

The Shadowword



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

Special Meeting Results

At the most pleasant ever of Shadowwood member meetings, **Mr. Olivia was re-elected to a three-year term** on the Shadowwood Board of Directors. The Association's officers remain as before.

Mr. Santos presented the **State of the Association** address and clearly demonstrated with a *very* impressive slide presentation that everything doesn't work, there is an HVAC crisis, and that very little at Shadowwood was "superbly" maintained by Association staff. The images were stunning reminders of how crucial competent management is and how effective leadership has been a current of fresh air for Shadowwood.

Messrs. Olivia and Santos also discussed the Association's finances; the growing reserve accounts and investment returns; reported on an investment opportunity and detailed the great savings the Association members are enjoying through professional, accountable management services from contracted professionals.

Board and Management Updates

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. The Board directed the management agent to obtain competitive pricing on repainting the stucco buildings. Painting should commence over the summer on all stucco (most people preferred to keep stucco rather than siding).

Unit Front Door Painting. We will be inspecting each unit front door and painting those that are

IN THIS ISSUE

Special Meeting Results	1
May Rule Reminders	1
Property Maintenance and Upgrades	2
HVAC Upgrade Corner	2

May Rule Reminders for All

1. **Shadowwood is a non-smoking property!** No smoking ANYWHERE on the property, in the stairwells, on the patios or balconies, in the parking lots or on the sidewalks or paths. You may smoke in your unit but nowhere else on the property!

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 while on the property.**

Please ensure that your residents, visitors and tenants are aware of these rules and that everyone is obeying them at all times.

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.

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

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.

Parking Lots and Sidewalks. Parking areas will be resealed or repaired, as necessary, over the summer. As these events occur, about ¼ of the parking lot will have to be cleared for work. Please pay attention to the stairwell announcements, your email notices and the SCA TV Channel for updates on when each section of the parking lot

will be closed. If you will be away from Shadowood and your car will remain, please let the management agent know and leave a key with someone who can move your vehicle should that be necessary. If your vehicle is in the way when repairs are made, it will be relocated and an administrative fee added to your account.

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.

Reston Association Pools. All RA pools, including the so-called "Shadowood" pool opened on May 29th. Passes are required and are available at www.reston.org or at the RA offices.

DO NOT CALL or EMAIL SCA FOR POOL PASSES – we do not have them – and we cannot get them for you.

HVAC Upgrade Corner – The HVAC upgrade program is now in full swing with up to 12 units a week being converted. As of May 30, 182 units now have new heat pumps. During the month of 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.

It may take up to 15 days to convert a unit, so please plan accordingly. The SCA will not be able to provide any alternative air-conditioning services, and it will not pay for alternative accommodations, but we do have a number of box fans to lend to those unit owners who may wish to borrow them. As always, tenants must contact their landlords or property managers for any services including fans.

Happy summer to all!

Remember: Leash your dogs and clean up after them!