

# The Needle

Pinewood Lake Homeowners Association

[www.pinewood-lake.com](http://www.pinewood-lake.com)

December 2006

## PLHA ANNUAL MEETING

You are cordially invited to attend the PLHA Annual Meeting on Monday, December 4 at 7:30 PM in South County Government Building.

### Agenda:

- 2006 In Review
- Committee Highlights
- Volunteer Recognition
- 2006 Outstanding Homes
- Elect **Four** Board members
- 2007 Budget

*If unable to attend, return your ballot to the PLHA office by 3 PM on Dec. 4.*

## NEIGHBORHOOD WATCH

After reporting a low crime rate this past summer, criminal activity in Pinewood Lake has suddenly increased this fall. There have been three assaults and two cases of vandalism:

September 23 – a robbery on the lake path near the dam;

October 31 – a pizza delivery man was robbed on Scarborough Square at 6:24 PM;

October 31 – our perimeter fence near the PLHA office was badly damaged;

November 5 – a teenage girl was sexually assaulted at 5 AM on the hill between Gramercy Circle and Lawrence Street;

November 19 – the bridge over the dam was badly damaged.

Composite sketches of two of the suspects are on page two. **The police are asking for our help in solving these crimes. Anyone with information should call Crime Solvers at 1-866-411-TIPS(8477) or the Fairfax County Police at 703-691-2131.**

Every month I ask you to be aware of who comes into our neighborhood. Parents should know their children's friends. If you see something suspicious, call the police. You can make an anonymous report. The police don't have to stop at your house for them to investigate an incident.

Our next Neighborhood Watch meeting is December 11 at 7:30 PM in the PLHA office. Remember that CAC meets the second Tuesday each month at the Police Station.

Thanksgiving and the December Holiday Season are about being thankful for our blessings and giving to others. Please make an effort to help someone in need. Happy Holidays from Neighborhood Watch!

Ginger Krup

703-780-0752

## HOLIDAY SPIRIT IN PINEWOOD



In the past, Pinewood homes followed the Williamsburg tradition of placing a single white light in each front window and a red ribbon on their lawn lamp. Let's celebrate the beauty of the season again this year by following this simple tradition.

## SEASON'S GREETINGS



*From your PLHA Board of Directors, Staff, Committees, and other volunteers.*



October 31 Robbery Suspect



November 5 Sexual Assault Suspect

## POLICE SPEAK TO PLHA BOARD

On November 9, the Board heard from 2LT Acree and Officer Cook of the Fairfax County Police Department about recent community crime.

2LT Acree stated that the September assault victim was too intoxicated to provide much information; that they have a composite drawing of the suspect for the pizza delivery robbery on October 31; and that the sexual assault that took place on November 5 was not a false report and that the victim was a non-resident juvenile.

Officer Cook stated that the homeowners associations are finding it difficult to get off duty police officers to patrol because the officers are working 11.5 hour shifts and are required to get 8 hours of sleep between shifts.

Officer Cook left a Neighborhood Watch brochure. He stated that even residents who are not part of a formal program can play an

essential crime prevention role by watching for and reporting suspicious activities while they are moving about in the community. He advised people not to confront suspicious people but to report them to the police non-emergency number (and to the Community Manager) with a clear description of them and their behavior and a substantial reason why police should immediately respond.

Officer Cook stated that while armed security guards are classified as conservators of the peace he normally recommends associations consider un-armed guards. A person with a keen set of eyes who watches and makes accurate reports can build a close working relationship with officers at the Mt. Vernon District station.

### Pinewood Lake Homeowners Association

[www.pinewood-lake.com](http://www.pinewood-lake.com)

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Alexandria, VA 22309-1209

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FAX: 703-360-6771

email: [plha@verizon.net](mailto:plha@verizon.net)

Office Hours:

12 PM - 3 PM Monday-Friday

9 AM - 12 Noon Saturday

Community Manager: Kirsten Davis

Asst Community Mgr: Carmen Nuñez

Admin Assistant: Victoria Silver

### Board of Directors

President: Mike Shigley

Vice President: Nancy Razzino

Secretary: Dave McAuley

Treasurer: Jack Kaufman

Members at Large: Jim Brown Bev Card

Kamela Jones Bill

Kiehl

Vicki McLeod

### The Pinewood Lake Needle Staff

Editor: Bev Card

Webmaster: Kirsten Davis

Advertising Manager: Lois Passman

Phone: 703-780-4236 Fax: 703-780-6903

The *Needle* is the official publication of the Pinewood Lake Homeowners Association.

