



WELLINGTON DEFENDER

Update on Community Center Closing

BOARD OF DIRECTORS MEETING

Board Meeting will be held at the Bull Run Library, on February 19, 2008 at 7p.m. The address is 8051 Ashton Avenue, Manassas, VA 20110.

COVENANTS COMMITTEE MEETING

The next covenants committee meeting will be at 7 p.m. on March 4, 2008, at Jennie Dean Elementary School at 9601 Prince William St. Manassas, VA 20110.

Thanks to all who participated in the recent Neighborhood Watch Meeting. The next meeting will be held on Monday, February 25, 2008 at 6:30 p.m. in the conference room at the City of Manassas Police Department, at 9518 Fairview Ave. Manassas, VA 20119. Bring your surveys with you!

In this issue:

Covenants Talk	3
Shamrock 5K Run	5
Neighborhood Watch Update & Survey	6-8
Snow Removal	11

As some of you may know, the Wellington Community Center was damaged on January 21, 2008 due to a frozen pipe and sprinkler system malfunction. The damage is extensive and the center, which was already under repair, will now be closed until the work can be completed. The Fire Marshall and the Building Inspector have asked us to remove our office until the center is repaired and inspected for safety.

The Board of Directors is working closely with Legum & Norman, Inc. and with the Contractors to insure a smooth transition from repairs to completion. The insurance carrier has met with us on site and the center was fully covered. We are not able to operate out of the building right now; however, you will be happy with the new and improved center upon completion I am sure!

I am currently working by phone and email. If you need to see me please call me and I can arrange to meet with you. I have transferred the phones to roll over to my cell phone. Please continue to call 703-330-5019.

Diane Hartman CMCA

Neighborhood Watch Survey and Important Meeting

Enclosed you will find surveys for both Prince William County and City of Manassas for the Neighborhood Watch Program. In view of the many break ins in the area we are asking you to BRING YOUR SURVEYS TO THE NEXT MEETING ON MONDAY, FEBRUARY 25, 2008! The meeting will be held at the City of Manassas Police Station Conference Room at 9518 Fairview Avenue, Manassas, VA 20110. Scott Stallard, of the City of Manassas Police Department will be in charge of training for this session. You will come away from this meeting with some very valuable information on keeping your home, family and community safe.

The meeting will start promptly at 6:30 pm. Please come out and support this important meeting. Everyone who is interested in combating crime in our neighborhood should attend this meeting. Suzanne Seaberg, Secretary/Treasurer of the Wellington Community Homeowners Association is the Chair Person of this event. If you would like to contact Suzanne, please call 703-368-8435 or email her at sseaberg@wellingtonca.org.

Thanks and we hope to see you there!

Wellington Community Association

Board of Directors

Chris Sims - President

csims@wellingtonca.org

Michele Samoy - Vice President

369-2386

msamoy@wellingtonca.org

Suzanne Seaberg - Secretary/Treasurer

368-8435

sseaberg@wellingtonca.org

Chip Hierlihy - Director

chierlihy@wellingtonca.org

Tim Wilson - Director

twilson@wellingtonca.org

Jeri Burke - Director

jburke@wellingtonca.org

Carolyn Lightner - Director

clightner@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 the Wellington Community Association website at

www.wellingtonca.org

Visit Wellington on the Web!

The Wellington Community Association website is located at:

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

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.

The deadline for submission of ads is the 15th day of each month preceding the month of issue.

Covenants Talk

Thanks to everyone who has complied with the rules and regulations of the community and cured the violations. We will be doing an annual inspection within the next few weeks, be sure to check your home for deficiencies. Please make sure your home has been cleared of any holiday decorations. These are supposed to be removed no later than January 31.

Just a reminder, if you have received a letter please respond within the time allotted or you may be assessed violation charges. If you have completed the repair on your home or lot, please send this information into the Covenants Coordinator in writing to 9700 Wellington Road, Manassas, VA 20110.

Thank you!

