



The Shadoword

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www.shadowoodcondos.com

FIRE DAMAGES SCA COMMUNITY CENTER

As you may have heard by now, the Shadowood Community Center and offices were heavily damaged by a fire on Sunday, July 9th. Fortunately, no one was hurt or made homeless by the fire, but the Association's business has been severely affected and limited.

The building structure was not severely damaged, but there is extensive smoke damage throughout the entire building.

The building, including the office space and community center, is closed until further notice. For your own safety, please do not attempt to enter the building unless directed to do so by a staff member.

What does this mean to our community:

1. **For now, all Shadowood business is being handled on an appointment-only basis.** You may call the Shadowood office on 703-620-5444 and leave a message or email your request to:

president@shadowoodcondos.com

2. The community center will be unavailable for any private parties.
3. Maintenance issues will continue to be addressed as always.
4. The car washing area will remain



Damage to the front of the building.

open and available for all SCA residents only. As always, users of this area must have a current SCA parking decal displayed.

5. In-unit pest control services will be suspended until further notice.
6. Resale requests will be delayed. Please request all resale documents with plenty of advance time. Unfortunately, SCA will not be able to process any rush requests.
7. **Although the staff makes every attempt to respond as quickly as possible to residents, please understand that there will be significant delays until we restore normal operations. For their personal safety and health, the staff are working in alternative locations and have been directed not to be in the community any more than is absolutely necessary.**

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SCA Community Center Damaged by Fire

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At its July 15th meeting, the board voted to resume renovation, clean-up and consolidation efforts in the combined SCA offices and community center.

This will require keeping the building closed for the remainder of the summer and working from an alternative location.

Shadowood will be leasing a unit on the property from an owner and conducting the association's business from that location. As soon as the temporary location is determined, the staff will place announcements in the stairwells, the website will be updated and an email will be sent to those on the SCA email list.

Here are some tips to help you get what you need from the association:

Bookmark and frequently check the SCA website for answers to

your common questions: parking decals, rules and regulations, rental requirements and documents, resale requests, links to the financial administration (Koger) company, and soon a link for access to your own account at Koger:

www.shawoodcondos.com

Subscribe to the SCA Email list. It's spam free and used ONLY for SCA business and it's the most time- and cost-efficient way for the Association to communicate to it's members. (Each printed edition of "The Shadoword" costs the Association about \$500 or just over \$1 per unit. Email, website and TV channel communications are free and can be changed and updated as many times as necessary.

Check the SCA TV channel (Channel 10 for residents on the property) for updates.



Damage to the front lobby of the building.

PLEASE avoid calling the office for routine matters. Each call must be handled manually and costs the association.

Of course, this fire serves as a reminder to all that we should be frequently testing and replacing the fire and smoke detectors in our condos. Please test your fire or smoke alarm today and change the battery while the thought is in your mind.



Left: Damage to the front lobby of the building.

Above: Fairfax County Fire and Rescue Responded Quickly After Being Notified

HOMEOWNERS INSURANCE COVERAGE

All Unit Owners MUST have the following coverage:

Personal Liability (NOW REQUIRED OF ALL UNIT OWNERS): Personal liability protection is required in an amount of at least \$300,000 to protect unit owners' personal assets should a unit occupant be found negligent (liable in causing bodily injury or property damage).

All Unit Owners SHOULD have the following coverages:

Personal Property: All items that you own – valued at replacement cost. Means the cost at the time of the loss to replace damaged or stolen property, not what you paid for the item.

Guest Medical Payments: Medical expense coverage for guest(s) injured on premises without proof of negligence.

Loss of Use: Provides reimbursement for living expenses incurred away from the unit as a result of a covered loss, for example if a unit were destroyed by fire.

Master Insurance Policy Deductible: Coverage for \$10,000 deductible. Should a loss originate from your unit or be caused by someone residing in, visiting or working in your unit, the \$10,000 master policy deductible is your responsibility.