Advertising in the *Needle* does not imply approval or sanction of products or services by PLHA.

Noncommercial classified ads for goods are free to residents; contact Kirsten Davis. For commercial

## MUDDY HOLE GARDEN CLUB

"A Reason for the Season!"

With briskness in the air and the holiday season soon approaching, much of the community prepares to partake in this year's festive surroundings. Needless to say, your Muddy Hole Garden Club has been active in creating numerous wreaths and swags from its various resources of greens, magnolia, holly and pine. This is an annual active fund raising resource for the club and would not be possible without the dedicated assistance of its long-time members, Frank, Roger, Siegy, Jutta, Steve, Courtney, Lone and Joyce; not to mention the continued support of its community resident customers. So, many thanks for the many wheels that must turn over prolonged periods to make this a reality.

Want to make a service/civic minded commitment as a 2007 New Year's resolution? Then come join the garden club and bring your input, creativity and a new direction to a much needed, aging membership...besides, we do have fun!

You will have observed that the 2006 have and upcoming 2007 banners will wave briskly in the seasonal winds. We hope they uplift and inspire you and remind everyone what a special place to call home Pinewood Lake really is! Again, please don't get too reticent nor think that this program doesn't come with effort and cost. Sometime this year, can you donate \$23 (it is tax deductible) to help defray our cost to purchase flags? We are a non-profit organization and our funds are used to help with many projects in our community.

At this time we, the garden club, want to extend our most sincere and heartfelt wishes for your safe and joyous upcoming holiday season with family and friends. We hope that 2007 will be an even better year for you and your family and that you will plan to be more active and join our Garden Club.

Steven Papanicolas                      703-799-7423

## TOWING IN PINEWOOD LAKE

To enforce PLHA Resolution 2006-03, starting on March 1, 2007, random towing of illegally parked vehicles will begin on the private streets and access roads within the Pinewood Lake community. The best and easiest way to avoid being towed is to park legally at all times!

Vehicles that will be towed will be guilty of one or more of the following infractions:

- Parked in Fire Lanes
- Parked in Handicap Space (*w/no tag or plate*)
- Parked in a No Parking zone
- Double Parked
- Parked on the grass
- Abandoned/Junk Vehicles
- No/Expired State Inspection
- Commercial Vehicles
- No/Expired License Plates
- No Trucks/Campers/Recreation Equipment
- Blocking Driveway
- Inoperable Vehicles
- Parked on Sidewalk
- No Major Maintenance (*over 24 hours*)
- School Bus, Vehicles over 18 feet
- Blocking Service Roads

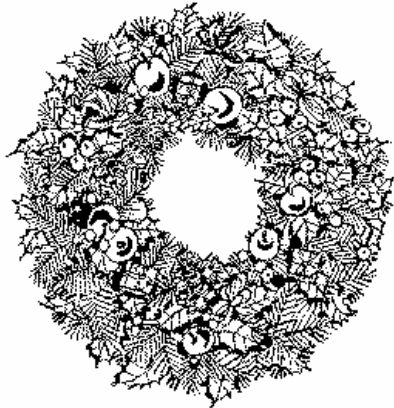
Be sure that your visitors are aware of the Community parking rules and abide by them.

Si necesita oír esta información en español, por favor, llame a la oficina y pregunte por Carmen.

