



# WELLINGTON DEFENDER

## From the General Manager

**H**ello Everyone .

This will be the last newsletter that is delivered to the residents of Wellington Community. The Board of Directors is working diligently to cut costs where they can. We will publish the newsletter on the web at [WWW.WELLINGTONCA.ORG](http://WWW.WELLINGTONCA.ORG). If you do not have computer access and want the Defender mailed to you please send the request in writing and drop it off at the Community Center.

The Board of Directors has chosen Clear Blue Pool Service to manage the pool this summer. If you are interested in sending in an application to guard this summer, the application is on line at [www.wellingtonca.org](http://www.wellingtonca.org).

We are planning a Mulch Sale and the Spring Yard Sale on the same day this year. Thanks to everyone who ordered. This is a service to the community and can only enhance the beauty. If you ordered mulch please bring someone with you to load your mulch if at all possible. We are looking for volunteers to help with loading. REMEMBER: The rain date for the Yard Sale is May 3, 2009. THERE IS NO RAIN DATE FOR THE MULCH SALE. YOU MUST PICK UP YOUR MULCH BETWEEN 8AM AND NOON ON MAY 2, 2009.

Remember, the yard sale is for the whole community. You do not have to register to put out a table. We advertise in the Washington Post and the local papers that this is a community wide yard sale. All you need to do is set up your table in front of your house and sell. We will be putting up the signs to direct people into your streets.

If you have any questions about the Defender please e-mail them to [mainoffice@wellingtonca.org](mailto:mainoffice@wellingtonca.org).

*Diane Hartman, CMCA®  
General Manager*

**COVENANTS COMMITTEE MEETING**  
The next covenants committee meeting will be held on Tuesday, April 7, 2009 at 7 p.m. at the Community Center.

**BOARD OF DIRECTORS MEETING**  
Board Meeting will be held on Tuesday, April 21, 2009 at 7 p.m. at the Community Center.

**We Need Volunteers!**  
Please e-mail [mainoffice@wellingtonca.org](mailto:mainoffice@wellingtonca.org)  
*Help keep our community strong!*

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# Wellington Community Association

## Board of Directors

Tim Wilson - President  
[twilson@wellingtonca.org](mailto:twilson@wellingtonca.org)

Suzanne Seaberg - Vice President  
[sseaberg@wellingtonca.org](mailto:sseaberg@wellingtonca.org)

Jeri Burke - Secretary/Treasurer  
[jburke@wellingtonca.org](mailto:jburke@wellingtonca.org)

Tyler Tedford - Director  
[ttedford@wellingtonca.org](mailto:ttedford@wellingtonca.org)

Fran Guastadisegni - Director  
[fguastadisegni@wellingtonca.org](mailto:fguastadisegni@wellingtonca.org)

Carolyn Lightner - Director  
[clightner@wellingtonca.org](mailto:clightner@wellingtonca.org)

Michelle Samoy - Director  
[msamoy@wellingtonca.org](mailto:msamoy@wellingtonca.org)

## Legum & Norman

Managing agent for the Wellington Community

**On-Site Office:** Wellington Community Center  
9700 Wellington Road  
Manassas, VA 20110  
703-330-5019 Phone  
703-330-6982 Fax

**On-Site Staff:**  
General Manager: Diane Hartman, CMCA  
Covenants Coordinator: Jennifer Sibbett

**Legum & Norman Corporate Office:**  
4401 Ford Ave., Suite 1200  
Alexandria, VA 22302  
703-600-6000 Phone  
703-848-0982 Fax  
Hours: Mon-Thurs. 9am-5pm  
Friday: 9am-3pm

Resale and Assessment Questions Call 703-600-6000

## Visit Wellington on the Web!

The Wellington Community Association website is located at:

**[www.wellingtonca.org](http://www.wellingtonca.org)**

The site includes useful information for Wellington members about the Association's policies, procedures, services, schedule of meetings and events, as well as various contacts. Comments and suggestions from the Wellington membership regarding the website are encouraged.

## Advertising in the Wellington Defender

*Wellington Defender* advertising prices are as follows:

Full Page	\$200.00
Half Page	\$100.00
Quarter Page	\$75.00
Business Card	\$50.00

These prices apply per newsletter. Advertisement is on a first come, first served basis. Payment is due prior to publication. If you wish to place an ad in the *Wellington Defender* or have any questions, please contact Diane Hartman at (703) 330-5019 or at [mainoffice@wellingtonca.org](mailto:mainoffice@wellingtonca.org).