Jennifer Sibbett
Covenants Coordinator
703-330-5019



Wellington Condominium Residents

The condominiums are managed by SCS. They can be reached at 703-631-2003. Please direct any questions regarding condo parking and permits, landscaping, snow removal or other issues relating to the condominiums to SCS Management Company.

Board of Directors Meeting

Board meeting will be held at the Bull Run Library, on February 19, 2008 at 7 p.m. The address is 8051 Ashton Avenue, Manassas, VA 20110.

The following meeting will be at 7 p.m. on March 18, 2008 at Jennie Dean Elementary School at 9601 Prince William St. Manassas, VA 20110 at 7pm. All residents are welcome to attend!

Covenants Committee Meetings

The next covenants committee meeting will be at 7 p.m. on March 4, 2008, at Jennie Dean Elementary School at 9601 Prince William St. Manassas, VA 20110.

The deadline for Design Review Applications is the 15th of the previous month for all applications to be submitted.

All residents are welcome to attend the Covenants Committee meetings!

Keaton Plumbing Maintenance & Repair

703-392-4929

Free Estimates

Stephen Keaton – Master Plumber – 10 Years Experience
Licensed and Insured

Residential & Commercial
All Types of Plumbing

- Toilets, Faucets
- 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



Greetings Wellington Neighbors !

Leslie Punzi looks forward to working with you, your family and friends with the sale or purchase of your home or investment property. Buyers are out there making offers, taking full advantage of the LOW interest rates and GREAT selection! Leslie's website offers a lot of great information and makes searching easy for YOUR new home. Visit www.LesliePunzi.com



Leslie Punzi is Making It Happen

Call today: 703 201-8477

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.Punzi@longandfoster.com

www.LesliePunzi.com

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

Shamrock 5K Run

George C. Round Elementary's PTO will hold their 9th Annual 5K Run and 1 Mile Fun Walk on Saturday morning, March 8. Come on out and join the fun... or cheer from your front porch as the runners speed by. Please watch for runners/walkers as they traverse the neighborhood down Bens Way, Flowerden, Strawflower, Gloxinia and Amaryllis. Rest assured, everyone should be off the course by 11am and a clean up crew will follow the runners to ensure that no litter is left behind. Round Elementary PTO thanks you for your support!

Warm-up with Just Fitness for Kids at 9:30 am

1 Mile Fun Walk 9:45 a.m.

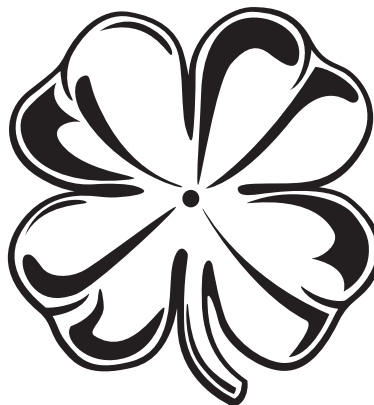
Shamrock 5K Run 10 a.m.

G. C. Round Elementary School
10100 Hastings Drive, Manassas.

Cost \$20 for 5K; \$15 for Walk.

Please register online at www.active.com

Register by February 22nd to guarantee a long sleeved T-shirt. Information: 703-257-8069 or shamrockrun@comcast.net



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

David Wunder
Owner



**Dave's
Handyman
Service**

Licensed and insured

Crime in your Neighborhood and Neighborhood Watch

We are conducting a survey in your area to determine if sufficient interest exists to start a Neighborhood Watch Program. Police statistics indicate that in the past six (6) months (July 1, 2007 to December 1, 2007); there were a total of 82 calls for service (CFS) in this area. This includes all of Magenta, Basilwood, Peachwood, Clematis, Thistlewood, Perennial, Flametree, Pennycress, Felicia and Cerise. Below is the breakdown of CFS:

Child Abuse/Neglect		Firearms Violation	
Domestic	5	Noise/Loud Party	9
Fighting		Trespassing/Loitering	1
Auto Theft		Unconscious Person	
Burglary	1	Warrant Service	10
Larceny	1	Missing Persons	
Prowler		Abandoned Auto	5
Throwing Missiles		Parking Violation	1
Vandalism / Tampering		Suspicious Vehicle / Persons	5
Alarms / 911 Hang-up	14	Traffic Accidents	1
Animal Calls	10	Traffic Related	3
Disorderly	4	Other (non-specific)	11
Drug Related		Service Request	1

This document only reflects calls for police service. It does not reflect whether the report of criminal activity was FOUNDED or UNFOUNDED. It also does not reflect whether any police reports or enforcement were taken during any incident.

