

# The Needle

Pinewood Lake Homeowners Association

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

January 2005

## PLHA ANNUAL MEETING

was December 1 at the South County Government Building. Eight Board members and forty-seven homeowners were present.

Candidates for the Board of Directors were recognized: Bev Card, Dave McAuley, Victoria McLeod, Paula Offord, and Renardo Offord. Jim Brown was a write-in candidate.

The Nominations Committee for 2005 was announced: Nancy Razzino, Chair, Heidi Bopp, Dave McAuley, Nathan Grace, Peggy Parsons, and Dick Knapp.

Committee volunteers were recognized. Chairs presented brief committee highlights: Barbara Palincsar, ACC Chair; Frank Holub, Maintenance Chair; thanked Ashley Carmichael for her assistance with a survey of PLHA playground equipment; Ginger Krup, Security Chair; Roger Reutershan, Marketing Chair; Frank Holub, Garden Club; Susan Hosek, Hospitality Chair.

Jack Kaufman, treasurer, reported on the financial condition of the community. Our November delinquency rate is \$23,554, the lowest in recent memory. Accounts more than 90 days overdue are also down. Our current cash balance is \$871,957, the highest in recent memory. PLHA is *“moving forward.”*

Bill Kiehl, Finance Committee Chair, reported that our financial health is good. He stated the reserve fund is stronger than ever and in position to handle our community needs.

Dick Knapp, Election teller, reported there were 469 eligible voters. To conduct the election, 281 proxies were needed (60% of the eligible voters). There were 149 votes cast by eligible voters. There wasn't a quorum.

## ANNUAL MEETING continued

on December 16 at the South County Government Building. Eight Board members and sixteen homeowners were present.

There were 477 eligible voters. Therefore, 144 ballots were needed for quorum (30% of 477). There are 167 ballots. There was a quorum.

### Election Results:

Dave McAuley	162
Vicki McLeod	158
Bev Card	154
Jim Brown	97
Paula Offord	26
Renardo Offord	24
Fred Blanchard	5
Sonny Jones	2
Dick Knapp	2
Heidi Bopp	2
Douglas Chappell	1
Mimi Pollow	1
Arthur Guilani	1
George Matthews	1
Ginger Krup	1
Edna Burns	1

Dave McAuley, Vicki McLeod, and Bev Card were elected to the Board of Directors for three-year terms and Jim Brown was elected to a one-year term.

**All eleven changes to the PLHA By-Laws were approved.**

**NOTE: AAA WILL COLLECT CHRISTMAS TREES ON WEDNESDAY, JAN. 5 & WEDNESDAY, JAN. 12.**

## WANTED: PROJECT MANAGERS

You pay your assessments every month, and you know that 30% of them go to the capital budget. You also know that there is a Maintenance Committee and that they must

*continued page 2*

**Project Managers** *continued.*

be active, because you see a Needle article about them most every month. So, you think that come summer several contractors will be busy in the community revitalizing our infrastructure.

It is not that simple. Monthly committee meetings do not get contractors into the community. Projects require project managers who were willing to research the technical requirements of the project, write statements of work stipulating what has to be done to what standard, searching for qualified contractors, recommending the best fit to the Board of Directors, and working with the selected contractor until project completion.

Pinewood Lake needs people like you willing to volunteer for the legwork, the behind-the-scenes grunt work, necessary to set the stage for successful capital projects. You do not have to members of the Maintenance Committee, just someone willing to invest you time in your community to keep in spruced up and to keep your property values high.

To volunteer for any of the project types for 2005 – roads, lighting, paths, lake, community center, pool – please contact the Maintenance Committee through the Community Manager at 703-360-6212 or [plha@verizon.net](mailto:plha@verizon.net).

**COMMUNITY SERVICE PROJECTS**

Does your child have a community service requirement to meet? Why don't you encourage him or her to perform that in our community, Pinewood Lake? Have you or your children ever thought that the park and recreation equipment here needed updating?

