



# The Shadowword

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[www.shadowwoodcondos.com](http://www.shadowwoodcondos.com)

## President's Letters

**G**reetings Shadowood Co-owners and Tenants:

School is (finally) in session after what seemed to be a much more sultry summer than is normal for Northern Virginia. (Statistically speaking, this summer was slightly cooler than normal). Fortunately, our aging air-conditioning system kept us reasonably cool and comfortable through another season, and we are only slightly above the air-conditioning repair and maintenance budget. Our maintenance staff rebuilt a number of air conditioners rather than buying new ones saving the association close to \$10,000. Our thanks to the hard-working maintenance team: Ivan and Hernan.

We have received the final report from Chevron Energy Solutions and heard from the project team during the September board meeting. The projected cost of the system is \$4.8 million (about \$10,600 per unit). The board will be considering the system and options for implementation and financing during the coming months with a detailed discussion at the October 15<sup>th</sup> board of directors meeting. Please plan on attending this important meeting.

Heating and energy costs will be higher than ever this winter with projections of natural gas (heating) prices increasing as much as 100%



**Checking and replacing as needed the weatherstripping around your windows and doors will help mitigate some of this winter's heating costs.**

from last winter. What's more, the winter is predicted to be colder and longer than usual. Please plan and budget now for sharply higher heating bills this winter.

Other updates and news:

Koger Management Group is nearly complete with the AMSi financial services management migration. As such, the Resource Bank lockbox will be closed at the end of September. If you are sending your payments to any address other than in Phoenix, AZ, the payment will be returned without further notice. Please make any necessary changes to your on-line banking accounts now.

The board approved a concrete replacement program and work will

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## President's Letter Continued...

begin soon on replacing damaged and cracked pavement and landings. You may experience some minor inconvenience during this project, but the contractors will attempt to minimize their impact. Please do not disturb any freshly poured concrete; any violators will be assessed the cost or repairs or replacements.

**Rules and Regulations Enforcement.** As many of you have been requesting, the board has directed our two officers in residence to enforce the Shadowood rules and regulations. Among other items being enforced are decal and vehicle registration, congregation in the stairwells, and trespassing. For those who wish copies of the rules and regulations, see the Shadowood website:

English: <http://tinyurl.com/8ft2g>

Reglas y regulación (en español): <http://tinyurl.com/c47vg>

**Comcast TV and High-Speed Internet.** Comcast has begun its fiber-optic upgrade plant within the Shadowood property and should be complete by the end of October. Once the construction is complete, the program rollout will begin. Please see this website for updates as they are announced:

<http://tinyurl.com/arn28>

**Landscaping.** The two defective swales in originally installed by TruGreen have been replaced by Genesis with much nicer and natural looking stones. The large,

flat stones are less prone to being removed and thrown and fit in better with the natural wooded appearance of Shadowood. The Reston Association approved Shadowood's request to remove dead and declining trees and stumps throughout the property. That work will begin on September 19<sup>th</sup> and continue until the winter weather is too cold to plant.

**2006 Budget.** The budget and finance committees along with the board will begin budget work in late October and early November. The first meeting is Saturday November 5<sup>th</sup> at 9:30 AM. Please plan on attending this very important meeting—it's where the condo fee and all programs are established and funded and your chance to influence how much or little you pay to maintain Shadowood and what projects you would like the community to support and invest in.

**Octoberfest.** Shadowood's annual Octoberfest is scheduled for Saturday October 8<sup>th</sup> from noon to 4 PM. Please join the board and staff, McGruff the Crime Dog, our officers in residence and your neighbors for food, fun and entertainment. No charge: SCA Provides food and beverages, entertainment, music, free child-seat inspections, and a good time for all. The event goes on Rain or Shine—so be there and have fun!

**Winter Helpers.** If you are interested in helping shovel snow and clear paths during the

### A Few General Reminders:

1. All residents (owners and tenants) must register with the office
2. Parking decals are not transferable from occupant to occupant
3. A move-in fee is required of all new occupants
4. All pets must be registered, proof of vaccinations provided and pet fees paid
5. Condo fees must be received (not postmarked) by the 15<sup>th</sup> of the month to avoid late fees and interest charges
6. You may register with Koger Management for automatic withdrawal of condo and utility fees (see the back of your statement for directions).
7. All Shadowood residents are automatically members of the Reston Association (RA) and are entitled to use and enjoy the benefits and facilities provided by RA.
8. Indoor swimming year round is provided at the Hunter's Woods Recreation Center less than a mile from Shadowood.
9. Liability Insurance is required of everyone (owner occupants, tenants, and absentee owners). If you have not already provided proof of your insurance, do so now.

winter snow season, please contact the office at 703-620-5444 or [commmgr@comcast.net](mailto:commmgr@comcast.net) to register. There are volunteer and paid positions available.

# JOIN THE CRIME WATCH COMMITTEE

The Shadowood Crime Watch Committee is seeking additional members. The goal of the committee is to create an environment here at Shadowood that is hostile to all criminal activity.



Members of the Crime Watch Committee will learn how to monitor activities in the community, and how to properly handle and report anything unusual or suspicious. The Crime Watch committee will meet once a month or so to share information with the Shadowood security team and create plans for enhanced community safety and security. The committee will also take initiative to keep the community informed, educated, and involved in discouraging crime at all levels. The committee will reach out to fellow Shadowood residents and train us on how we can further safeguard ourselves and our surroundings.

The Crime Watch Committee is open to all concerned residents of the Shadowood community, and heavy participation is invited and needed to make this initiative a success. Please call the Shadowood office during normal business hours at 703-620-5444 to add your name to the Crime Watch Volunteer List.



# Virginia Braces for Record-High Natural Gas Prices

Virginians should prepare themselves for an unprecedented spike in natural gas prices this winter, the Virginia Public Service Commission (PSC) warns.

"Natural gas is likely to cost more than it did during the winter of 2000-2001, when prices set a record," PSC Chairman Mark David Goss said in a news release Wednesday.

Consumers should prepare now for the season.

"Get ready for winter by weatherizing your home," Goss said. "If you haven't already done so, contact your utility about budget billing plans that give you a predictable heating bill every month, so you won't get hit with unexpectedly high bills in the winter."

Natural gas prices doubled this summer over last summer; usually they decline in warmer weather.

If this winter is mild, prices may be more reasonable, but a frigid season that increases demand could drive prices higher, Goss said.

"That is why it is so important

## Here's Why Prices Are Rising:

- Crude oil cost increased, pushing up fossil fuel prices.
- Higher demand for gas because more people used air conditioners over the summer. About 50 percent of natural gas needed during winter is stored over the summer. Previously, it was less expensive, helping offset winter costs. This year, it's costing more.
- Natural gas demand across the country is rising, but new production can't keep up.
- "The supply disruptions caused by Hurricane Katrina simply made a bad situation even worse," Goss said. "Most of the gas used in this part of the country comes from the Gulf Coast, so we will still be feeling the effects of Hurricane Katrina this winter."

that consumers do whatever they can to reduce the amount of natural gas they use," he said.

Natural gas prices are not federally regulated at wholesale, and they change with supply and demand. In Virginia, gas companies can recover the wholesale cost of gas sold to customers. PSC reviews cost adjustments to assure they reflect the wholesale cost of the gas.



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