

The Shadowword



Shadowwood Condominium Association: 11639 Stoneview Square: Reston, VA 20191: www.shadowwoodcondos.com

No Snow Special Assessment

At the April Board meeting, the directors decided not to impose a special assessment for snow and ice management. Although the Association boosted the snow and ice budget from \$15,000 – \$80,000 this year, we still spent nearly double that amount on the December and February blizzards and have two months of winter weather to accommodate this year. Assuming we do not experience any significant snow or ice events later this year, it's unlikely that we will have to specially assess snow and ice management expenses.

The Board directed the management agent to suspend all but urgent landscape improvements for the remainder of the year and allocate those funds to the snow and ice management deficits. Additional budget cuts or a deficit operation for the year are other options that the Board may consider if needed. So, unlike most Washington-area associations, through prudent financial management, your Leadership Team avoided a special snow and ice assessment.

Board and Management Updates

2010 Parking Decals NOW DUE

Please take the time to ensure that you and all residents of your unit have proper 2010 parking decals displayed. The 2010 decals must be yellow, issued only by the SCA, and are not transferrable.

Decals MUST be displayed no later than 12:01 AM on 1 May or your vehicle will be towed. There are NO exceptions to this rule, so please don't ask the management agent or towing contractor for any.

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April Rule Reminders for All

1. For the safety of all people and property, no one shall be permitted to play, congregate or assemble in the parking areas or on the streets at any time.
2. Parents or legal guardians are responsible for the safety and behavior of their minor children at all times. **Minor children must be supervised by a parent, legal guardian, or responsible adult at all times on the property.**
3. For the safety of all people and property, no one or group may congregate in the streets or parking areas of Shadowwood and congregations for the purpose of games, sports play, or recreation on any of the Common Elements is prohibited except in designated recreation areas.

Units rented to others must have all paperwork on file, including an original (that is, not copied, faxed, emailed or otherwise not the original) Unit Owner Status Report and evidence of in-force liability insurance of no less than \$300,000. Please note that automobile insurance is not the same as unit owner liability insurance.

Window Coverings. Please ensure that your window coverings are in good condition and that all exterior facings are either white or tan. If you have any questions, please contact the

management agent now BEFORE you receive an assessment or rule violation notice.

Property Upgrades. As summer weather and longer days arrive, many outdoor maintenance and upgrade projects will begin. Among these projects should be the following:

Painting or siding. The Board directed the management agent to obtain competitive pricing on repainting the stucco buildings and comparison pricing on siding over the stucco. If you have an opinion on whether you prefer paint or siding, please let the management agent know at office@shadowoodcondos.com

Unit Front Door Painting. We will be inspecting each unit front door and painting those that are functional. Doors that are not functional or fireproof will have to be replaced at unit owner expense. If you have any questions about the fitness of your door, please inquire with the management agent.

HVAC Closet Doors. As you know, the closet door on your patio or balcony is a common element containing the HVAC and EMS apparatus serving your unit. The locks are being replaced and a handle is being added to each door. Please remember that these rooms are NOT part of your unit and may NOT be used for personal access or storage. If you have any items in these rooms, please remove them, and surrender your key, or they will be disposed of at your expense. Storage rooms are available at each stairwell – see the management agent for a key and details.

Roofs. Many of the roofs and underlying support structures are prematurely failing and will have to be repaired or replaced. Unfortunately, inferior quality shingles were applied atop even more inferior shingles by previous management which led to premature failures. These facts will require expensive remediation with the worst roofs being replaced first and all roofs being redone over the coming two to five years. We will install highest quality and much more attractive shingles now so

that future unit owners do not face similar issues, and much higher condo fees to fix, them we face today.

Gutter Screens. Living in a lush forest is lovely, but the leaves and debris from the forest canopy clog our gutters. For the first time in 37 years, and after spending many tens of thousands of dollars to keep the gutters clean, the Board has directed the management agent to contract for gutter screening when the roofs are redone. This will, for many years, eliminate the gutter cleaning expense and mess.

Drainage and Erosion Control. The back side of each building is having green, Chesapeake Bay–friendly storm drains installed as each heat–pump bedrock base is installed. These drains will slow and filter the storm water and slowly release it into the environment. Although not quite as efficient and effective as modern storm–water management systems, these systems are cost effective and handle up to 90 percent of the typical precipitation events in this region.

Outdoor Lighting Controls. For the first time in 37 years, all of Shadowood’s outdoor lights will operate properly and be on only when it’s dark rather than burning needlessly 24 hours a day and wasting tremendous amounts of energy and your money. As the new energy–management system is installed and commissioned, each set of outdoor lights will be automatically controlled based on daily sunset and sunrise changes through the year. As always, if you observe a burned or blinking bulb, please report its location to the management agent.

HVAC Upgrade Corner – The HVAC upgrade program is now in full swing with up to 12 units a week being converted. As of April 30, 104 units now have new heat pumps. During the months of May and June, all remaining bedrock bases for the heat pumps will be installed. If you have any landscape items or plants installed behind a building, please note that those items may be moved, relocated or removed as necessary to accommodate the heat pump bedrock base installations. We will do our best to accommodate any special requests, but we regret that we may not be able to accommodate every request.

Happy summer to all!