If you are interested in helping to start a Neighborhood Watch in your area please complete the attached survey form and return it to Suzanne Seaberg or drop in the box at the community center. If you have any questions, please contact me. A coordinator will be chosen from those interested and become my point of contact.

The Neighborhood Watch Program can have a great effect on the safety of your family, home and community and it receives tremendous support from the Police Department. However, the program is dependent upon citizen commitment. If there is not sufficient response, I will make no further effort to start the Watch program in your area at this time. Please help us to make your community a safer place to live.

Sincerely,

APO Chara Hyduke

Prince William County Police

Crime Prevention Unit

NEIGHBORHOOD WATCH SURVEY

A survey is being conducted in your neighborhood to determine if sufficient interest exists to start a Neighborhood Watch Program. The program is sponsored by the Manassas City Police Department. A minimum level of interest must exist to proceed with the program. Your support is needed to make this possible.

CIRCLE ONE

- | | | | | |
|---|----------|---------|----------|----------|
| 1. Would you be willing to attend a 4-hour training session? | Yes | No | | |
| 2. Would you be willing to attend some regularly scheduled meetings in your neighborhood to learn more about crime prevention? | Yes | No | | |
| 3. Would you consider upgrading your home security if you find that your current hardware is inadequate? | Yes | No | | |
| 4. Would you be willing to participate in theft prevention by engraving some of your belongings with your driver's license number? | Yes | No | | |
| 5. Would you be willing to leave on your outside lights at night? | Yes | No | | |
| 6. Would you be willing to take a variety of slow routes out of, or into, the community during your normal daily routine as time permits? | Yes | No | | |
| 7. Would you be able to participate in community patrols? | Yes | No | | |
| If yes, select a time: | Weekdays | Daytime | Evenings | Weekends |
| How many participants (18 yrs old or older) can patrol from your household? | _____ | | | |
| 8. Would you consider serving as a Block Captain?
(point of contact for 5-10 homes around you?) | Yes | No | Maybe | |

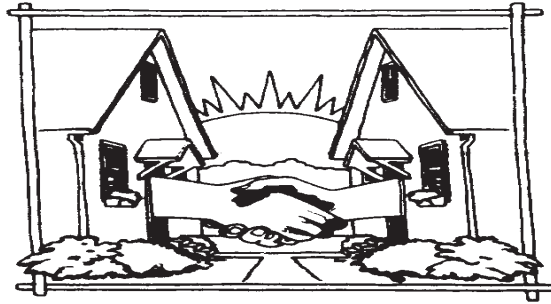
NAME: _____

ADDRESS: _____

PHONE NO.: _____

Please return this survey to: Diane Hartman, Wellington Community Center, 9700 Wellington Road, Manassas, VA 20110

Neighborhood Watch Survey



This survey is being conducted in your neighborhood to determine if sufficient interest exists to start a Neighborhood Watch Program. The program is free and is sponsored by the Prince William County Police Department. A minimum level of interest must be established before we can proceed with the program and your support is needed.

1. Would you be in favor of a Neighborhood Watch Program in our community?
 Yes No

2. Would you consider patrolling the neighborhood once every 2 or 3 months by car or by foot? (Patrol options are very flexible and require observation only– no intervention)

Maybe Yes No

3. Would you consider serving as a block captain, if needed? (Block Captains serve as a point of contact for 5 – 10 homes around you.)

