



# The Shadowword

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

## President's Letter

Happy autumn to all:

After a long, hot, dry summer, autumn is finally here and the leaves are beginning to change color and fall. Despite the dry end of the summer, the colors are beautiful; please enjoy the natural beauty of the Shadowwood community and respect the many plantings around the property.

Here are some updates on projects around the property:

**Phase II Island (2231 – 2259 Castle Rock Square):** After sitting dormant over the summer waiting for rain and lighting proposals, the board has decided to install the plants this autumn without more waiting for the lighting proposals. Our staff has been unable to secure cost-effective lighting solutions and is still working to find alternative providers. As the autumn season the best time to install landscaping, you will soon see the plants installed along this, our biggest, island. Kate Davidson, our landscape architect, has ensured the board that installing lighting after the plants will not harm or kill any of the plants.

**Phase III Islands (11621 – 11627 Stoneview Square and 11635 – 11637 Stoneview Square):** The board approved landscape improvements to these islands at its September board meeting. These islands (and all of the other islands) are pre wired for future lighting, so there is no need to delay improving these islands with new plants. As one of the first things visitors and residents see, the landscape committee accepted Kate's recommendation that these islands be given top priority. The remaining three islands will be completed in 2007.

**Additional Landscaping:** At the annual meeting in March, Kate Davidson unveiled a master plan for landscape

improvements to the backs of all the buildings. The Board has solicited several bids from contractors and the cost was in excess of \$100,000. Because of the high cost and the other high priority projects, the Board has decided to split the project into two phases. The first phase will see the removal of the trees slated to go and the pruning of the woodline. Most of the trees to be removed have reached the end of their lift span and/or are considered invasive species. That phase should be completed during 2007. The second phase will see the planting of new, native-specie trees. We will be planting more trees than removing so the end result will be more trees in Shadowwood. In addition to the new plantings, we will add stone swales to mitigate erosion caused by water flow. Please see the swale behind 2255 – 2259 Castle Rock Square for what we plan to install.

**HVAC System:** As most of you know, our aging air-conditioning system limped through another hot summer. (Statistically speaking, the summer of 2006 has been about 5 percent cooler than average). The HVAC committee, headed by board member Rod Newhouse, continues working toward a cost-effective solution. I am delighted to report that we now have heard from 3 competent contractors on a variety of HVAC options. The system presented most often seems to be an electric heat-pump system for cooling and heating with natural gas backup heating for the coldest days of the winter.

Although no perfect or preferred solution has yet to emerge, these options meet all of the HVAC committee's objectives including giving residents the decision when heating or cooling is used in their units. What's more, an electric heat-pump system:

*Continued Next Page*

1. Transfers most of the fuel-cost burden onto individuals rather than lumping fuel costs into the common gas charge
2. Uses a high-speed blower so more of the heated or cooled air will reach the bedrooms
3. Takes maximum advantage of SCA's ability to purchase electricity at bulk, highly discounted rates. Electric rates are much more stable than natural gas rates
4. Eliminates the need and cost to pipe gas to each unit on the property
5. Through implementing optional controls, gives the community the choice to switch to natural gas heating in the future

**Heating Conversion:** As most of you know, SCA owns and operates the HVAC system and can provide only heating or cooling at one time, but not both and cannot easily switch back and forth between heating and cooling. The Board voted to begin the conversation and the entire community should have heat by October 12. Please ensure your A/C blower is no longer running. If it is, please contact the office to schedule a maintenance repair. Please remember that cooling will not be available again until Spring 2007.

**Natural Gas (Heating) Cost:** I am pleased to report that natural gas prices have fallen drastically since last winter. We are watching the markets carefully and will lock in a winter 2007 rate soon. While I don't yet know the exact rate for this heating season, I believe it will be 1/3 to 1/2 the rate we paid last winter.

**Smoke Detector Check:** Standard Time begins this year on Sunday October 29<sup>th</sup>. Please remember to set your clocks back one hour and ensure that your smoke detector batteries are fresh and that your smoke detector is working.

**Comcast High-Speed Internet:** This project is still bogged down in complex negotiations with Comcast, SCA, Dominion Virginia Power and the State Corporate Commission. We continue to inch along and work toward implementing this highly valued and anticipated project. As soon as I have a solution, I will announce it on the website and in the next Shadowword. Please see the boxed article elsewhere for an option to consider.

**Clubhouse Renovation:** New doors have been installed on both the front and back of the 11639 Stoneview Square building with windows ordered in September. The architect developed the last of the plans which are being submitted to the Reston Association and Fairfax County for approval. Once we receive approval, construction will commence with our reveal set for the March annual meeting. Please see the text box for your chance to vote on how best to use the space.

**2007 Budget:** The Shadowood Treasurer, Trent Benisch, has been working with Koger Management on the 2007 budget plan. The community review meeting is **9:00 AM EST on Saturday November 4<sup>th</sup>**. Please plan to attend this important meeting – it's where your condominium assessments for an entire year are established. If you cannot attend, please send any comments to me at [president@shadowoodcondos.com](mailto:president@shadowoodcondos.com).

