

# The Shadowword



Shadowwood Condominium Association: 11639 Stoneview Square: Reston, VA 20191: [www.shadowwoodcondos.com](http://www.shadowwoodcondos.com)

## Dog Poop--Please Clean Up!

As we wrote last month, dog excrement on the common elements is a continuing problem. We ask that all dog owners to PLEASE look after their pets – clean up pet waste or the Association may have to take more drastic steps including contracting for special pet removal services or banning all pets from the property. Please don't force the Association to take these steps – clean up after your pets all the time and report violations to the management agent.

## Monthly Statements

As you know, the Association now assesses a small monthly fee of \$10 per account to help offset the cost of printed and mailed statements. **If you wish to receive your statement free of charge**, please remember to subscribe to electronic statements. Forms to do so are on the

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website and available in the management office.

Important statement reminders:

Shadowwood statements are prepared monthly. Statements include the monthly maintenance assessments and utility charges (see the date ranges for each utility on the statement). Statement data is available on line on the 1<sup>st</sup> of each month for all 450 unit owners. Statements are mailed on the first business day of the month. All assessments are due on the 5<sup>th</sup> calendar day of the month. The Association offers an additional 10-day grace period; all accounts not current on the 15<sup>th</sup> of the month are subject to interest and admin. fees.

## Board and Management Updates

**Ice and Snow.** As you all certainly know, we have received more snow and ice this winter than in the history of the condominium (and, in fact, since records have been kept in the Washington DC area). This certainly will be a winter to remember and was a severe blow to everyone – especially Association members region-wide who are responsible for providing and paying for civic services including snow and ice management.

The back-to-back blizzards in February taxed

everyone. **We sincerely thank all for offering assistance to those in need, for shoveling out the fire hydrants and for tolerating the noise and inconvenience of the snow moving machinery.** One unit owner complained of noise violations caused by the vendor equipment operating during evening hours. Please be on notice that the Commonwealth was under a state of emergency during the blizzards and as such, the county noise ordinance was temporarily suspended to allow for crucial snow and ice management work to proceed

efficiently and economically. Most snow and ice management efforts, regardless of where one lives or who provides the service are done at night – a time when the fewest number of vehicles are moving about and snow and ice management operations can proceed with speed and efficiency.

The Association's primary duty is to maintain, protect, and enhance the property. In doing so, it is essential that we maintain entrance and exit paths for emergency vehicles and for those residents who must either enter or leave the property. While we do not, ever, like to pile snow in any designated areas, the fact is that there is not now, and never has been, enough common ground on the Shadowood property to store accumulated snow. There is no snow landfill, and melting machines are neither available nor affordable options. So, the Association has, for decades, designated the former basketball court as an overflow snow storage facility. In this year's blizzards of some 69 inches of snow, even that vast court was overwhelmed and part of the parking lot was reserved for snow storage.

As the Association has neither the resources nor the locations to move any more snow, we encourage all to park in other available areas, including around the clubhouse where many unreserved spaces are available.

**Property Inspections.** Please remember that the management team is continuing inspecting the property top to bottom every month with more frequent outdoor inspections as temperatures warm. **Clear that balcony and patio clutter now before you are cited and NO renovation debris on the balconies!**

**NO SMOKING!** Please remember that Shadowood is a smoke-free common-element property. **Smoking is not allowed anywhere outside any unit – including on balconies, stairwells and in the parking lots 24 hours a day, 7 days a week.**

**2010 Annual Meeting Cancelled.** Because of the extreme weather, parking limitations and on the advice of counsel, the Board of Directors unanimously voted to cancel the 2010 annual unit owners' meeting on 1 March. The Board may call a special meeting for a later date. Please watch Channel 10 for updates.

**Comcast → Xfinity** As you may have heard, Comcast is rebranding its services under the Xfinity brand name. Among other new and improved features, much faster internet speeds, all-digital television service and hundreds of high-definition channels are being made available as the service is rolled out in this area. Watch our own Channel 10 for more information or call Comcast/Xfinity on 1-888-889-5471 for more information. **DO NOT CALL SHADOWOOD OR THE MANAGEMENT AGENT FOR ANY COMCAST QUESTIONS!**

**HVAC Upgrade Tax Credit – Available in 2010, not 2009. Please be sure to contact your tax advisor (DO NOT ask the management agent or Board members!) about the \$1500 available tax credit for HVAC improvements.** Details on the systems, including the compliance certificate you may need to file with your 2010 tax returns can be found on the HVAC upgrade page on shadowoodcondos.com. **The tax credit should be available whether or not your unit's conversion has completed and can be claimed only on 2010 returns for resident owners and not absentee owners.**

**Landscape Storm Damage.** Many of the hideous pine and evergreen trees, not native to this region and **never, ever** should have been planted in Shadowood, have been severely damaged by the winter's blizzards. As such, the damaged and dead trees will be pruned or removed based on counsel and advice from licensed arborists. That work will commence in late February and continue as weather and site conditions allow. **Please do not interfere with the arborists and DO NOT attempt to direct or otherwise interfere with their work.**

**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.