Additions & Alterations: This should cover any item that was not installed in your unit when it was originally purchased from the developer. For example: upgraded floor and wallcovering; bathroom and kitchen fixtures; and appliances.

Condominium Loss Assessment: Protects the unit owner should a covered loss be incurred by the association which exceeds the association's insurance coverage. The association would then assess the owners to collect the amount of the loss that exceeded the policy limits.

Water Backup: Covers damage caused by water and sewage backing up through the drains and sewers. Shadowood Condominium Association **STRONGLY** recommends that you have this coverage if you own a ground floor apartment.

Loss of Rent: For leased units, to cover loss of rent during renovation after a loss.

Monthly Assessments: Coverage to pay monthly condominium assessments during renovations after a loss.

Proposed Permanent Closing of the Shadowood Pool

It is urgent that all residents and all owners make views known to the Reston Association Board of Directors on this subject; their Special Committee on Parks and Recreation is rapidly speeding our one amenity into history. We have a few supporters, but the committee is evenly divided. The Tall Oaks neighborhoods strongly protested and stood up for keeping their pool open and the Committee voted on July 17 to back them and recommend it. Everyone needs to speak up, ask for improvements, tell them what we want, and **USE THAT POOL**. The SCA Directors will try to get a Shadowood meeting with the Committee, but do not delay taking action yourselves.

The SCA Office CALL or DON'T CALL???

The period of getting re-established after the fire allows for some exceptions on normal business, but please note President Olivia's directions for what to do if you need the services of our office and maintenance staff for routine matters. Continue to call Koger Management regarding bill payments, balances, and most financial questions; we contract with them to handle the finances.

Use judgment in calling our onsite office and especially the emergency service to avoid loading down our 2 person admin staff with nuisance and nonsense calls. They administer the condominium; they are not an apartment rental office, and aren't paid to handle anything other than Association business. Some of the examples that have come in are almost hysterically funny if it wasn't costing us money for every one of them and the requests weren't so preposterous. Read the Handbook to get a better grip on what a condominium is and who does what for whom. In general:

Call the Fire Department or 911 for fires. Notify the office after that.

Call 703-620-5444 immediately for water leaks, floods or water and sewer backups so that problems can be abated as soon as possible and the source can be determined. [The condominium will fix common element problems; individual owners are generally responsible for interior unit problems.]

Call that same number during office hours for heating and AC repairs. These are handled as non-emergencies, except for no heat in very cold weather.

To get resale packages and secure new parking decals you generally need to make an appointment and visit the office and provide required leases, insurance certifications and status reports. These are not done an emergency basis; the office can give temporary permits but they aren't "on call" for this.

All complaints by owners and tenants about By-Law or rule violations, must be made in writing. Do not call and expect staff to write it down; they can provide a complaint form, but you must provide identifications, dates and details. These are confidential but the Association can't act without information.

We don't do lockout service, supervise residents' children, serve legal papers, build new recreational facilities, nor provide cleaning or general repair service for individual apartments. Our office staff are lovely and helpful, but we ask that you not waste their time or take advantage of them. We need everyone's cooperation during this very disrupted period and all the rest of the time as well. Shadowood can use many more volunteers. With thanks for your help; please join a committee if you want to be part of improving our community.

Lois Lynch, Vice President

SAVE WATER



H2Options leak repair services are available free to all Shadowood residents! Don't waste time or money. Call (703) 242-2201 at the first sign of a leak in your unit!

FOR RENT

Three Bedroom / Two Bathroom Unit in Shadowood. Great Condition! \$1600 a month

**Available October 1, 2006
(480) 682-7206**

Where Was the Last Shadowood??

Hello Community - Some of you have asked what happened to the last Shadowood. My apologies to all, but with work, school, and being on travel, I was unable to complete it last month.

Please remember that the information contained in the newsletters can be obtained on the community's website. Its a great resource and most questions can be answered there. The next Board meeting will be August 19 at 10AM. See you there!



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