### PLHA Calendar

*Regular meetings in PLHA office @ 7:30 PM*

Dec 4	.....	Annual Meeting 7:30 PM @ South County Gov't Bldg
Dec 5	.....	ACC
Dec 11	.....	Neighborhood Watch
Dec 15	.....	Needle Deadline
Dec 18	.....	Annual Mtg/Board Mtg
Dec 25	.....	No Trash Pick-Up



**Happy Holidays !**

**From The Marketing Group**

Roger Reutershan, Chairman

Frank Holub

Jack Kaufman

Ginger Krup

Ione Knapp

Dick Knapp

Fred Blanchard

Bill Kiehl

Brian Palazzolo

## **SNOW ANNOUNCEMENT 2007**

Snow!!! Again this winter, we expect that snow will fall in our area. This may create a problem for many Pinewood Lake homeowners. Therefore, we ask all of our homeowners to cooperate in several ways. The way you park your car is critical. It is important that you **DO NOT** park any cars across the end of your parking pad behind cars already on your parking pad. It is crucial that you limit the number of cars parked at your house, because this will make plowing more complicated and time consuming. Please be aware that cars parked along our streets may be plowed under because the

snow is plowed away from our parking pads toward the center of each square. Those streets that feature a court will have the snow plowed toward the end of each court and piled up in the corners. Again, please limit the number of cars parked on the street. Be considerate of your neighbor and support our contractor during heavy snow or an ice storm.

We ask that you do not shovel snow from your pads into the center of your street because this may cause traffic to be obstructed. Please do not expect our contractor to be "Johnnie on the spot" to remove this snow. It may take days for him to come through again to remove this extra snow. Sanding and "salting" will be done at street corners and intersections as needed. The sand will eliminate skidding and will work well during cold periods when "salt" (actually Ice Melt) is not as effective. Fairfax County road crews are responsible for clearing Lakepark Drive, Lawrence Street and Central Park Drive. These streets are numbered State Roads and are not PLHA responsibility.

Be considerate of your neighbors and lend a hand to clear snow in an appropriate manner. And remember, please drive carefully and deliberately during snowy weather!

Frank Holub

703-799-4788

## **RECYCLING**

The following items are collected by Nightingale for recycling:

- Rinsed out aluminum & metal cans;
- Plastic containers;
- Glass bottles (*clear and colored*);
- Newspapers;
- Magazines;
- Telephone books;
- Flattened cardboard boxes (*including cereal boxes*) tied in bundles or put in bins.

## BOARD HAPPENINGS

The Board of Directors met in regular session on November 9, 2006, to conduct its regular monthly business.

The **Treasurer's Report** showed a balance as of October 31, 2006, of \$1,366,066, of which \$1,144,711 is in reserve accounts for the scheduled renovation and revitalization of the common area. The delinquent account balance of October 31 was \$21,950, which is 2% below the level of a year earlier.

During **Community Comment** the Board heard from:

Mr. Chris Ream, who called the Board's attention to the discrepancy between the glossy black wrought iron in the common areas and the ACC standard for wrought iron, which calls for flat black. He also reported sighting a pit bull at the Coleman residence.

Ms. Heidi Bopp, who called the Board's attention to numerous lights out throughout the community and the non-responsiveness of Dominion Power to this problem, and who recommended that lights be installed in the park at the end of Saint Annes Court. The Board heard from other homeowners with similar complaints.

Mr. Frank Holub, who reported that the Maintenance Committee is working on the lights, that Dominion Power is indeed difficult to deal with (and that many lights in the community are their responsibility), and that Muddy Hole Garden Club will take wreath orders through the end of November.

Ms. Ginger Krup, who passed on a police department comment that homeowners associations need to do a better job of enforcing their rules.

During **New Business**, the Board voted to;

- transfer any operating revenue that is excess to operating expenses to the

reserve account.

