

The Shadowword



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

Welcome New Owners!

This has been a year of great change and we would like to take a short moment to welcome all of the many new Shadowwood unit owners. If this is your first home purchase, be sure to take advantage of the home-owner tax credit as you file your 2009 tax returns. You will be pleased to learn that **we will be installing a brand-new ultra high-efficiency HVAC system over the coming year and you may be entitled to an additional \$2000 tax credit as well.** As always, please be sure to consult with your tax advisors before taking any actions. More information on both programs can be found on the SCA website: shadowwoodcondos.com

We encourage all owners, but especially new owners, to become involved with your community; there are many opportunities to serve and learn how self-governance works in a common-interest

Board and Management Updates – Renovations, upgrades!

Landscaping Improvements Continue. After 35 years of wear and tear, many of the original landscape plants installed when Shadowwood was new have reached the end of their useful lives. Many of these plants are no longer considered appropriate for dense development and, in fact, some of them are now banned from installation anywhere in Reston. In addition, root growth has threatened building integrity in some areas and in many other areas, erosion and settlement have caused other problems – all of which must be

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community like ours. Details on the Board of Directors are in your resale package and on the website. The Board meets on the third Saturday of each month at 10:00 AM in our newly renovated clubhouse. Many committees are set up to advise the Leadership Team and we can create new ones to address current issues. Toward that end, **we are calling for volunteers to join a covenants committee – and help work on restating the Shadowwood Condominium governing documents.** This committee will advise the Board of Directors on how the documents should be updated to reflect contemporary governance and the law. If you are interested in participating in this important effort, please send an email to president@shadowwoodcondos.com. All owners are welcome and no special skills are needed.

managed and mitigated. As such, the Management Team has been working with the Reston Association on identifying and removing invasive species, removing trees that threaten people and property and installing new, slower growing plants with an emphasis on four-season appeal. You will discover many new flowering species installed: elm-like zelcova trees on the islands and periphery, sparkleberry and winter beauty holly trees, perennial flowers everywhere, and many summer-flowering crepe myrtles and vitex trees

throughout the property. Although a few owners have complained, most of the pinus species have or will be removed. These trees drop sap and needles on vehicles, kill anything that attempts to grow beneath them, are not native to this area, do not thrive in our zone 7 environment, and were planted much too close to the buildings and private sewer lines which are now threatened by their invasive and destructive roots.

Erosion Mitigation. SCA will mitigate at least three, depending on cost and funding, erosion and drainage conditions. With time, weather and poor maintenance, many areas have experienced drainage issues, erosion, limited sunlight, and inability to foster diverse and healthy woodland growth. These projects will, in an environmentally sensitive and sustainable way, correct drainage and topographic issues, install a retaining wall and restore the natural woodland plants that will thrive without chemical fertilizers and irrigation.

With this project, we have discovered some **inconsiderate residents** who have been **trampling and removing newly installed plants – especially near 11641 Stoneview and from 11649 to 11627 Stoneview Square**. Please note that **only** sidewalks and paved paths should be used to get from one area of the property to another – please **do not use the lawns and woodlands as shortcuts** as your actions harm the Association's common elements and result in increased assessments or rules-enforcement hearings. The Association is aware of some of the perpetrators of these rude, self-serving, careless and costly acts and will be taking actions against them.

Painting. Early cold weather in October put a halt to the Association's efforts to paint all unit front doors and some common elements. We will resume that effort next spring. Please note that each unit owner or occupant will have to be present to allow the entire door to be painted. We will not be able to paint around doors that are not opened and cannot remain open for several hours.

HVAC Upgrade Program. The HVAC upgrade program is on track with the first building set to be converted in late 2009. The following have occurred:

- Technology chosen (16-SEER heat pumps)
- Heat pump contractors identified
- EMS/sub metering contract approved
- Loan funding requests submitted
- Reston Association approval secured
- Condenser placement approved

Assuming the loan is approved as submitted, the work will commence on a building-by-building schedule as weather allows. We anticipate the project will take around a year to complete. When fully rolled out, each unit will have a completely self-contained HVAC and electricity metering system.

In short, you will choose when and how to cool or heat your unit and you will pay for only the power consumed in your unit and not a proportionate share of all power.

A small monthly assessment will fund common power consumption. Although your electric bill may increase (or decrease in some cases), your gas bill will drop dramatically, especially in the winter, as the extremely inefficient gas boilers and related electrically powered pumping apparatus will be decommissioned and recycled. We have estimated that the average unit owner will save about 40 percent on annual utility charges and those who are conservation minded may save as much as 60 percent or more.

Communications / Internet. Please remember that the Association operates a frequently updated TV station – channel 10 for SCA residents and on the web for all. This service is provided at no cost to the Association and is a part of the Comcast bulk program. **Internet self-installation kits will be distributed on Tuesday and Wednesday December 1 and 2 from 5 to 7 PM at the SCA clubhouse (11639 Stoneview).** Only those without a cable modem should attend; all others will receive billing adjustments from Comcast on their January 2010 Comcast statement.

Happy, Safe, and Relaxing Holidays to all!