

# The Shadowword



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

## Final Warning Dog Poop

As we wrote for the last two months, 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 will be forced to take drastic steps including contracting for special pet removal services or **possibly 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.

## March Rule Reminders

As you know, most unit interior components are private elements or limited common elements (meaning they belong to the Association, but are limited to serving one unit) maintained and

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upgraded by the owner in which the units are found. However, the Association's Governing Documents require the following on interior changes:

Article VI Section 3(b): Section 3. Internal Changes to Family Units. (b) A co-owner shall not make structural modifications or alterations in his apartment or installations located therein without previously notifying the Association in writing, through the management agent, if any, or through the President of the Board of Directors, if no management agent is employed. The Association shall have the obligation to answer within 30 days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modifications or alteration.

## Board and Management Updates

### Playing in the Streets.

Shadowwood has a number of rules and regulations regarding playing and where it cannot be done. Please note that these rules are for the safety of everyone and they are not set up to punish or prohibit play activities. Several years ago, a boy was hit by a car and severely injured. Why? Because the boy was playing in the street and not paying attention. The driver, although driving very slowly, was unable to prevent the boy from running into the side of his car and was neither at

fault nor cited by the police. As a reminder to all, the SCA rules on playing are as follows:

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 Shadowood and congregations for the purpose of games, sports play, or recreation on any of the Common Elements is prohibited except in designated recreation areas.

**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!

ACM is seeing far too many patio violations and is required by its management contract to take images and document the violations. Please help ACM help you and keep your property values up by keeping your balconies and patios clutter free and clean.

The specific rule is:

Only usual and customary patio accessories such as patio furniture, planters, flower containers, properly stored bicycles, etc., may be used or kept on any balcony or patio. No balcony or patio may be so filled as to prevent ease of escape in the event of a fire. No appliances of any type may be used or stored on any balcony or patio and no vehicle tires, doghouses, doll houses, playhouses, any other structures, stored items, containers, or flammable fluids may be kept or stored on any balcony or patio.

**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.

**HVAC Upgrade Corner** – The HVAC upgrade program is now in full swing with up to 12 units a week being converted. As of March 30, 61 units now have new heat pumps. During the months of April and May, 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.

**Landscape Upgrades.** Long-present drainage and erosion issues at Shadowood are being addressed and repaired this year. Behind each building, as the bedrock bases for the heat pumps are installed, underground drainage cisterns are being installed. This will eliminate the extensive erosion and resulting damage caused by heavy rains. In some areas of the property, special drains are being installed to filter and slow the water flow during heavy storms. Invasive plants property wide and hideous, dead, dangerous and property – damaging white pine trees are being removed from throughout the property allowing turf and other plants to thrive beneath the formerly pine-infested woodlands of Shadowood. Please keep in mind that when plants are removed, the work may not be finished as grading, seeding and replanting will occur during the proper seasons for each activity.

**Speed Humps.** Many of the speed humps in place throughout Shadowood were installed at useless locations (at the end of a street and in the middle of a one-block street for just two of many examples). As some of the humps have worn out or were damaged during the winter blizzards, we will be removing and relocating many of the humps. If you have an opinion on which humps should be removed or relocated, please send request to [office@shadowoodcondos.com](mailto:office@shadowoodcondos.com).

**Speed Limit.** The speed limit everywhere in Shadowood is 10 MPH! We are noticing many speeders throughout the property and may soon begin taking images of the offenders vehicles if the violations do not cease. Please respect the speed limit and do so for the safety of everyone.