



WELLINGTON DEFENDER

From the General Manager

COVENANTS COMMITTEE MEETING
The next covenants committee meeting will be held on Tuesday, February 3, 2009 at 7 p.m. at the Community Center.

BOARD OF DIRECTORS MEETING
Board Meeting will be held on Tuesday, February 17, 2009 at 7 p.m. at the Community Center.

*Happy
Valentine's Day!*

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Happy Valentine's Day to Wellington! We have been very busy this month with all of the storms we have had. We had damage to several homes in the community as well as some fallen trees. Make sure to repair that siding that blew off! You may get water damage without it.

Please be sure to take down your Christmas Decorations after the holiday. We actually found lights in trees when we conducted the Spring Inspection.

Our new Board of Directors is ready to move forward to tackle the challenges of the New Year, 2009. We are happy to see their enthusiasm.

Thanks to everyone who has contacted us to volunteer.

*Diane Hartman, CMCA®
General Manager*

Wellington Community Association

Board of Directors

Tim Wilson - President
twilson@wellingtonca.org

Suzanne Seaberg - Vice President
sseaberg@wellingtonca.org

Jeri Burke - Secretary/Treasurer
jburke@wellingtonca.org

Tyler Tedford - Director
ttedford@wellingtonca.org

Fran Guastadisegni - Director
fguastadisegni@wellingtonca.org

Carolyn Lightner - Director
clightner@wellingtonca.org

Michelle Samoy - Director
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

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.

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.

Prince William County Extension Offers Classes

Saturday, January 24, Landscaping for Home Security from 10:30am-12:00pm

Your home's landscape design can make it easy on criminals or easy for the Neighborhood Watch keepers. Officer Marcia Whaley, PWC Police will discuss the do's and don'ts for the safest landscape design. Information on plant selection and pruning available.

This class will be held at the Community Room, Bull Run Library, 8051 Ashton Avenue, Manassas. Registration requested. Please call 703-792-7747 to register.

Thursday, February 5, Septic Systems and Acceptable Alternatives from 7:00pm-8:30pm

PWC homes have a variety of conventional and alternative septic systems. Will Ameen with the Prince William County Health Department will discuss the maintenance and operation of both conventional and alternative systems installed throughout the county.

This class will be held at the Community Room, Chinn Park Regional Library, 13083 Chinn Park Dr, Prince William, VA. Registration is requested. Please call 703-792-7747 to register.

WE ARE WATCHING!

Wellington Neighborhood Watch

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

Winter

*Snow removal
Plowing
Sidewalk*



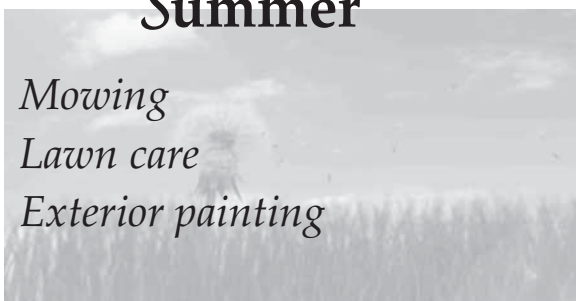
Spring

*Mulching
Lawn aerating
Lawn fertilizing*



Summer

*Mowing
Lawn care
Exterior painting*



Fall

*Leaf removal
Mulching
Gutter cleaning*



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Winter Tips For Your Vehicle

- Get a tuneup
- Check Battery
- Check Coolant
- Fix Leaks
- Check Wipers
- Fill your tank
- Fill Washer Fluid
- Carry Sand Bags
- Add a Block Heater
- Check Rear Defrost
- Know Your Car
- Get Snow Tires
- Carry Supplies
- Have a Cell Phone
- Tire Chains
- Go Slow
- Clean off your car
- Watch for children

Hello Wellington Neighbors and Friends!!



We are heading towards Spring and the buyers are out now—taking advantage of the low interest rates! There are currently 18 homes under contract (courtesy of MLS data 1/12/09)—5 condo's, 7 town houses and 6 single family. There were 14 sales in December 2008—5 condo's, 8 town houses and 1 single family. Leslie Punzi has had GREAT success in 2008 with selling homes in our neighborhood. She is able to price, present and promote YOUR home so that it goes from sale to SOLD. Call her today for your FREE consultation.

