



The Shadowword

January 2006
Volume 27, Issue 1

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www.shadowwoodcondos.com

President's Letter

Happy New Year! I hope you all had pleasant holiday celebrations and are enjoying the relatively mild winter we are experiencing so far. **Despite the warmer weather, higher gas bills are on the way.** Beginning with your Shadowwood statement due March 5th, you will begin to see the effects of the higher gas prices the association is paying. We are doing all we can to keep the costs low. Please do your part by keeping your doors and windows closed when heating your unit and reporting any heating problems or water leaks to the office immediately.

SPECIAL NOTE: If your unit electric bill is higher than you expect, there is a chance your air conditioner may be running at the same time as your heat. If your December electric bill was higher than expected, please call the office and report the amount on your bill. We will check your air conditioner and ensure that it is not running at the same time as the heating.

UOSR Forms: 2006 Unit Owner Status Forms (formerly called "COSR" forms) were mailed mid January and were due back to the office no later than February 6th 2006.

Each unit owner must return the original form whether or not occupancy or ownership changes have occurred in the unit. Please read the letter accompanying the forms for more details.

Stairwells and Doors: The board of directors is still debating whether or not to enclose the stairwells and replace the tiling and lighting in them. Do you have an opinion on this matter? If so, please email me at:

president@shadowwoodcondos.com

and let me know how you feel.

Many stairwell doors are being poorly maintained. The board directed the staff to survey the stairwell doors, and prepare a list of any needing repairs. **Unit owners own and are responsible for repairs and maintenance on all entrance doors.** You can obtain the Reston-approved brown paint free of charge from the Association office and either repaint or touch up the paint. Unit owners whose doors need repair or replacement will be sent a letter by the office and given direction on what to do.

Landscaping: The board is waiting on contractors to finish stump removal around the property. All stumps from the recently removed trees and remaining stumps from previous tree removal will be completed this month. We are also submitting an application to the Reston Association for the new landscaping, lighting and structural walls at the island in the 2231 block of Castle Rock Square. Details are on display in the community center. (If we have missed any stumps by your unit, please report them to the office).

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President's Letter Continued...

HVAC: The HVAC Replacement Committee kicked off its 2006 capital program with a meeting on February 4th. More details about that committee and its work will be available on the website and in the next Shadowword. If you are interested in joining the committee, please send me an email at

president@shadowwoodcondos.com

For those who would like to see how one works, the community center is now heated by a heat pump. The office staff report better comfort and a more even temperature from room to room with the new heat pump in operation for about 2 months now. Please stop in the office and check it out at your convenience.

New Pest Management Company: Based on community feedback, the board voted to terminate the contract of ProTech and selected Triple S as the new pest management company. Similar treatment programs will be offered, and the community center and dumpster enclosures will be treated at no additional cost.

New Custodians / Janitors: The new janitorial services company began work early this month. It appears that the property is looking better. Please let me know your comments and suggestions on how this new company is working.

2006 Annual Meeting: Mark your calendars now for the 2006 Annual Meeting. Monday, March 6th, at 7:00 PM. The meeting should be

short this year with no new business and two board of directors seats open for election. Please look for the mailing to your units and/or see the website for more details:

<http://tinyurl.com/c6sys>

LANDLORDS / REAL - ESTATE AGENTS / PROPERTY MANAGERS: Absolutely NO signs of any kind may be displayed in unit windows, on doors, or on any of the limited or common elements. This includes FOR RENT or FOR SALE signs. Any such signs displayed may be removed without further notice and/or the unit owner may be subject to administrative fees and/or hearings fines.

NO lockboxes may be attached to any stairwells or other common elements. Any found will be destroyed and discarded without any further notice.

Website and Email List: There are now more than 350 names on the (secure) SCA Email list. Be among the first to hear of important news and any emergencies by subscribing to the list here:

<http://tinyurl.com/8d6v6>

The list is secure, maintained on an SCA computer and is used only for SCA business. You will not be inundated with spam (unsolicited email), and we attempt to send no more than 2-4 email messages a month.

Administrative Fee Program: As many of you know, the board

implemented administrative fees for rules and regulations violations. For the first time in over 30 years, the dumpster and trash areas are beginning to appear decent and maintained. Thanks to your suggestions, this program seems to be working and solving some of the problems you have frequently brought to the board's attention. How do you feel about this program? Is it working? Are there other areas that need attention? Please let the board know by sending an email to

president@shadowwoodcondos.com

INSURANCE: I am disappointed to report that there are still 25 unit owners who have not obtained mandatory liability insurance (The Association, through vote of its members, passed this requirement at the 2005 annual meeting last March and waived the requirement for insurance to be in force until June, 2005). **If you have not obtained insurance please do so immediately.** The board will recall those who have not obtained insurance to hearings in February and March and may impose severe sanctions and fines on those who have not obtained insurance. As a requirement, ALL unit owners and ALL tenants MUST have liability insurance. There are NO exceptions and MORTGAGE INSURANCE is not a substitute for owner or tenant liability insurance.

The rest of the newsletter contains a few tips and hints on how SCA

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President's Letter Continued...

help you.

How Can You Help Shadowood Help You?