Well, Ashley Carmichael did. And she is completing her community service requirement by researching how to bring the parks in Pinewood Lake up to standard. When she is finished, the Maintenance Committee and the Board of Directors will have a detailed report on the required

materials and costs to improve the livability of our community.

Why don't you encourage your children to contact the Community Manager at 703-360-6212 or [plha@verizon.net](mailto:plha@verizon.net) to volunteer?

**New PLHA Office Hours**  
12 - 3 PM Monday-Friday  
9 AM - 12 Noon Saturday  
effective Monday, January 3, 2005  
**REMINDER:**  
Dues are increasing to \$102  
starting this month.

**Pinewood Lake Homeowners Association**  
[www.pinewood-lake.com](http://www.pinewood-lake.com)  
8159 Fernlake Court  
Alexandria, VA 22309-1209  
Phone: 703-360-6212  
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:	Bill Kiehl
Secretary:	Bev Card
Treasurer:	Jack Kaufman

Members at Large:

Jim Brown	Nathan Grace
David McAuley	Vicki McLeod
Nancy Razzino	

**The Pinewood Lake Needle Staff**

Interim Editor	Bev Card
Special Projects	Bernice Pratt
Webmaster	Michael Razzino
Advertising Manager	Lois Passman
Phone: 703-780-4236	Fax: 703-780-6903

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## 2004 BECOMES 2005

The days are rapidly coming to an end in 2004 and 2005 is approaching just as rapidly.

The work of the Maintenance Committee will continue. There are a lot of projects on the books for the new year and there is a need for members of the association to step forward to help get them done.

*As announced, I am stepping down as the Chairman of the Committee; someone needs to step up to the plate to guide the group and the work!*

OK?! So what's on the block? Number One is the lighting project; two is review of the streets and the continuing work on the paths. Part of the path project is the finishing of the soil edging around the lake. Forest management is another hot-button item. We budgeted \$20,000 for a comprehensive cleanup of the trees in our parks. *(Last year, we spent \$9,000 and it only was a fraction of the work that is needed.)* And there are a number of much smaller items on the books too. Update of the Master Plan, lake shore restoration, update of the lake plan, painting of the pool fence, rework of the pool building, upgrade of the pool decks, replacement of the announcement boards and other projects. Not all projects involved big bucks; many are under \$3,000, like the fence project at the bridge by the dam or welding of bridges on the outfalls. Folks, our infrastructure needs work, but it also needs workers willing to spend the time getting a project together to present to the board in order to get it done. Yes, projects take money, but they take time to plan, find a suitable contractor, get board approval and finally to execute. That is where – you – as a neighbor and homeowner in Pinewood Lake are urgently needed. Please try to find some time to help your community. The Maintenance Committee meets at the Frank Holub Community Center on the fourth Tuesday of each month at 7:30 PM.

Frank Holub

703-799-4788

## HAROLD THE HOUSEOWNER SEZ:

Winter is here!!! I'm sure the cold blasts have caught your attention. But there still is time to get some outdoor chores done.

Make sure you have your outdoor faucets turned off in the house, petcocks open and drained properly. This little job may seem inconvenient, but is a whole lot less bothersome than a broken waterline and resultant flooding of your house. If you haven't done it by now – GET TO IT!!!

Rake those leaves off the grass. Leaves left sitting on your grass areas will choke out the grass and next spring – you're right! You will be replanting or resodding a bare spot.

You can still apply winter fertilizer to your lawn. We will have some warm days and feeding your lawn is important, but use a low nitrogen type of fertilizer. You are trying to make your plants strong for the season. You are not growing grass.

Check your storm windows and make sure they are properly set for the winter season. Are your storm doors adequately insulated?

Have you purchased your snow shovels and ice melt for the season? It is a lot easier to get those items now than when we have several inches of snow on the ground.

If you have one – how about your fireplace? Have you had your chimney cleaned?

Now that the leaves are off the trees – have you had your gutters cleaned and adjusted for the winter. Clogged gutters will accumulate water and freeze and along with snow can break off your house causing damage to your roofline and unnecessary expense.

Remember, a little time and energy can save a lot of heartache and expense later.