Direct Line
703 201-8477



*RE/MAX Regency
10550 Linden Lake Plaza, Suite 102
Manassas, VA 20110*

Leslie@LesliePunzi.com Web site: www.LesliePunzi.com

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

Winter Tips For Your Home

- Rock Salt to melt ice on walkways.
- Keep cases of water and canned goods that can be eaten without heating in case of lost electricity.
- Sand to improve traction.
- Snow shovels and other snow removal equipment.
- Store a supply of wood for your fireplace in case you lose your heat source.
- Winterize your home.
- Caulk windows, check attic insulation, weather stripping at doors.
- Check outside hose bibs and turn water off in areas where there is no heat.
- Clean gutters, repair roof leaks.
- Insulate pipes with insulation or newspaper.
- Allow faucet to drip a little during cold weather to avoid freezing.
- Learn how to shut off water valves in case a pipe bursts.
- Check on any elderly or disabled friends or neighbors to make sure they are ok



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- Sump Pumps
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- 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!

Safety Education for Women Scheduled for January and February

- *Could you effectively defend yourself if attacked?*
- *Do you know what your chances are of being sexually assaulted during your lifetime?*
- *Do you know the best way to protect yourself against sexual assault?*

Get the answers to these questions and many others by attending this important training!

Make your personal safety a priority! Rape Aggression Defense (R.A.D.) is a nationally recognized, comprehensive program of realistic, self-defense tactics and techniques for females over 12. Each 12 hour course includes awareness, risk reduction strategies, basic physical defense and hands on simulation training. The program consists of 4 – 3 hour hands-on workshops which will be held January 26, 28 and February 2 and 4 from 6:30 - 9:30 PM at the Community Center. A \$40 donation per person is requested. Please register EARLY as class size is limited to 15. If you are interested, please contact Suzanne at sseaberg@wellingtonca.org for a registration packet. If we exceed our class size, another session will be held in the Spring.

Sponsored by SAVAS, The Sexual Assault Victims Advocacy Service AND The Prince William County Sheriff's Office.

CONDO OWNERS

Please contact your management company for the following:

**CONDO REPAIRS
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ACCOUNTING ISSUES
AND DISCLOSURE PACKAGES**

Wellington Home Values

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



This month we are reviewing what properties sold during the month of October 1998 and the month of October 2008. This is courtesy of MLS data from January 12, 2009. Prices are beginning to stabilize in our community and as can be noted below, they are above where they were in 1998. Buyers are taking advantage of the low interest rates and reasonable prices.

October 1998	October 2008
9709 Sassafras Ct-\$102,000	9576 Buttonbush Ct-\$135,000
10276-Calypso Dr-\$122,000	10273 Calypso Dr-\$170,000
10375 Butternut Cir-\$125,910	10322 Butternut Cir-\$200,000
9418 Flowerden Ln-\$229,900	9361 Dahlia Ct-\$325,000
9361 River Crest Rd-\$207,000	9331 Amaryllis Ave-\$287,000
9402 Spice Glade Ct-\$206,900	9588 Basilwood Ct-\$290,000

Neighborhood Helper List

(Updated December 2008)

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

We Need Volunteers!

Please e-mail
mainoffice@wellingtonca.org

Help keep our community strong!

Thank you!

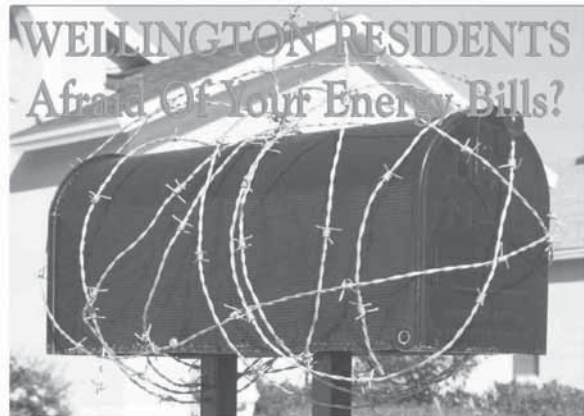
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February 2009						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Covenants Committee Meeting 7 p.m. Community Center	4	5	6	7
8	9	10	11	12	13	14
15	16	17 Board of Directors Meeting 7 p.m. Community Center	18	19	20	21
22	23	24	25	26	27	28

March 2009						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Covenants Committee Meeting 7 p.m. Community Center	4	5	6	7
8	9	10	11	12	13	14
15	16	17 Board of Directors Meeting 7 p.m. Community Center	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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