**Rules and Regulations:** As many of you have requested, our staff and board are continuing with vigorous rules and regulations enforcements. Target enforcement of missing, outdated, illegal or incorrect vehicle licensing is now in process. As a reminder, virtually ALL vehicles parked at Shadowood MUST have a valid Virginia inspection sticker and Virginia license plates. Those missing stickers or tags are subject to towing at any time. Bottom line: if you live at Shadowood, register your vehicles in Virginia.

We are bringing back an old feature of The Shadowword. Please see elsewhere in *The Shadowword* for a review of one of our rules or regulations. Each month, we will publish a rule or regulation relevant to the season or observed activity.

King regards and happy autumn to all,

Brian Olivia, President

## Board Reorganizes

A few weeks ago, your Shadowood Board of Directors decided to reorganize its officer positions. While Board members are elected by the community at large, officer positions are selected by Board to best suit the needs of the community and the Board's agenda.

Director Skipp Galythly was nominated and selected to become the new Vice President of the Shadowood Board of Directors. Former Vice President Lois Lynch remains on the Board as a Director and will continue her active roles and responsibilities in the community.

Vice President Galythly brings forth a firm commitment to serve in the best interests of all unit-owners within Shadowood. As a lawyer and natural-organizer, Mr. Galythly's new role will greatly improve the efficiency of the Board consistent with the governing documents of the Association.

Mr. Galythly has been extremely responsive to unit-owner requests and active in the community. Elsewhere in this newsletter, you will see that he has volunteered to chair the Covenants Committee to review and rework the rules and regulations for Shadowood.

The Board of Directors congratulates Vice President Galythly in his new leadership role and looks forward to working with him!

## One More Thing...

As your president, I am delighted to work on items that are of interest and value to you. I personally thank you for the trust you have placed in me to efficiently run and manage our association and its \$1,500,000 annual budget and I hope that I have fulfilled my pledge to vote on items that are in the best interest of everyone (or the majority when it's not possible to please everyone).

To help me, and my fellow board members understand your needs and wants, please let me know how you feel on the following:

You may send an email to me as follows:

president@shadowwoodcondos.com

**1. Shadowood Pool.** The so-called "Shadowood Pool" is at a very high risk of being permanently closed. (The pool is actually owned and operated by the Reston Association (RA). Shadowood has nothing to do with the pool and its plans or operation). Since the Reston Association recently voted to keep the Tall Oaks pool open, there are no other pools on the potential closing list other than the Shadowood Pool. I am virtually certain that the pool will be closed and converted to another use. The board is divided on this issue, some of us want the pool to be refurbished and other would rather the pool area be redeveloped into a resource that is available for use 12 months of the year (instead of 12 weeks for a pool) and offer a wider array of services and features appealing to all ages.

What are your thoughts and wishes for this resource? What should the Shadowood board recommend to the Reston Association?

**2. Comcast High-Speed Internet.** Although I have been working very hard over the past year at expediting the internet roll-out, there are legal issues preventing it from happening quickly. Independent of this effort, others in the Reston community are considering a free or low cost wireless

offering supported by local businesses. We have two choices. 1) Continue with the planned Comcast High-Speed Internet rollout at a cost of \$23 per unit per month with guaranteed speeds, repair service and free modems. 2) abandon the Comcast proposal and wait for free or lower-speed wireless service to be developed, implemented and not supported. Which option do you prefer and why?

**3. Covenants Committee.** Please see Vice President Galythly's article on covenants and rules.

What rules do you want changed, eliminated, strengthened or added?

**4. Budget and HVAC.** Because of the degraded condition of our HVAC infrastructure, inadequate maintenance over the years, a lack of automated and life-extending controls and water-treatment systems, and condition of the electrical and natural gas systems, the no-cost Chrevon energy solution was not possible. As such, the board is now facing a multi-million dollar unfunded mandate to replace the HVAC system. How do you want to pay for this upgrade? Higher monthly condo fees? A one-time special assessment? Borrow the money?

**5. Professional Management.** Many of you have suggested that Shadowood pursue professional management of our association. (We are currently self-managed, employ 5 staff to administer and maintain the association and hired Koger to manage the association's finances). The board has spent a great deal of time over the past three years working on this idea and is ready to make a decision. Do you believe Shadowood should hire a professional management firm or remain self-managed? (The current proposal the board is evaluating will save the association about \$7000 a month versus remaining self-managed).

Brian Olivia  
President

## \$\$\$ Budget Time \$\$\$

IF YOU READ ONLY ONE ARTICLE  
IN THE ENTIRE NEWSLETTER,  
READ THIS ONE!!

