



Shadowwood Condominium Association
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SHADOWOOD CONDOMINIUM ASSOCIATION

POLICY RESOLUTION 2007-03

SUSPENSION OF RIGHTS, PRIVILEGES, SERVICES AND BENEFITS FOR FAILURE TO PAY ASSESSMENTS

WHEREAS, Article IV, Section 2 of the By-Laws provides the Board of Directors with the power to adopt Rules and Regulations and to establish policy for matters pertaining to the operation of the Association;

WHEREAS, there are present and past cases of Unit Owners who fail to pay their condominium assessments but who exercise membership privileges and use Association services;

WHEREAS, this practice threatens the financial health of the Association; and

WHEREAS, the Board has determined that it is in the best interest of the Association to allow only those Unit Owners who are in good standing to exercise membership privileges and use Association services which are paid for by the Association.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board of Directors may suspend a Unit Owner's rights, privileges, services and benefits of membership in the Association, including, but not limited to, voting rights, privileges relating to the use of the parking lot and use of air-conditioning service, cable television and all other utilities if that Unit Owner's assessment account is delinquent. A Unit Owner's account shall be considered delinquent for the purpose of this resolution if not paid within 30 days of the due date.

1. Notice of a hearing shall, at least fourteen (14) days in advance thereof, be hand delivered or mailed by registered or certified United States mail, return receipt requested to such unit owner at the address or addresses required for notices of meeting pursuant to the Code of Virginia. Notice shall state the date, time and place of the hearing.
2. A request by a Unit Owner for a postponement of a hearing, received in writing, at least three (3) **business days** in advance of the hearing date at the Association's management office **may be granted one time only**. In granting such a continuance, the Site Manager or agent of the Association's choosing, and only with the approval of at least one member of the Board of Directors, **may** continue the matter to a future date, with the understanding that there shall be no further continuances under any circumstances.
3. Failure of a Unit Owner to appear for a hearing may result in a default by the Unit Owner.
4. The Unit Owner of the unit may be heard at the hearing. Other individual(s) with an interest in the matter may be heard at the hearing at the discretion of the Hearing Panel.
5. The Unit Owner may be represented by counsel at the hearing.
6. Notification shall state that suspension of rights, privileges, services and benefits may result from this hearing.

The Board of Directors may meet in executive session to discuss issues related to suspension of membership privileges. All formal votes shall be conducted in open session. The Board of Directors may take measures to enforce the suspension immediately thereafter, including painting over the assigned reserved parking space number and wording

and voiding all assigned parking decals so that other residents may use the parking space. In addition, the Association or its management agent will immediately assess an administrative fee of not less than \$100.00 to defer the Association's expenses in administering the suspension and an administrative fee of not less than \$50.00 for replacement parking decals against the account of each Unit Owner whose membership privileges have been suspended. Written notice of the decision of the Board of Directors will be mailed to the Unit Owner within seven (7) days after the hearing date. The notice shall also advise the Unit Owner of the date on which the Unit Owner's rights, privileges, services, or benefits will be, or have been, suspended.

Rights, privileges, services and benefits will be reinstated when the Unit Owner's delinquent assessment account is brought current, including payment of attorneys' fees, late fees, interest charges, administrative fee assessments and all costs incurred by the Association in connection with the delinquency and suspension. The Board of Directors shall determine when the account has been brought current and shall notify the Unit Owner of the reinstatement of his or her rights, privileges, services and benefits within a reasonable time thereafter.

November 17, 2007

This Policy Resolution 2007-03 supersedes in its entirety Policy Resolution 2006-06 and is effective immediately.

BY: _____
Brian Olivia, President

Board of Directors

I hereby certify that the foregoing Resolution was duly adopted at a regular meeting of the Board of Directors of the Shadowood Condominium Unit owners' Association this 17th day of November 2007, and is effective immediately on the date attested hereto.

ATTEST: _____

Michael Santos, Secretary

SHADOWOOD CONDOMINIUM UNIT OWNERS' ASSOCIATION

NOT FOR RESALE DISCLOSURE PURPOSES

RESOLUTION ACTION SHEET

Resolution Type: Policy No. 2007-03

Pertaining to: SUSPENSION OF RIGHTS, PRIVILEGES, SERVICES AND BENEFITS FOR FAILURE TO PAY ASSESSMENTS

Duly adopted at a meeting of the Board of Directors held on November 17, 2007

Motion by: _____

Seconded by: _____

Vote:	YES	NO	ABSTAIN	ABSENT
Brian Olivia President	_____	_____	_____	_____
Michael Santos Secretary	_____	_____	_____	_____
Rodgerick Newhouse Vice President	_____	_____	_____	_____
Skipp Galythly Director	_____	_____	_____	_____
Christina Squatrito Director	_____	_____	_____	_____

ATTEST:

Michael Santos, Secretary

File:

Book of Minutes - 2007

Book of Resolutions:	Book No.	Page No.
Policy	1	_____
Administrative	_____	_____
Special	_____	_____
General	_____	_____

Resolution effective: November 17, 2007.

NOT FOR RESALE DISCLOSURE PURPOSES