Maybe Yes No

NAME _____

ADDRESS _____

HOME PHONE _____ WORK PHONE _____

E-MAIL _____

Please return to you Coordinator _____

City Information

Animal Control	257-8009
City Hall	257-8009
City Police	257-8000
Fire	368-6211
Garbage/Trash Collections	257-8252
Giant Food Shopping Carts Spotted	331-2310
Neighborhood Coordinator	257-8240
Parking Enforcement	257-8198
Permits/Property Maintenance	
Hot Line	257-8322
Street Light Problems	257-8353
Street Maintenance	257-8378
Tax Payments	257-8244
Utilities	257-8219

Prince William Information

Administration Center	792-6000
Animal Control	792-6465
County Police	792-6500
Fire/Rescue	792-6500
Landfill	791-3660
Permit Information	792-6924
Personal Property Taxes	792-6710
Recycling	792-4670
Street Name Signs	792-6666
Street Light Problems	792-6825
Zoning Information	792-6830

Wellington Home Values

**Written by Leslie Punzi
Realtor, Long and Foster**



The market is beginning to pick up! As of January 15th, there are 11 properties under contract: 2 condos, 5 town homes and 4 single family. The following sold in the month of December.

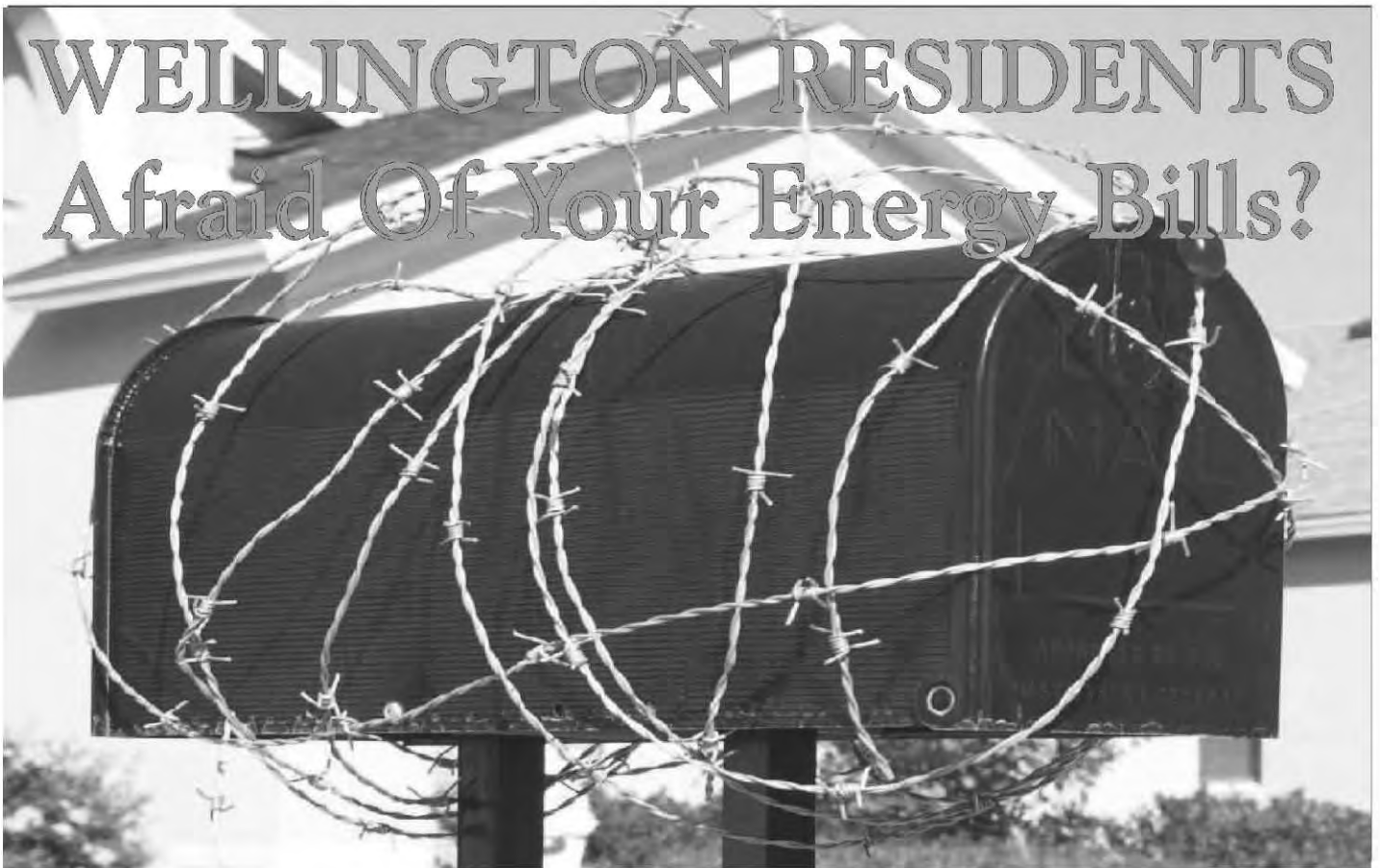
Address	Date Sold	Listed/Sold/Seller Subsidy	DOMP
9132 Verbena Court	12/21/07	239,900/238,000/6,915	190
10341 Butternut Circle	12/20/07	282,000/288,000/12,700	250
10327 Oconnell Court	12/19/07	269,900/260,000/15,600	167
9255 Fawnlily Court	12/17/07	284,900/237,930/6,930	178
9378 Cloudberry Way	12/17/07	399,900/399,900/23,994	188
10278 Butternut Circle	12/17/07	270,000/250,000/5,000	221
9013 Coriander Circle	12/14/07	253,900/220,000/0	116
10310 Butternut Circle	12/12/07	209,000/200,000/0	107
10266 Magnolia Grove	12/01/07	295,000/297,050/13,062	109