- write off the debt incurred by the prior owner of 4418 Longworthe Square in the amount of \$1,316.26.
- award Dominion Towing exclusive towing rights as part of enforcing Policy Resolution 2006-03 effective March 1, 2007.
- grant the ACC authority to advertise for individuals to conduct inspections necessary to collect the data required to build an enforcement ACC database.
- award a contract to All Recreation of Virginia, Inc., in the amount of \$46,356.22 for the installation of Playworld recreation equipment in Central Park Circle.
- award a contract to Artifex, Ltd (Matthew J. Mosca, Historic Paint Consultant) in the amount of \$2,750 to provide recommendations on more coherent color schemes to enhance the Federalist style of Pinewood Lake.
- award a three year contract to Continental Pools, Inc., to manage the pool for 2007 in the amount of \$37,500, for 2008 in the amount of \$38,300, and for 2009 in the amount of \$39,000.
- approve an amended charter for the Neighborhood Watch Committee.
- appoint Mr. Bill Kiehl Chair of the Nominations Committee for 2007 and the following individuals as members: Ms. Peggy Parsons, Mr. Dick Knapp, Ms. Bev Card, and Mr. Chris Ream.
- award the 2007 advertising contract to Ms. Lois Passman under the same terms and conditions as the 2006 contract.
- award contracts not to exceed \$10,500 to Northern Lights and National Paving to restore the park lights in Scarborough Square and in so doing to trench across the road.

**The Board agreed to hold its regular December meeting during the recess on December 18 if there is not a quorum of Association members at the December 4 Annual Meeting.**

## LEE DISTRICT LAND USE MEETING

On Nov. 13 three cases were approved:

- Case 1. Gregory House on Main St. and Route I where the old State Police Station used to be. The residential building will house 16 patients supervised by County Mental Health Services. The building will be completely new and will blend in with residential housing that surrounds it.
- Case 2. Re-Zoning for the Old Metrocal building on Route One near Beacon Mall. This building has never had many tenants. The owners believe that the office space is now needed with Brac coming to the area.
- Case 3. On Fleet Dr. 49 houses will be built near Franconia Commons to upgrade the area.

The speaker at the Lee District Civic Association Meeting on Oct. 27th said additional staffing is being added to the zoning teams to improve enforcement of the Fairfax County codes. If you see problems in housing overcrowding, call Dana Kaufman's office. Pinewood is a single family community.

Vicki McLeod

### HAROLD THE HOUSEOWNER SEZ:

It's time to WINTERIZE your home. If you've replaced your windows, you've noticed the difference in the lack of drafts and hence lower heating bills. If you still have original windows, you might want to install plastic on the inside to cut down on drafts or storm windows on the outside. It is also time to install weather stripping around doors and windows.

Water! It is fall and time to shut off the outside spigots in the house and drain out any water from the feed line to that faucet. Somewhere, in your furnace/utility room, there should be a faucet with a little burlled knob. Detach your outside hose, turn off the faucet indoors, open the outdoor spigot and then remove the burlled knob. Make sure all the water drains out of the line! After you are sure it is free of water, replace the burlled knob or you might lose it! This simple task saves the problem of a broken water pipe and a soggy, sodden house in the middle of the winter!

Fireplace users – do you have a clean chimney? Now is the time to call a chimney sweep to make sure. A roaring fire is nice, but not if it is creosote burning in your chimney and make sure that your wood supply is mainly hardwood and not too much pine. And those of you with unvented gas log fireplace sets, be cautious, that glowing fire is using the same oxygen you need for breathing – crack a window! Carbon monoxide is not good for your health!!!

And snow and ice?????!!! Purchase your ice melt, now! When it is snowing or freezing – many stores run out. Also check your snow shovels. What about your car? Do you have emergency supplies in the trunk of your car? If you don't take care of yourself – don't expect the world to be at your beck and call!!!

These are just a few hints to make your winter a little easier. It can be a fun time, but only if you are prepared, then you can sit back and enjoy a piping hot chocolate.

Frank Holub

703-799-4788

# PINEWOOD LAKE REAL ESTATE UPDATE

By KEITH WHITED

## THIRD QUARTER '2006' PINEWOOD LAKE HOME SALES

<u>SETTLEMENT DATE</u>	<u>ADDRESS</u>	<u>SOLD PRICE</u>	<u>SUBSIDY</u>
August 21, 2006	8110 Lake Park Drive	\$428,000	\$11,799
September 14, 2006	4410 Longworthe Square	\$422,000	\$10,000
September 15, 2006	8182 Fernlake Court	\$425,000	\$15,000
September 29, 2006	8043 St. Anne's Court	\$390,000	\$10,000
September 29, 2006	8036 Central Park Drive	\$370,000	\$11,000

## PRICES DECLINE DURING THIRD QUARTER

**There aren't any POPPING BUBBLES in Pinewood Lake but the SLOW LEAK continues!**

In the face of slowing sales and declining prices throughout the Washington Metropolitan area Pinewood Lake managed to hold it's own during the first half of the year with home prices actually increasing slightly during the 2<sup>nd</sup> Quarter. Unfortunately, continued market weakness in now being felt in Pinewood Lake as well.

