

The Shadowword



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

Renovation Updates

Property-wide renovations, made possible by your monthly assessments, and prudent expense management by the Leadership and Management Teams, are well underway within our community. Among the many improvements you will see:

Stucco Painting. Based on unit owner feedback, the stucco will be repainted rather than covered with siding. The Maintenance and Safety Committee selected a slightly darker shade than what is currently present on the stucco. Repairs will be made where necessary, and, unlike under previous regimes, the entire property will be painted at the same time so that the look, color and finish will be consistent. Work will commence in August and continue until the work is done.

Pressure Washing. The maintenance team, assisted by contractors as necessary, will be pressure washing building siding and many other areas. The work will commence and continue throughout the rest of the year as time allows.

Board and Management Updates

New Community Manager. The Leadership Team is delighted to welcome **Dalia Martinez** as our new on-site Community Manager. Ms. Martinez brings a wealth of experience to Shadowwood, she's well versed in common-interest community management, and is a CMCA candidate. Please welcome Dalia to the ACM management team!

Reduced Office Hours? Based on a survey of site-office traffic, our management agent is recommending that the on-site office hours be reduced to eliminate late (to 6 PM) hours on

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Stairwell Lighting Upgrade. The Leadership Team was able to fund a significant stairwell lighting upgrade program because of excellent cost control on the HVAC project and much lower costs than budgeted. As each building address is converted to the new energy-management system, stairwell lighting is being upgraded to brighter, but much more energy-efficient bulbs, and clear, stronger fixture covers. The fixtures themselves are being repaired and replaced as necessary. In addition to a more professional, aesthetically pleasing installation, all of the bulbs are of the same color type (2700 degrees K) and brightness (800 initial lumens). When a bulb reaches the end of its life, it will burn out rather than flicker. As always, please create an on-line work order to request stairwell lighting repairs and enjoy the brighter, more pleasant lighting.

Tuesdays. This will result in lower management costs as the staff that would normally be at the SCA management office can be deployed elsewhere with reduced staff cost billed to the SCA. If you have an opinion one way or another on this change, please send your comments to the Leadership Team: president@shadowwoodcondos.com

Energy Savings. Despite the hottest May, June, and July on record, we are saving tens of thousands of dollars on our electricity bills! This is a direct result of the Leadership Team's HVAC upgrade program and the ultra-high-efficiency heat pumps installed in more

than 400 of the units. During the summer billing months, we have saved more than \$23,000 on electricity costs alone, despite 55 percent more cooling degree days. We know you are enjoying the savings and the comfort provided by the new heat pumps and we know you will sincerely thank and compliment the hard work of the HVAC committee over the past six years!

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 or repaired at unit owner expense. Good news update: we have a contractor who can repair many of the doors without an expensive replacement effort. For more information, send an email to president@shadowoodcondos.com

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 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, as we face today. This work will commence later this summer or fall.

Electricity sub metering to return. Before the end of the year, SCA will return to metered in-unit electricity consumption. At the same time, we will be switching to a different electricity rate having peak and non-peak rates allowing you to determine how much you pay for electricity by adjusting your consumption to non-peak hours. You will pay for your in-unit electricity use and a small common-element charge.

Drainage and Erosion Control. The back side of each building now has green, Chesapeake Bay-friendly storm drains installed with each heat-

pump bedrock base. The landscape contractor is now fine-tuning the system. Next year, we will commence work on the front of the buildings and bury the drainage systems in a similar way.

Outdoor Lighting Controls. For the first time in 38 years, all of Shadowood's outdoor lights operate properly and are on only when it's dark rather than burning needlessly 24 hours a day and wasting tremendous amounts of energy and your money. With the money saved on parts, labor, materials and energy, we will be able to afford to add parking-island lights that were delayed by a previous regime's petty and pedantic arguments against the much-needed lighting upgrade.

Parking Lots Speed Humps. For reasons unknown, many of the parking-lot speed bumps are in the most hideous, useless, and ineffective locations. We will be removing most of the speed humps in ineffective locations and reinforce those that are in effective locations. **REMINDER: YOU MUST STOP at all intersections and the speed limit is 10 MPH EVERYWHERE in Shadowood.** The management agent will be installing additional stop signs to remind everyone and the police department has been directed to ticket and or arrest anyone speeding or not fully stopping where required.

Storage Rooms for Rent. The Board of Directors approved renting excess common element storage space. Ground-floor rooms, about 8 x 12 feet (or the size of one of the small bedrooms) are now available. Rents are \$140 a month. Please send an email to office@shadowoodcondos.com if you are interested. A limited number are available.

HVAC Upgrade Corner – The HVAC upgrade program is now in winding sown with more than 400 units now converted. Check the website for the latest updates.

Happy summer to all!

Remember: Leash your dogs and clean up after them!

Check notice boards above the mailboxes daily --- important information is ALWAYS posted there!

Enjoy the many property improvements and new HVAC!