Shadowood's first budget meeting is scheduled for Saturday, November 4th, at 9:00 AM at the Community Center. It is at this meeting that the budget for next year will be formulated. There are several projects planned for Shadowood in the near future, including a new HVAC system, stairwell tile replacement, landscaping improvements, and many more. Do you want Shadowood to undertake these projects, or just some of them, or do you have a project you would like to see funded? Perhaps more importantly, how do you want to pay for these projects? Do you want higher condo fees (including through Shadowood financing projects), or would you prefer a special assessment to fund projects outright, or do you prefer some combination of the two? For example, the HVAC system alone will cost several thousand dollars per unit. Do you want to pay for this upfront in the form of a special assessment, or do you want Shadowood to borrow the money resulting in your paying a much higher condo fee for several years, or do you want some combination of the two? What projects do you want completed now and what do you want put off for a later date? Do you want more money put into reserves now so that money can be used in the future to pay for additional projects? What are your priorities?

If you want to provide input into these important decisions, you need to make your voice heard and attend the budget meeting. Each year, only a small handful of unit owners attend. This year the budget will be quite different, especially with the planned HVAC upgrade. (We all want better heating and cooling, and the ability to switch from one to the other as we please, but how do you want to pay for it?) If you remain silent, all of these decisions will still be made so please plan on attending and providing your input on the budget process.

# Revisions to the Rules and Regulations

by Skipp Galythly

Anyone who lives here in Shadowood (or at any other condominium or homeowner's association) knows that we live under a set of community rules. I volunteered to chair the Covenants Committee and this Committee is going to take a complete look at the rules and regulations for Shadowood and give them a thorough review and reworking. The objective is to draft a set of rules that is clear and as concise as possible while keeping Shadowood a peaceful and enjoyable place to call home.

At the last Unit Owner's meeting, two owners volunteered to sit on the Committee. This article is a call for anyone else interested in serving on the Committee or, if you are unable to do so, a call for ideas and suggestions on how the rules and regulations can be streamlined, including any changes, deletions, or additions to the current rules. A current list can be found at the Shadowood website and follow the links.

If you think a rule is too restrictive, or not restrictive enough, or if you think a rule should be eliminated or another added, this is the perfect opportunity to make your voice heard. The plan is to have the first meeting of the Covenants Committee sometime in November. Our objective is to go through the rules and regulations one by one with the overall goal of developing a set of rules and regulations that is most beneficial to our community.

If you would like to serve on the Committee or if you have any suggestions on improving the rules, please send an e-mail to [president@shadowoodcondos.com](mailto:president@shadowoodcondos.com) or call the Shadowood office at 703.620.5444 and have the staff forward your interest or ideas to me. More information will follow shortly so please check your e-mail and the Shadowood TV Channel.

# Rule Reminders!

A few people have inquired about the parking rules and regulations at Shadowood. A full list of all rules and regulations – including parking – is available in the SCA office or on the Shadowood website.

*Only Unit Owners of record and their bona fide tenants (according to the Association's governing documents), hereafter referred to as "resident(s)", may park a vehicle upon the property of Shadowood Condominium Association, provided a current and complete Unit Owner Status Report (UOSR) is on file with the Association by the Unit Owner of the unit. In the case of tenants, a current lease, and an EXHIBIT A and B to the lease, if the lease does not contain the verbatim wording of Section 7, Article VI of the By-Laws, in the addition to UOSR, must be on file with the Association in order for the Association to issue the parking decals. A parking registration form must be completed by the resident and filed with the Association along with the paying of the move in/move out fee prior to the issuance of any SCA parking decals.*

*All vehicles parked upon the property shall display at all times during the period between the hours of 11 p.m. through 7 a.m. a current, valid SCA parking decal, on the front bumper of the driver's side or hung on the rear view mirror. Unenclosed vehicles such as motorcycles, mopeds or motorbikes shall display the decal on the front fork. (Exception: Licensed motorcycles, mopeds or motorbikes parked completely within the same parking space occupied by another vehicle with a valid SCA decal do not require a decal as only one space is being used.)*

*All vehicles shall be parked with the front of the vehicle facing the curb to prevent dangerous exhaust fumes from entering any portion of a building, to prevent damage to all plantings, and to prevent harm to any pedestrian using the sidewalks.*

*No vehicle shall exceed the fixed, posted speed limit of 10 miles per hour upon the streets of Shadowood Condominium.*

*Any vehicle leaking gasoline, oil, antifreeze, or any other fluid shall be repaired within five (5) days by the owner of the vehicle or the vehicle shall be subject to towing at the sole risk and expense of the owner of the vehicle. The Unit Owner of the unit shall be responsible for all costs of cleaning and/or repair to the common elements.*

*Only emergency start-up, towing, and tire repair or replacement may be performed within the marked parking spaces of the common elements, provided the vehicle under repair is owned by or leased to a resident or Unit Owner of the Association, and displays a valid SCA parking decal. All other vehicle repair is prohibited ON THE PROPERTY.*

2006 Budget Meeting!

Saturday November 4<sup>th</sup>  
9:30 AM EST

Shadowood Community  
Center



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