The average sales price for a PWL home during the 3<sup>rd</sup> quarter backed down to \$407,000 from an average price of \$420,409 in the 2<sup>nd</sup> quarter. While it's never pleasant to see our housing prices decline the reduction is not so bad when put into perspective. Because the PWL market continued to show strength (and modest price appreciation) late in 2005 and early this year, even while real estate markets in other area communities had already begun to weaken, our prices are on par with 2005 mid-year sales.

Where a marked difference can be noted is in the amount of Seller Subsidies to buyers. For the past several years Seller Subsidies were virtually unheard of in the metropolitan area. By last year's 3<sup>rd</sup> Quarter there was a modest Subsidy of \$2,627 as part of a typical Pinewood Lake transaction. During the most recent quarter the average Subsidy included in a PWL transaction had increased to \$11,560. While this is not evident in the actual sales price it represents a true (and significant) decrease in the net dollars realized at settlement.

Other indicators of a slower PWL market are the number of homes sold and the Days On Market. As seen above there were only 5 sales during the 3<sup>rd</sup> Quarter compared to 10 sales during the same quarter of 2005. Those 10 homes were on the market an average of 16 days. The average time on the market for the homes sold in the 3<sup>rd</sup> Quarter of this year increased to 58 days – over 3 times as long.

At present there are 11 active (on the market) listings in Pinewood Lake and the current average asking price is \$408,030. The average time those homes have been on the market is currently 80 days - - and of course since they haven't sold yet the DOM will continue to increase.

In reality list price is being 'buoyed up' by one hopeful seller who hasn't accepted the reality of current market conditions. While 10 of 11 homes are priced between \$387,000 and \$415,000 there is one property optimistically priced at \$439,900. Removing this optimistically priced home from the list and using only the more realistically priced properties: Average Price: \$405,133 AND Average DOM: 92 Days

What Happens Now? Here are the facts: 1. The market has changed. 2. Sales activity has slowed. 3. Days On Market have increased. 4. Sales Prices have Decreased 5. Most Sellers have accepted the market changes and priced their properties more modestly – and are reducing those prices to seek market acceptance. 6. While demand is DOWN, Inventory is UP. 7. The typical PWL home has already been on the market for over 3 months 8. We are entering the holiday/winter market which is traditionally slowest for real estate sales.

Experience indicates only one thing is likely to happen over the next 2 months. Some (perhaps most) weary Sellers, tired of having their homes on the market and experiencing little showing traffic – and even fewer offers – will go through another round of price reductions in an effort to attract one of the few buyers currently in the market. While not every seller will reduce their asking price, the reality is that those who do will establish the next pricing plateau for the remainder of 2006 and early 2007.

Well, nearly out of allotted space again – time to close. Watch for my article in the February, 2007 issue of the Pinewood Needle to see the 4<sup>th</sup> Quarter report as well as the 2007 Year End Report with full year statistics and how they compare to previous years. Until then, Have a Happy Holiday Season (whatever Holiday(s) you may be celebrating)!!!

*PS: I've been providing market updates to the Needle for over 28 years. In that time some folks have said my comments are too pessimistic – too negative! It is not my goal to write a positive OR a negative article. My goal is to report the facts and statistics of what is happening in the Pinewood Lake real estate market at the time the article is written. I DO often close with an Opinion of what my short term expectations of the market may be. A review of the opinions I have closed with (excepting the incredible market period from 2001 – 2004) reveals that my opinions (although often somewhat negative) have actually been biased toward optimism. In other the PWL market has usually not done as well as I had expected. I sincerely hope my current opinion does not prove overly optimistic. I hope the market of the next six months proves it to be overly pessimistic - - sometimes it's GOOD to look back and have been wrong!*



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**Julio Nunez**  
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