

# The Shadoword



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

## Dog Licensing – and clean up

**A Fairfax County license is required by law and the SCA Governing Documents for all dogs four months old or older. Licenses are \$10 for each dog, are valid for 1 year, and must be purchased by January 31.** Those who have bought tags in prior years automatically receive application forms in the mail in October. You may obtain a license in person, by mail, or online. Applications must include a \$10 check payable to Fairfax County and a copy of a current rabies certificate. Licenses also may be obtained in person at the Fairfax County Animal Shelter, 4500 West Ox Road, Fairfax. For more information call 703.222.8234, TTY 703.222.7594.

Please remember that the Association also has pet registration requirements. All dogs and cats must be registered with the management agent and current vaccination forms must be on file for each

## Board and Management Updates – Winter Weather Safety

**Ice and Snow.** As you all certainly know, December and early January have been terribly cold, snowy and icy. The big blizzard of December 2009 cost the Association more than \$40,000 for snow and ice management (our total annual budget for snow and ice management is \$15,000). In addition, two other storms required ice and snow management and another ice storm is in the immediate forecast; and, we still have many weeks of icy weather ahead. **Please exercise extreme caution when attempting to walk on the common**

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pet. A one-time pet fee of \$200 must be paid for each pet allowed on the common elements. **PLEASE follow the law and clean up after your pets --- pet waste is not to be left on the common elements at ANY time!**

## Insurance Requirements

Please take a moment to review your insurance coverage. The SCA Governing Documents require that each unit owner maintain at least \$300,000 in liability insurance. Tenants renting units at Shadowood must obtain their own, separate insurance in an amount of no less than \$300,000. Unit owners must obtain insurance regardless of where they reside and they may not insure their tenants nor subrogate their policies to their tenants. Please see the governing documents.

### elements during inclement winter weather!

Although the Association frequently expends common funds for reasonable ice and snow management efforts, and does so only through insured contractors, it is impossible to maintain 100 percent ice- and snow-free streets, sidewalks, landings and stairways. Please remember that the Association generally pushes snow to less-used areas on the property and, in rare and extremely expensive cases, arranges to move or even remove snow about and from the property.

**2010 Condo Fee.** Based on the recommendation of the management agent and the budget committee, the Board of Directors voted unanimously to increase the condo fee to the following rates:

- 2-bedroom units: \$271.96
- 3-bedroom units: \$306.84

These rates are effective with the February 1 assessment. There will be no adjustment or surcharge for the January assessments.

Although no one likes to pay more, the reality within Shadowood is that aging infrastructure, wear and tear, updated building codes and more costly materials and labor necessitate increasing the condo fee by a modest amount again this year.

The good news is that Shadowood still has one of the lowest assessments in all of Reston for a property of our size and age and our fees include many value-added benefits that few other communities offer (water leak repairs, in-unit pest management services, energy management, closed-circuit TV services, on-site management and maintenance to list a few). And, with the rapid phase out of the hideous, wasteful, extremely expensive natural-gas heating system, gas bills will soon be rapidly decreasing and offsetting most or all of your added condo fees. **What's more, nearly \$120 of your condo fee is going directly to the reserve account** and helping to rebuild underfunded replacement reserves. With significant reserve funding the Leadership Team avoids special assessments, keeps management and maintenance fees as low as possible and provides services, maintains, and significantly and substantially upgrades the common elements.

**Property Inspections.** Please note that the management team will be 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 or Drinking.** Remember that all Shadowood common elements are smoke- and alcohol-free. This means smoking or consuming any alcohol is prohibited outside any unit anywhere on the property. **No smoking on the balconies or patios or anywhere on the grounds.**

**HVAC Upgrade Program.** Three buildings with 80 units, or almost 20 percent of the units, have been converted to efficient, comfortable, safe, warm electric heat. Gas bills are already dropping while electricity bills remain stable. Electric meter installation begins February 1.

All 25 of the SCA's water heaters have been upgraded to the ultra-high-efficiency electric models. Temporary intake/exhaust ports will be removed and replaced with permanent ports once the boilers are decommissioned. You may notice condensation from some of the ports – this is normal and will disappear as the temperature warms and the ports are rerouted. All of these new systems are being professionally installed and maintained under equipment-lifetime agreements.

**The Reston Association directed that the Association place the heat pumps in the locations in which they are appearing.** Shadowood preferred that the heat pumps be placed between the patios or where the air conditioners are, but there is no equipment available fitting the existing spaces. While we agree that the RA-directed placements are not perfect, they do allow the units to operate as engineered, allow SCA resident owners to take advantage of the tax credit and will save hundreds of thousands of dollars over their lives. The heat pumps are significantly quieter than the old air conditioners and are among the quietest units available within the Association's budget.

**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 will be generally available whether or not your unit has been converted and can be claimed only on 2010 returns for resident owners and not absentee owners.**