**The deadline for submission of ads is noon on the 15th day of each month preceding the month of issue. If the 15th falls on a weekend, ads are needed by noon on the Friday preceding.**

# Earth Day

## Community Cleanup in Jennie Dean Park

**O**n Wednesday afternoon, April 22 – our community will come together in an effort to clean and beautify Jennie Dean Park! Please come and join many City residents and Girl Scouts and 4H Cloverbuds from Jennie Dean Elementary from 3:30 – 5:30pm.

Additionally, Jennie Dean 4H Green Club will be collecting plastic shopping bags (any store) for a recycling project. Please clear out your cupboards and closets and bring your extra bags to us! If you cannot make this event, but have plastic bags to contribute, please contact Suzanne at (703) 368-8435. Thanks!!

Children **MUST** be accompanied by an adult to this event and don't forget to bring your own gloves!

This event is hosted by the City of Manassas. Please call (703) 257-8315 for more details, to sign up, or to register a group.

### Winter



*Snow removal*  
*Plowing*  
*Sidewalk*

### Spring



*Mulching*  
*Lawn aerating*  
*Lawn fertilizing*

### Summer



*Mowing*  
*Lawn care*  
*Exterior painting*

### Fall



*Leaf removal*  
*Mulching*  
*Gutter cleaning*

**General handyman services available.**  
 Phone: (540) 974-8499 [david.wunder@comcast.net](mailto:david.wunder@comcast.net)

David Wunder  
 Owner

**Dave's  
 Handyman  
 Service**  
*Licensed and insured*

# Keep Wellington Clean & Earn Some Green

**ATTENTION:** all scouts, clubs, other youth service groups, and Wellington Residents!!!

**YOUTH GROUPS:** April 22 is Earth Day and we are looking for local service units to help us keep the community clean and green. In celebration of this important event, we offer you this challenge: Pick up litter from Wellington Common Area. The group with the most collected litter (trash and recyclables) will receive a \$100 gift card from J.E. RICE. A copy of the registration is included in this month's Defender and it is also posted on the WEB at [www.wellingtonca.org](http://www.wellingtonca.org). Please bring a copy of your registration to the office at 9700 Wellington Road, Manassas, VA 20110 or drop it in the drop box next to the double doors at the office. We have included a map of Wellington in this Defender and if you need more just call Diane Hartman at 703-330-5019 or email at [dhartman@legumnorman.com](mailto:dhartman@legumnorman.com).

**RESIDENTS:** If you have are having problems with litter in your area, please contact the office to be put on the list!

**•RULES ARE AS FOLLOWS:**

- Collection period must be between Monday, April 20 and Thursday, April 23 between the hours of 9am-6pm.
- Must be stray litter taken off of grass or streets. No poaching from garbage cans.
- Recyclables must be separated from trash. You will receive double credit for recyclables.
- You will receive 10 points for each bag of trash. You will receive 15 points for each bag that has the recyclables separated from the other trash. Trash bags will be provided stop by the office during week days or call Diane and make arrangements.
- Must be under the supervision of an adult leader at all times.
- Must provide some digital pictures with media release (we may want to publish)
- Disposal rules (use Wellington dumpsters) We have one for regular trash and one for recycling.
- Litter collection must be verified by Property Management. Please call Diane at the office to set up a time to bring your collection to be counted Monday April 20, 2009 – Thursday April 23, 2009 between the hours of 9am and 3pm. Phone number is 703-330-5019.

*Thank you and good luck!*

REGISTRATION FORM: TURN INTO OFFICE AT THE COMMUNITY CENTER LOCATED AT 9700 WELLINGTON ROAD OR PLACE IN DROP BOX NEXT TO THE DOUBLE DOORS AT THE SAME ADDRESS.

Name OR Organization	Address	Phone #	e-mail	#ofbags T=TRASH R=RECYCL	Total #



## Happy Spring Wellington Neighbors !!!

*Lots to do when getting your home ready for sale.  
 \*\*\*Paint, repair, de-clutter, clean, store away, and view your home not as you live in it, but as others will see it.\*\*\*  
 There are buyers writing offers and some are searching for a home that is MOVE-IN ready instead of needing a lot of work. Pricing and presentation are critical at this time. Leslie Punzi specializes in the Wellington Community. She can confidently talk to others about the value of our homes and neighborhood as she has lived here for 11 years. See what she can do for you!*



**Leslie Punzi is Making it Happen**

**Call today: 703 201-8477**

ReMax Regency  
 10550 Linden Lake Plaza, Suite 102  
 Manassas, VA 20109

If you would like information on what your home could be worth in this market and how Leslie will help you to price, promote and present your home for sale, call today.