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

DOMP=Days on the market for this property

The above information provided by recent MLS data

February 2008



WELLINGTON RESIDENTS Afraid Of Your Energy Bills?

Carrier's Infinity System is the most energy efficient heating and cooling system you can buy.* It automatically adjusts for peak efficiency, saving you money.

*Versus previous models.

<p>SAVE \$250 ANY NEW HEATING SYSTEM 6 MONTHS SAME AS CASH, FINANCING AVAILABLE** EXPIRATION 12/31/07</p>	<p>\$50 FALL SEASONAL CHECK-UP† (+PER SYSTEM) EXPIRATION 12/31/07</p>
--	--

Rebate paid only on qualifying products and range from \$100 to \$1,200, depending on the product(s). See dealer for details.
** Finance charges will accrue on the purchase from the date of purchase but no minimum monthly payments will be due prior to the promotional expiration date as indicated on your billing statement, and if you pay the cash sales price of the purchase prior to the promotional period expiration date, no finance charges will be due on the purchase. Standard APR is 19.50%; Default Rate APR is 26.99%. Minimum monthly finance charge is \$5.00.

Quality Products-Quality People At A Fair Price



Serving our community since 1960.
ADCO's owners, Amy and Mark Wolfe, are Wellington residents.
800-232-HVAC
www.adcohvac.com



Turn to the Experts



(Associate Broker)



Jim Faulk
703-801-8836

Service – Value – Experience

Full Service Listings at **4.5%**
CASH Back to my Buyers

My Programs Assist YOU in this current market
Twelve Years Experience and many satisfied clients

Before YOU Decide – Call to Compare
Discover the Possibilities

JimSellsForYou@aol.com

www.JimFaulk.com



Refer a Friend



Let It Snow, Let It Snow, Let It Snow

Snow Removal Procedures

As the winter season approaches, the Association would like to provide some information on snow removal services. Who will perform snow removal within the Wellington Community will depend on location as follows:

Single Family Homes within the City of Manassas

Department of Works Street Maintenance: 703-257-8378

Single Family Homes within Prince William County

VDOT: 703-366-1960

Wellington Town Homes

Wellington Community Association has contracted Tru Green Landcare for the snow removal services for the common areas of the community. The Association does not provide snow removal to individual parking

spaces nor for sidewalk. Snow removal for sidewalks is the responsibility of adjacent lot owners.

