Please be respectful neighbors and do **not** allow your pets to release themselves in a neighbor's yard for someone to have to step in or endure. Please, **be mindful** that it's important to remember to clean up **immediately** after your pet. Take along a baggie or grab one up at the clubhouse to pick up waste with and then dispose of it properly. **Your cooperation in this regard is very much appreciated.**

TRASH & RECYCLING - Residents **MUST follow HOA rules which stipulate that trash cans and recycling bins must be stored out of sight.** In addition, trash cans and recycling bins must be removed from the front curb following trash pick-up and are **never to be stored in front/side of the house or remain in public view on non-collection days.** Trash must be stored in secure container(s) and put out for collection on trash collection days ONLY. Yard waste pick-up in on **Monday**, current collection and recycle days are **Wednesday** and trash collection & bulk trash pick-up is on **Saturday**. If a holiday falls on Wednesday or Saturday, your service pick-up day will be the next scheduled pick up day

- For **Clubhouse** Assistance, please contact **Jessica Fistner** – jfistner@sfmtcinc.com / 703-392-6006 x280
- For **Accounting** Assistance, please contact **Jodi Summers** – jsummers@sfmtcinc.com / 703-392-6006 x234
- For **Architectural Application** Assistance, please contact – arcapplications@sfmtcinc.com
- For **Trash Complaints**, please contact Goode Companies Supervisor, Tanya Parrin at - 301-478-7008.
- For **Mailbox Key** replacements, contact Lanham Post Office 800-275-8777 or visit in person
- For **Water Issues**, please contact WSSC via email at: Cust-Services@wsscwater.com
- Annual **Deferred Sewer & Water bills** are a Homeowner responsibility. For assistance you can contact S&W investments at - 301-924-5600.

We hope that everyone continues to stay safe and well. If you have any questions or concerns, you can email me at – afloyd@sfmtcinc.com. Thank you kindly in advance for your compliance and please have a great end to your week and a safe holiday weekend!

Warm Regards,

Alanna Floyd
Community Manager, SFMC
Woodmore Towne Centre HOA & Condominiums