[Leslie@lesliepunzi.com](mailto:Leslie@lesliepunzi.com)

[www.LesliePunzi.com](http://www.LesliePunzi.com)

This advertisement is not meant as a solicitation of any current listing

COMMUNITY YARD SALE!!

THE WELLINGTON COMMUNITY YARD SALE WILL BE HELD ON MAY 2,  
2009 FROM 8AM UNTIL 12

RAIN DATE WILL BE MAY 3, 2009

WE ADVERTISE IN THE WASHINGTON POST AND THE LOCAL PAPERS SO  
GET READY FOR THE CROWD!

DIG OUT AND CLEAN OUT YOUR GARAGE AND MAKE SOME MONEY!

**Keaton Plumbing**  
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- Garbage Disposals
- Laundry Tubs
- Water Heaters
- Emergency Backup
- Sump Pumps
- Drain Cleaning
- Backflow Preventer

Great Gift Idea for Holidays and New Neighbors!  
Gift certificates available – Just call us with the amount you would like and we will  
deliver it to your front door!

# Be Kind To Your Dog

**W**ellington has many pet owners and many of you take exceptional care of your pets however, the owners' who do take care of their pets have noticed and ask management for help to express their concerns for those of you who may not know about the laws concerning pet waste.

I have listed some of the laws within the City of Manassas that I retrieved off of the City of Manassas Web Site. I hope this will be helpful to those of you who have been walking your pets and allowing them to defecate and urinate in your neighbor's yards. The WEB has a wealth of information on composting pet waste, as well as other interesting facts about pet waste. I was amazed while doing the research for this article. Pet waste is very hazardous to our environment. You can find out more if you Google PET WASTE. You may be surprised.

For our purpose however we would just like to ask you as pet owners to obey the laws of the city and of the HOA.

- PLEASE DO NOT ALLOW YOUR PET TO WALK INTO ANOTHER OWNER'S YARD WITHOUT PERMISSION.
- PLEASE PICK UP THE PET WASTE IN A PLASTIC BAG OR CONTAINER AND PROPERLY DISPOSE OF IT.
- DO NOT LET YOUR PET RUN OFF OF A LEASH EVEN AT NIGHT!!

Sec. 18-8. Allowing animals to urinate or defecate on public property or property of another.

It shall be unlawful for any person knowingly or willingly to allow any animal belonging to that person to urinate or defecate on any public property, or the property of another without the consent of the owner of the property or his agent, provided that it shall not be unlawful to allow urination or defecation by such animal within the curb or gutter area of a public street or roadway, and provided that defecation by an animal on public property shall not be unlawful if the owner of the animal removes the animal's excrement immediately and disposes of it in a public trash receptacle or in a public sanitary sewer, or on the owner's own property in a lawful manner.

(Code 1978, §5-11)

Cross references: Health and sanitation, ch. 70.

Sec. 18-9. Animals causing unsanitary conditions or odors.

It shall be unlawful for any person who owns, keeps or controls any animal to keep that animal in such a manner as to cause unsanitary conditions, or in such manner as to cause offensive odors beyond the boundary of that person's own property.

(Code 1978, §5-12)

## Pool Opening and Passes

**T**he Wellington Pool will open May 23, 2009. We are pleased to announce the pool will be managed by Clear Blue Swimming Pool Service. The hours of pool operation will be 1 p.m. to 8 p.m. weekdays and 11 a.m. to 8 p.m. weekends until the Manassas City Schools close. After school closes the pool will be open 11 a.m. to 8 p.m. Sunday through Thursday and from 11 a.m. to 9 p.m. on Friday and Saturday through Labor Day. Please see the most current copy of The Wellington Defender newsletters on our web site [www.wellingtonca.org](http://www.wellingtonca.org) for any up-dates or changes throughout the season.

You may pick up your guest pass on your first day of pool season upon check in. There are 25 free punches on the pass. If you need an additional guest pass, you can purchase one at the community center, during regular business hours (Monday through Friday, 9 am till 5 pm) for \$20.00. Please be advised that we take checks only. Cash will not be accepted at the pool for guests.

If you received your electronic facilities pass (pool pass) last year, you do not need to do anything to obtain a new pass. The same pass will be used every year. If you have lost or misplaced your pass, you will need to obtain a new one at the cost of \$25.00. If you did not receive a pass last year, and still need one, you can come by the office to have your picture taken. The bath house reception area will be open on some weekends in April to allow early picture taking and new applications for new owners and those who need to update a pass due to the age of a child. If your child has risen to another level, you will not be charged for the new badge. Badge ID Picture taking dates in April are as follows: April 4, 2009, 10am-4pm, April 5, 2009, 1pm-5pm, Monday April 6, 2009-Thursday April 9, 2009, 10am-5pm, April 18, 2009, 10am-4pm, April 19, 2009 1pm-5pm. We will be open weekdays from April 13, 2009-April 30, 2009 from 11am-7pm Monday through Friday.