Simply by complying with the points below, **all of us** will avoid future headaches and administrative fees, and we will enjoy Shadowood as the great community it can be!

Proof of Insurance. Provide the office with a copy of the declarations page of your homeowner's insurance showing your liability coverage (**was due on or before June 15th 2005!**)--all those without proof of insurance on file after June 15th will be called to a hearing where services (including air conditioning) may be suspended.

Updated Address. Make sure the office has the most recent correct address for your billing statements, particularly if you live off-site.

Water Leaks? Promptly report to the SCA office any leakage or water issues that you notice. The association provides FREE leak repairs.

Smoke Alarms. Make sure your smoke alarms are functioning properly and have fresh batteries or live connections to a power source. If your smoke detectors are part of an alarm system, please provide the Shadowood office with evidence of the connection and any special testing requirements for your unit.

Pets. Keep the office updated with current information on any pets housed in your unit; keep your vaccinations current and pay your required Shadowood pet fees. Use the pet waste stations on the property—CLEAN UP AFTER YOUR PETS!

Tenants. Keep the office updated and copied on status and documentation of any tenants residing in your unit.

Current Vehicle Registrations. Notify the office if you are in the military AND have an active-duty assignment at Ft. Belvoir, have non-Virginia license plates or a legal excuse from having updated registration and valid inspection and county stickers for your automobile(s), so that you won't run the risk of being towed. With VERY few exceptions, ALL SCA-decaled vehicles parked on SCA property MUST be licensed in Virginia, have a valid inspection and FAIRFAX County decal. All others are subject to immediate towing at the sole risk and expenses of the vehicle owner. **SCA WILL NOT under any circumstances reimburse towing or storage fees.**

Please notify the office immediately of lost/stolen SCA parking decals.

Trash and Recycling. Place your trash and recycling materials IN a dumpster, **NOT** on the ground. If the dumpsters are full in your area, you must go to another dumpster on the property. It is

NEVER acceptable to place trash or recycling materials on the ground.

RULE REMINDERS

1. No appliances of any type shall be used or stored on any balcony or patio. No vehicle tires, doghouses, doll houses, playhouses, any other structures, stored items, containers, or flammable fluids shall be kept or stored on any balcony or patio. **Only normal patio accessories** such as patio furniture, planters, carpeting, flower containers, etc., shall be used or kept on any balcony or patio. No balcony or patio shall be so filled as to prevent ease of escape in the event of a fire.

2. No charcoal cooker, brazier, hibachi, grill or any gasoline or other flammable liquid or liquified petroleum gas-fired stove, wood-burning stove or similar devices shall be ignited or used on the balconies or upon the patio or within 15 feet of the apartment buildings of similar type occupancies. **Nor are any of these devices allowed to be stored** on any balcony. Electric grill are allowed provided they do not require an extension cord and have a ground plug.

3. The Co-Owners shall perform all normal maintenance to the patio or balcony appurtenant to his or her unit, including keeping the patio or balcony in a clean and sanitary condition, and shall be solely responsible for any cost necessary for repairs due to his or her negligence, misuse or neglect.

Police Reports Made Easy

Are you aware that you can file a police incident report on-line? Many of you may be inclined to let the annoyance of a minor violation pass unreported. Perhaps you do not want to file a report because you feel it is not worth the time, or you do not want to wait around for an officer to show up to take your report, or you know they will never catch the guy anyway, or maybe you do not have the non-emergency number handy and the violation is not worthy of a 9-1-1 call. Filing a report on-line is simple and convenient.

By filing a report, you let the County know that a problem occurred. Fairfax County Police take this information into account when formulating police patrols.

Increased patrols and an increased police presence will deter incidences from happening again, either to you or to your neighbor

Filing a report on-line is fast, convenient, and will help make Shadowood a better place to live. Simply go to

www.co.fairfax.va.us/police/

click on "File a Police Incident Report On-Line" and follow the simple instructions. If you prefer to report criminal activity over the phone, you can call the non-emergency number at 703-691-2131 or, in an emergency, 9-1-1.

If you do not let the County know a problem occurred, it is the same as letting them know that no problem occurred.

You can use the on-line form to report:

- Noise Violations
- Destruction of Property
- Disorderly Conduct
- Suspicious Events, Persons, and Vehicles
- Vehicle Tampering
- Trespassing
- Civil Disputes, and more.

SHADOWWOODS #1 SELLING AGENT...

Over 20 million sold. Call me when you are ready to sell or buy, I know Shadowwood better than anyone else. I also own property here. Over 50 units sold last year. Call me before you call anyone else

@ 703-501-5252

Shadowwood's
#1
Selling Agent



**For Sale 3b/2fb \$289,900
2200 #32C Castle Rock Sq.
Listed by Deyi Awadallah**



**Under Contract 2b/2fb \$269,900
11659 #1B Stoneview Sq.
Listed by Deyi Awadallah**



**For Sale 2b/2fb \$289,900
2232 #1B Castle Rock Sq.
Listed by Deyi Awadallah**



**For Sale 3b/2fb \$289,000
2206 #21C Castle Rock Sq.
Listed by Deyi Awadallah**



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If your home is currently listed with another broker, this is not intended as a solicitation of that listing.





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