



Winter Hill Newsletter

~ Holiday Edition 2022 ~



We wish you a joyous holiday season and a happy and healthy New Year.

W Broad Street, Gundry Drive, S Virginia Ave,
James Street and W Annandale Road

Website
www.winterhillfc.com

Board Members and Contact Information

Board Email (all members)
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Opt-in to receive WH Official Communications

Do you receive emails from us? The Board uses the "WH Official Communications" email distribution list to send information to the community. If you do not receive emails from this group, contact Daina Lieberman. (Note - There is no reply option for this email distro list.)

Dan Gordon - Gates Hudson

Please contact Dan at DGordon@ghacm.com or 703-752-8300 x719 with any GH-related questions. If you don't get a response within a day or two, contact him again as he might be at a property.

Next Monthly HOA Board Meeting

Thursday December 22, 2022
7:00pm

<https://us02web.zoom.us/j/86469308320>

Meeting ID: 864 6930 8320

RECENT BOARD VOTES/ DISCUSSIONS

- Prep for possible retaining wall/erosion prevention behind Lot D.
- Approved 2023 Budget
- Approved 2022 Reserve Study

- Closing easement adjacent to park, between Lots G and H
- New pavers in vicinity of Lot E
- Parking spot swaps
- Tree planting

Falls Church City Developments

The WHCA board is closely monitoring multiple developments within the Little City, to include the proposed Transition Zones and Affordable Housing areas in close proximity to Winter Hill. We need your feedback to ensure any representation the community provides at city meetings includes your concerns or questions.

COMMUNITY CAROLING

Saturday, Dec 17 - 7:30pm
James Ct

(w/ Hot Cocoa - Thanks WH Condo Community!) (Santa and the Falls Church Fire Dept is scheduled to visit the neighborhood that evening.)

Sunday, Dec 18 - 6:45pm
Corner of Lot F

~Instruments welcome!



TREES & LEAVES

Davey Tree Experts completed the annual tree work a few weeks ago. Thank you for accommodating the crew! Davey will return in February to assess tree planting.

ProGrounds will perform two more leaf collections this fall/winter. In between, leaves will be mowed over, providing nutritious mulch for the ground.

Falls Church City collects leaves on the south side of Broad Street every other week. Rake leaves to the curb—not in the street or in storm drains—and the City will vacuum them. The next week is this week, the week of **Dec 12**. The next city-wide pickup will be the week of **Jan 2, 2023**.



Safety Corner

The WHCA Board of Directors completed a community walkthrough in October to address security and safety concerns within the neighborhood. The areas we intend to address in the coming months will be:

- Streetlights
- Cracked sidewalks and steps
- Dimly lit areas
- Easements that need pavers and/or attention from Pro Grounds

If you have additional items, please flag those for the board.

WINTER HILL WEBSITE

Did you know that our website has a ton of info!?!?

- ACC, Parking and Pool Guidelines
- Volunteer signup
- And More!

Don't see what you need? Let us know and we will add it!

www.winterhillfc.com

Winter Hill Parking FAQs

Q. What is the max parking limit for the unreserved spots?

A. Three days for the same vehicle.

Q. What do I do if I have two cars and I will be out of town for more than three days?

A. Street parking is available for second vehicles. You will need a Zone 1 sticker or Overnight Parking booklet.

Q. Where can my guests park?

A. Guests can park in your reserved spot, an unreserved spot for a max of three days, or on the street with the appropriate overnight tag.

Q. Where are the parking regs?

A. [Here is the link:](#) or on website

VOLUNTEERS REQUESTED FOR EV COMMITTEE

We are looking for volunteers to serve on a short-term committee to discuss electric vehicles and charging stations within the community. If you would like to participate, please contact the HOA Board.



Are Your HOA Dues Up To Date?

Owners: This is a reminder to check the VANTACA PORTAL to confirm you are paying HOA dues in the correct amount. ACH is the preferred payment method to ensure there are no missed or under-payments. Payment coupon booklets will be printed only for owners who have not set up an ACH payment.

Unfortunately, due to the rising costs of the pool, the recreation fee portion of our dues will go up for **2023**. The breakdown is as follows:

Monthly HOA Dues: **\$86.55**

Monthly Pool Dues: **\$34.34**

Total Monthly Dues: **\$120.89**

ATTENTION: PLEASE ENSURE YOU MAKE THE ADJUSTMENT FOR 2023.



ANNUAL INSPECTIONS COMPLETE

Gates Hudson completed annual inspections of townhomes and sent letters to property owners with any violations to be fixed.

In between inspection periods, check the ACC guidelines for info to guide your property upkeep. Refer to the current [ACC guidelines](#), available on the community guidelines section of the Winter Hill website.

If you would like to have work done on your townhome, please reach out to the board with your plan. Most projects require approval.

Please continue to share feedback in our community survey!

Access at this link or the QR code, below.

https://docs.google.com/forms/d/1gmWLDdtHY8kM6MXZPgmAP3o-VOlu344Q2EF38Lnv7PU/edit?usp=sharing_eil_dm&ts=60e7ba10



SURVEY/EMAIL RESPONSES

***Board replies to questions of concerns from the community:**

Q: Where can I find the community guidelines beyond parking and architectural?

A: WHCA's governing declarations, meeting minutes, and other community documents are available on Vantaca (hosted by Gates Hudson). Log into Vantaca and click the "Documents" link.

Q. Will we be planting any trees in the community in Spring 2023?

A. While the Board hoped to plant some new trees this fall, other items took priority. After a discussion with the arborist, we plan to plant 2-3 trees in the Spring to complement the current canopy. Locations will be determined in the coming months and factors such as crowding, hardiness, etc., will be taken into account.