

Oakwood Village Condominium Association
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Annandale, VA 22003
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To: All Owners

**From: Oakwood Village Condominium Association
Board of Directors**

Date: October 1, 2011

Re: NEW Parking Passes

**MANDATORY FURNACE INSPECTIONS MUST BE COMPLETED BY
NOVEMBER 1st, 2011. NEW PARKING PASSES WILL BE ISSUED ONCE
A COMPLETED FORM HAS BEEN RETURNED TO THE OFFICE.**

The Mandatory Equipment Maintenance Resolution requires all owners to ensure the following:

- A. Furnace – “Shall have annual inspections by a licensed heating and Air Conditioning contractor to ensure safe and efficient operation.”**
- B. Hot Water Heater- “Shall have annual inspection by a licensed plumber.”**
- C. Water Main Supply to Unit – “ Shall have annual inspection by a licensed plumber and working heat tape and insulation on all exposed water pipes.”**

Inspection – “Shall confirm the furnace room is not used for storage of any material.”

Many people are forgetting to include a copy of the invoice / receipt along with the form this is required and must be included or will be returned.

If you have any questions please call the office 703.328.5760

Check out our web site for useful information WWW.ANNANDALEMANAGEMENT.COM

PLEASE COMPLETE THE ATTACHED FORM SO YOU WILL GET A NEW PARKING PASS ALL PARKING PASSES EXPIRE ON NOVEMBER 1st.

Below is a list of possible contractors who can perform the necessary furnace inspection work. You may use any licensed contractor you choose as long as the form is completed and all necessary work is done.

Alta Vista 703-451-8588
Croppmetcalf 703-698-8855

A-Z Contracting 571-224-7978

Attached is a new resolution recently approved by the Oakwood village Condominium Board of Directors.

This resolution is designed to keep our community safe and prevent potential problems we have encountered from units not well maintained.

Inspections will soon be required of furnaces, hot water heaters and exposed plumbing lines where heat tape is necessary. The proposed dates for enforcement will be September and October of 2009.

We experience a large number of frozen pipes (over 40) this year along with several heating related problems. Due to the lack of maintenance and the age of the heat & AC units, some mechanical equipment in creating a safety hazard for all.

A form will be distributed later that must be completed by a heating and plumbing specialist. Additional information will be provided shortly.

FAIRFAX HERITAGE VII CONDOMINIUM UNIT OWNERS ASSOCIATION

REGULATORY RESOLUTION

EQUIPMENT MAINTENANCE

WHEREAS, Section 55-79.53 of the Virginia Condominium Act, Code of Virginia (1950, as amended) (the “Condominium Act”) charges all owners and all those entitled to occupy a Unit with compliance with the Declaration and Bylaws of the Association as amended;

WHEREAS, Article 3, Section 2 and Article 5, Sections 5.A and 5.B of the Bylaws of the Fairfax Heritage VII Condominium Unit Owners Association (“the Association”) grant and assign to the Board of Directors the power and duty to provide for the operation, care, upkeep and maintenance of all of the Condominium property and to adopt rules and regulations governing the Condominium, Common Area including the Units and the Limited Common Elements;

WHEREAS, Article 5, Section 5 and Section b, of the Bylaws provides that: “Each unit owner shall keep his/her unit and it’s equipment, appliances and Appurtenances in good order, condition and repair and in a clean and sanitary condition.

WHEREAS, the Association wishes to adopt reasonable restrictions governing Maintenance and repair of individual heating and Air Conditioning (AC) systems and water main supply.

NOW THEREFORE, the Board adopts the following restrictions and regulations for the Condominium hereinafter referred as the “Rules,” to become effective immediately and which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs and assigns who currently or in the future may possess an interest in the condominium, which shall supersede any previously adopted rules on the same subject matter.

I. Definitions

- D. Furnace – “Shall have annual inspections by a licensed heating and Air Conditioning contractor to ensure safe and efficient operation.”**
- E. Hot Water Heater- “Shall have annual inspection by a licensed plumber.”**
- F. Water Main Supply to Unit – “ Shall have annual inspection by a licensed plumber and working heat tape and insulation on all exposed water pipes.”**
- G. Inspection – “Shall confirm the furnace room is not used for storage of any material.”**