

# The Shadowword



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

## School Resumes ☺

Finally, after a very hot and busy summer, school returns. For the safety of all, please remember that the speed limit within Shadowwood is 10 MPH and that one must stop at ALL intersections whether marked with a stop sign or not.

The Association will be removing illogically placed or damaged speed bumps and installing stop signs at some locations in the coming weeks. We will re-evaluate where speed bumps are and should be – if you have suggestions, questions or comments on speed-control issues, please email them to [office@shadowwoodcondos.com](mailto:office@shadowwoodcondos.com)

**Stucco Painting.** The stucco repair and repainting program is underway with Castle Rock Square buildings nearing completion. The Association is using a new, environmentally friendly paint that should last a few years longer than the older paint formulas. Please take a look at the newly painted buildings and send any feedback to [office@shadowwoodcondos.com](mailto:office@shadowwoodcondos.com)

## Board and Management Updates

### Reduced Office Hours – LAST CALL FOR INPUT!

Based on a survey of site-office traffic, our management agent is recommending that the on-site office hours be reduced to eliminate late (to 6 PM) hours on Tuesdays. If you have an opinion one way or another on this change, please send your comments to the Leadership Team: [president@shadowwoodcondos.com](mailto:president@shadowwoodcondos.com)

Please remember that the office is staffed Monday – Friday from 8 – 4 PM and that one may make an appointment for on-site services any day during those times.

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**Pressure Washing.** The maintenance team, assisted by contractors as necessary, will commence pressure washing building siding and many other areas in September. The work will commence and continue throughout the rest of the year as time allows.

**HVAC Project Rebate.** The Leadership Team is delighted to report that it has received the first of at least two heat-pump rebates from Dominion Virginia Power of nearly \$30,000.00. The funds will be contributed to the reserve-replacement account for future property upgrades. A second check of about \$11,000.00 should be in our accounts by the end of the year.

These rebates are in addition to the \$1500 federal tax credit and Virginia rebates for unit owners.

**Energy Savings Grow!** Despite the hottest May, June, July and August on record, we are saving tens of thousands of dollars on our electricity bills! During the summer billing months, we have saved more than \$34,000 on electricity costs alone, despite 63 percent more cooling degree days.

**Utility Rate Changes.** Beginning with your October statements, you will see new utility charges – one **lowered** by the Leadership Team for electricity and **one increased by your elected Fairfax County Supervisor** for water and sewer charges. Please direct your concerns on that increase to Ms. Hudgins.

**Unit Front Door Painting.** We will be inspecting each unit front door and painting those that are functional. Doors that are not functional or fireproof will have to be replaced or repaired at unit owner expense. Good news update: we have a contractor who can repair many of the doors without an expensive replacement effort. For more information, send an email to [president@shadowoodcondos.com](mailto:president@shadowoodcondos.com)

**Electricity sub metering to return.** Before the end of the year, SCA will return to metered in-unit electricity consumption. At the same time, we will be switching to a different electricity rate having peak and non-peak rates allowing you to determine how much you pay for electricity by adjusting your consumption to non-peak hours. You will pay for your in-unit electricity use and a small common-element charge.

As always, and as is required by the SCA Governing Documents, SCA will purchase all electricity services in bulk and bill back, first in proportionate share and then based on actual in-unit consumption to each unit owner once the sub metering system is on. Each unit will be assessed a proportionate share of the common electricity expenses (for things like outdoor lighting, the clubhouse and other common-element use) and a separate line item for in-unit use based on gross consumption and time-of-use rates. Please look for **HVAC Bulletin 4** in the coming weeks for a more detailed explanation of this new, energy-saving electricity rate plan. Please direct utility questions to [president@shadowoodcondos.com](mailto:president@shadowoodcondos.com). Do not call or email the management agent with utility rate or use questions.

**Outdoor Lighting Controls Completed.** But for the clubhouse, which should be done soon, all buildings should now have computer controlled outdoor security lighting. The lights are set to operate from sunset to sunrise as chronicled by the Weather Channel for the 20191 ZIP code. If you notice a stairwell or building security light not working, please alert the management agent for repairs: [office@shadowoodcondos.com](mailto:office@shadowoodcondos.com)

**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. A limited number are available – and **we are now ready with license agreements and new locks to lease the rooms.** Please send an email to [office@shadowoodcondos.com](mailto:office@shadowoodcondos.com) if you are interested and get your storage room today!

**HVAC Upgrade Corner** – The HVAC upgrade program is now winding down with more than 420 units converted to heat pumps. Check the website for the latest updates – we anticipate all units will be completed by the end of September.

All of the old gas-fired boilers have been permanently decommissioned, removed and recycled. Spare parts will be auctioned on eBay with funds being returned to the SCA.

**Internet HVAC Control.** As we reported during the last week of August, we are now commissioning Internet control for each unit's HVAC system. If you would like to have a customized website for your use to control and schedule your HVAC unit, please send an email requesting access, including your unit number and address, to [president@shadowoodcondos.com](mailto:president@shadowoodcondos.com). Unit owners must be in good standing and attend a training session before access will be granted. Only unit owners, and not tenants, may request access.

#### **September Rule reminder.**

Parking Rule 10: All vehicles parked upon Shadowood property must be properly licensed, insured and inspected, as applicable. Any vehicle not so licensed, insured and inspected is subject to towing at any time and at the sole risk and expense of the vehicle owner.

This rule includes vehicle safety and emissions inspections, **timely display of Virginia license tags for all non exempted vehicles** and payment of your Fairfax County Supervisors' newly imposed non-tax-deductible "registration fee." Please remember to look at the windshield inspection sticker– there for 365 days to remind you of your duty to inspect your vehicle!