Please be courteous and do not park in a space where an owner has shoveled.

Snow removal will start when snow accumulation reaches 2" or more.

Please Note: City of Manassas residents are required by Code to remove snow from their sidewalks within 12 hours after a snowstorm has ended or by 5:00 p.m. when snowfall is at night. Please be considerate of those who walk on the sidewalks and clean the walk in front of your home.



CleanCut Tree Services, LLC

Based in the Wellington area

Mark Hawthorne, Owner

10401 Johnson Drive

Manassas, VA 20110

703/330-7838

email: cleancuttrees@gmail.com

- Pruning
- Brush Clearing
- Tree support cabling
- Tree Removal
- Stump Grinding



Don't trust your home to just any handyman.

Call Mr. Handyman to give your home the attention it deserves.

703-368-0035

www.mrhandyman.com

YOUR HOME

is your most valuable asset.



Put Mr. Handyman to work for you!

- Flooring
- Wood rot
- Windows/Doors
- Drywall repair/Painting
- Caulking/Grouting
- And much more!

Insured. Licensed. Bonded. Reliable.

As seen on WJLA-ABC!



Here's another reason to call now !

\$25 OFF

Valid for \$25 off 2 or more hours of service provided by Mr. Handyman. Offer valid one time per visit. Coupon must be presented at time of service. Not valid with any other discounts.

703-368-0035

Expires 10-31-07

J&M Improvements, LLC

Family Owned & Operated



- Plumbing
- Flooring
- Power Washing
- Custom Carpentry
- Interior/Exterior Painting
- Deck Repair /Restoration/Install
- Complete Home Care & Remodeling
- Furniture Assembly
- AND MUCH, MUCH MORE...
- **YOUR ONE STOP SHOP**
- Electrical
- Siding
- Gutter Cleaning
- Junk Removal

WE ACCEPT VISA, MASTER CARD, AMERICAN EXPRESS & DISCOVER

(703) 594-2035 *Free Estimates*

Experienced • Licensed • Insured • Bonded

Working Tough For You

Neighborhood Helper List

(Updated 10-07)

Curt Hoeckele	703-368-7572	Mow lawn, rake leaves, shovel snow, misc. yard work
Shannon Betancourt	703-368-0783	Pet sit/walk, snow shoveling, babysitting
Alicia Chamness	703-530-8703	Babysitting, pet sit, shovel snow
Peyton Tucker	703-368-4600	Yard work, baby sitting, general helper
Scott Ahlers	703-361-4406	Mow lawn, shovel snow, misc. other work
Sheila Reilly	703-257-4181	Pet sit/walk
KJ Black	703-369-0483	Yard work, pet walking, misc. chores
Jason Cameron	703-257-9915	Mow lawn - Wellington/Hastings area
Melissa Burstein	703-361-7424	Babysitting, pet sit/walk, misc. gardening
Diana Ness	703-335-2140	Babysitting, rake leaves, snow shoveling, misc. work
Brad Wilson	571-214-9131	Mow lawn, rake leaves, pet walk, snow shoveling
Crystal Coats	703-361-0312	Rake leaves, pet sit/walk, snow shoveling
Ashleigh Herbert	703-330-0726	Pet sit/walk, snow shoveling, rake leaves
Jesse Coffin	703-393-9366	Mow lawn, pet sit, water plants, shovel snow
Katie Leatherman	703-369-6717	Pet sit/walk, baby sit, rake leaves, shovel snow
Ryan Seitz	703-369-3692	Snow blowing - Wellington/Azalea Grove
Cassie Whiting	703-369-6872	Baby-sit, pet sit/walk - Wellington/Strawflower area
Brendan Brown	703-409-0352	Hand wash & wax cars, trucks, boats - Wellington area
Corinne Meyer	703-330-3960	Pet sit/walk, play with pet - Wellington/Saffron Hill Ct.
Kaitlyn Boothby	703-330-8276	Pet sit/walk, bathing pets, pulling weeds
Jeff Hill	703-330-2075	Mow/rake, pet sit, snow shovel, yard work
Brittany O'Brien	703-509-7020	English/writing tutor (Middle-High School only)