Everyone 5 years of age or older will need a photo taken and a new badge. Children under the age of five will be issued a card with no photograph. Passes for new individuals cost \$5.00. Replacement passes \$25.00. Again, all payments can only be accepted by check.

**WELLINGTON COMMUNITY ASSOCIATION  
2009 RESIDENT FACILITIES PASS REGISTRATION**

**Must be filled out for your household if:**

- You are new to the Wellington Community
- You did not register in 2008
- Your have changes from your 2008 registration

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_

(home)

(work)

\_\_\_\_\_  
(cell)

<u>NAMES OF PERSONS OCCUPYING RESIDENCE</u>	<u>DATE OF BIRTH</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**IN CASE OF EMERGENCY CONTACT:**

\_\_\_\_\_  
**Name** **Telephone Number**

\_\_\_\_\_  
**Name** **Telephone Number**

**In consideration of using the Wellington Community Association Pool,  
the resident(s) hereby agree(s) to abide by the Association rules and regulations regarding the facilities.**

***FALSIFICATION OF ANY INFORMATION GIVEN WILL RESULT IN THE LOSS OF POOL PRIVILEGES.***

\_\_\_\_\_  
**Signed** **Date**

### Overview

If you experience any problems with your trash, recycling, or yard waste services, please contact the Manassas Trash Line at 703-257-8252.

Trash is collected once a week for single-family homes and twice a week for townhouse communities. Townhouses are always picked up on Tuesdays and Fridays. Single family homes are collected according to the address location on Wednesday or Thursdays.



### Bulk Items

Common household appliances such as stoves, washers, dryers, dishwashers and furniture may be set out for regular trash collection. Townhouses must set bulk items out on Friday for collection.

Please contact the Trash Line 703-257-8252 for special instructions when you need to set out a:

- Refrigerator
- Freezer
- Dehumidifier
- Air conditioner

They need special handling due to the freon EPA regulations. Due to City code and safety issues doors must be taken off. A fine may occur if they are not.

### Construction Materials

Residents are limited to one cubic yard per set out. Small amounts less than one cubic yard may be set out, but large amounts should be taken to the Manassas Transfer Station or residents may rent the City's Courtesy truck for \$75.

### Items Not Accepted for Curbside Trash Collection

- |                              |  |
|------------------------------|--|
| • Ammunition                 | • Large amounts of construction debris     |
| • Antifreeze                 | • Motor oil                                |
| • Automobile parts           | • Paint cans with paint in them            |
| • Car Batteries              | • Propane or helium tanks                  |
| • Cement, concrete materials | • Rocks, stones                            |
| • Chemicals                  | • Riding lawn mowers                       |
| • Computer monitors          | • Tires                                    |
| • Dead animals               | • Tree stumps                              |
| • Dirt                       | • TV's                                     |
| • Engines                    | • Whole decks or whole sections of fencing |
| • Fire extinguishers         |  |

**WE ARE WATCHING!**

**Wellington Neighborhood Watch**

<http://groups.yahoo/group/wellingtonneighborhoodwatch/>

## 10 Basic Requirements & Responsibilities

- Any trash, recyclables, yard waste, or a bulk item that does not comply with the regulations will not be collected by the City or its contractor must be removed by the owner or tenant.
- Containers are not to be filled above the brim.
- Containers are to have lids on them unless when filling or emptying
- Containers are to be kept clean - free of odors, flies or other vermin.
- All containers for collection are to be placed so they can be easily and conveniently reached by the contractors at the edge of the street or road.
- Containers are not to be set out for collection prior to 4:00 pm the day before trash or yard waste collection. **All trash within Wellington that is set out or stored is to be contained in a trash can with a tight fitting lid. THIS IS A PART OF YOUR DESIGN GUIDELINES FOR THE COMMUNITY.** Containers have to be removed by 9:00 pm on trash day.
- **Residents must use a suitable container for collection. This may include a reusable can, Garbage or trash stored on private property or outdoors for collection must be placed in a reusable watertight, rodent proof container with a tight fitting lid. This means that residents may not store any trash outside in plastic bags! If you are not complying to this rule you are in violation and can receive charges of \$10.00 per day up to \$900.00!**
- Paper biodegradable bags designed for yard waste, reusable trash cans or tied bundles are required for yard waste collection.
- Resident must use proper containers to prevent scattering. If scattering occurs because the container was not proper, then the resident is responsible for littering!