If you are interested in being on a list of Wellington young people who would be willing to baby sit, mow lawns, shovel snow, etc., for pay, please fill out and return the form below to the Wellington Community Association at 9700 Wellington Road, Manassas, VA 20110. We will run the list in the monthly Wellington Defender.

Name: _____

—

Phone (Only 1 phone number will be listed): _____

What Jobs: _____

Area: _____

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

CLASSY KIDS CONSIGNMENT

ATTENTION BARGAIN SHOPPERS!

Spring Sales Event!

Prince William County Fairgrounds

10624 Dumfries Rd., Manassas

Wed, March 5...12-8pm

Thur. March 6...10am-5pm

Fri. March 7...10am-5pm (Family Fest Day!)

Sat. March 8...9am-3pm (50% off Sale)

Sun. March 9...10am-1pm (Dollar Dash Sale!)

- ✓ Open 5 days only! Shop early for best selection.
- ✓ More than 800 consignors!
- ✓ Kid's clothes (preemie through Junior Sizes), maternity, baby equipment, kids furniture, toys, books, movies, etc!
- ✓ Early shopping times for volunteers, consignors and new moms. Visit our website for more information.



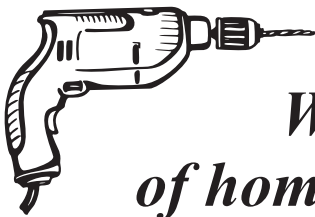
www.ClassyKidsConsignment.com or 703-357-7806

S & S HANDYMAN SERVICE

Call: 540-327-8511 (Gary or Pam Stout)

Specializing in a wide variety of home improvement projects!

We are licensed and bonded!



*We specialize in a wide variety
of home improvement projects including:*

- Remodeling
- Drywall
- Painting
- Fence Installation
- General Maintenance and cleanup
- Electrical and Plumbing
- Roof and Shingle Repair
- Tile and Hardwood Flooring

Email address: pamstephencity@aol.com

References Available

COVENANTS COMMITTEE VOLUNTEER FORM

Date: _____

Name: _____

Address: _____

Please drop off at the community center and if you have questions, call Diane Hartman at 703-330-5019 or fax to 703-330-6982.

I would like to volunteer to serve on the Wellington Covenants Committee.

I have read and understand the ROLE of the COVENANTS COMMITTEE and believe that I would be a good candidate for the committee because:

Signature

You Can Live in a Litter Free Neighborhood



Join your fellow neighbors in making a positive difference. To schedule a neighborhood clean up of your street please contact the Wellington Community Association main office at 703-330-5019 or email mainoffice@ca.org.

Please Remember: to make a positive difference, sometimes you must be willing to be a part of the solution.



Considering a New or Certified Pre-Owned Lexus?
Contact Wellington Resident, Cliff Stewart



"My Promise to you - a great deal on the Lexus of your choice plus I will pick-up your vehicle and take it in for service for as long as you live in Wellington."



13915 Lee-Jackson Memorial Hwy
Chantilly, VA 20151

Your Wellington Neighbor - Cliff Stewart

ph: 703.502.3717 cell: 703.346.4077

e: cstewart@pohankalexus.net



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



Marketing Your Home For All It's Worth!!

*If you're considering selling your home, give me a call.
My aggressive marketing plan includes:*

Have you ever wondered what your home is worth? Or what the home down the street sold for? Now there is an easy way to find out!



*** FREE ON-LINE *
Confidential
Computerized Home
Evaluation!!**
www.MyHomePropertyValue.com

- * *FREE* Market Analysis
- * 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