### General Guidelines

Trash collections are usually held between 6:00 am and 3:00 pm, but can vary according to the amount that residents set out and if any truck break downs. Yard waste collections in April and May are usually heavy because residents are preparing their lawns and landscaping so the collection may last until dusk. The rest of the year is not as heavy so if residents do not get a collection by 3:00 pm, please let the Trash Line know at 703-257-8252 so they can contact the contractor.

## CONDO OWNERS

**Please contact your management company for the following:**

**CONDO REPAIRS  
PARKING PASSES  
ACCOUNTING ISSUES  
AND DISCLOSURE PACKAGES**

# **Wellington Home Values**

**Written by  
Leslie Punzi,  
Realtor  
RE/MAX Regency**



***There is a lot of purchasing activity in our community!! As of March 11, 2009 per the MLS, the following 26 are for sale:***

***Single Family: 6      Town House: 14      Condominium: 6***

***The following 25 are under contract:***

***Single Family: 10      Town House: 10      Condominium: 5***

***The following 5 have sold:***

<b>Address</b>	<b>T</b>	<b>Date Sold</b>	<b>Listed/Sold/Seller Subsidy</b>	<b>DOM</b>
10222 Chervil Court	C	03/04/09	160,000/155,000/6,130	25
9418 Teaberry Court	C	03/02/09	122,500/135,000/5,000	19
9296 Caladium Drive	T	02/27/09	267,000/257,732/7,382	33
9341 Wax Myrtle Way	C	02/27/09	89,900/91,900/2,613	71
9514 Ninebark Court	C	02/16/09	149,900/135,000/2,700	95

**C=Condominium**

**T=Town House**

**S=Single Family**

**Seller Subsidy=What the seller is paying towards purchaser's closing costs**

**DOM=Days on the market**

## Neighborhood Helper List

(Updated March 2009)

Samantha Webber	703-392-8012	Flute lessons for elem. or MS students; private swim lessons; babysitting
Curt Hoeckele	703-368-7572	Mow, rake leaves, shovel snow DURING COLLEGE BREAKS
Suzanne Parker	703-297-9254	Voice lessons
Jason Cameron	703-257-9915	Mow lawn – Wellington/Hastings area
Katie Leatherman	703-369-6717	Pet sit/walk, babysit, rake leaves, shovel snow
Corinne Meyer	703-330-3960	Pet sit/walk, play with pet – Wellington/Saffron Hill Ct.
Cassidy Meyer	703-330-3960	Babysitting
Ryan Seitz or Casey Seitz	703-369-3692	Show shoveling, housesitting, babysitting, yard work
Jeff Hill	703-330-2075	Yard work, pet sit, snow shvl FLOWRDN/AMARYLS/STRWFLR
Brian Horlick	703-330-3602	Guitar Lessons

*Neither the Wellington Community Association, nor the Management Company endorse or accept responsibility for any helpers listed in this Neighborhood Helper List.  
Helpers are listed in order received.*

**If you are interested in being on the list of Wellington young people who are willing to babysit, mow lawns, shovel snow, etc. for pay - please fill out and return this form to the Wellington Community Association at 9700 Wellington Road, Manassas, VA 20110 and it will be published.**

NAME: \_\_\_\_\_

PHONE: \_\_\_\_\_

JOBS/SERVICES OFFERED: \_\_\_\_\_

SPECIFIC AREA (IF ANY): \_\_\_\_\_

# 2009 Vacation Days for Legum & Norman Employees

- January 1
- January 19-20
- February 16
- May 25
- July 3
- September 7
- November 26-27
- December 24-25

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(Associate Broker)



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Joe Koch, Shannon Hrabe, Mark Lawrence

**www.ToBuyAndSellVa.com**

**703.656.4637**

**RE/MAX Regency**

10550 Linden Lake Plaza,  
Suite 102, Manassas, Va 20109

# April 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

# May 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



*Gail Jackson, CRS, ASP*  
*Direct Line: 703-505-2066*



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- \* Color Brochures & Postcards
- \* Multiple Internet Sites
- \* Open Houses
- \* Magazine Advertising
- \* *FREE* Property Staging
- \* MLS Photo Album
- \* Exterior Hot Sheet Flyers
- \* 30 Year Proven Track Record
- \* Certified Relocation Specialist
- \* Lifetime Top Producer
- \* Over \$180 Million Career Sales
- \* 24 Hour Toll Free Hot Line
- \* *FREE* Home Warranty

This advertisement is not meant for solicitation of any current



**Wellington Community Association  
9700 Wellington Road  
Manassas, VA 20110**