### THANKS ELECTION VOLUNTEERS

We all owe a deep debt of gratitude to our long-standing election tellers, Dick Knapp and Peggy Parsons. Our elections would not run as smoothly and efficiently were it not for their rectitude and organizational skills. Our debt is even deeper this year – to them and their randomly selected election inspectors: Fred Blanchard, Tracie Burns, and Jane Palazzolo – because of the length of the ballot.

### NEEDLE EDITOR NEEDED

Contact the PLHA office at 703-360-6212

### MUDDY HOLE GARDEN CLUB

The year, 2004, was a good year for the Garden Club; we had a successful Plant Plus Sale in May and a good Wreath, Craft and Rummage Sale in November. We thank all of the members of the community who support our efforts. Also, we would like to especially thank all who supported our banner program with their generous donations. Certainly, our winter flags speak brightly of a winter season. They are supposed to “glow” in the dark.

With winter here, the garden catalogs will be in our mail boxes very soon. Hopefully, you will be reading them and making plans for the new spring/summer/fall season. We are always interested in new ideas for plants for our Plant Plus sale. Any ideas? Let us know and we will try to accommodate them.

Hopefully, you have taken our suggestion and planted your bulbs for next spring and those of you who got daffodil bulbs from our Great Pumpkin float have planted them. You will have your reward in the spring!

Again, the members of the Garden Club thank you for your support this past year and look forward to continued support next year. Best Wishes for a great New Year – 2005!

### NEIGHBORHOOD WATCH

In the past six months, there have been a few acts of vandalism against vehicles parked on Central Park Drive. Please keep an eye out for suspicious activity and call the police if you see anything unusual.

### ACC NOTICE

The home at 8070 Central Park Drive has been painted using unapproved colors. The owners have been notified. The situation will be corrected during the "painting season".

Barbara O. Palincsar 703-799-3112

**Thin  
Ice  
Warning!**



Talk with your children about the danger of our lake when it appears frozen. Moving water underneath the ice makes walking on it unsafe.

### PLHA Calendar

Regular meetings in PLHA office @ 7:30

PM

- Jan 4 ..... ACC
- Jan 10 ..... Neighborhood Watch
- Jan 13 ..... Board
- Jan 18 ..... Due Process
- Jan 20 ..... Hospitality
- Jan 21 ..... Needle Deadline
- Jan 25 ..... Maintenance

### WANTED: SWIM TEAM REPRESENTATIVE

NEEDED:

### POOL COMMITTEE CHAIR

Contact the office @ 703-360-6212

## SNOW REMOVAL PLAN

On Birchlake, Cedarlake, Oaklake and Pinelake, snow will be plowed to the far end of the cul-de-sacs. On other streets, snow will be plowed away from the houses.

For this plan to be effective, everyone needs to cooperate by getting ALL cars off the street.

**WARNING: CARS LEFT ON THE STREET  
WILL BE PLOWED IN!**

## NEIGHBORHOOD WATCH

The Neighborhood Watch team is a group of people who are interested in our community and the safety of residents. The only commitment is that the person attend a monthly meeting and communicate with the other NW members as often as necessary to keep abreast of what's going on in the community. Communication with each other is the key factor in a successful committee.

In recent Needle articles, residents have said they are concerned about the security in Pinewood. Where are these people? Why haven't they joined NW? We need every resident to be alert and report what is going on in our community. It takes all of us to make NW effective. Unlike other aspects of our life, this is a situation over which we have control. It's up to you!

The Neighborhood Watch meetings are the 2<sup>nd</sup> Monday in the PLHA office at 7:30 PM unless otherwise posted in the Needle. The Citizens Advisory Council meets the 2<sup>nd</sup> Tuesday in the Government Center (police station) at 7:30 PM. If you want to be informed about security in Pinewood and the surrounding areas, these are the two meetings you should attend.

Please call me if you have any questions. I hope to see you at our next meeting.

Ginger Krup

703-780- 1234

January 2005

The Pinewood Lake Needle

## Ideas Wanted

- ✓ The Marketing Group will hold a “brainstorming” session seeking ideas for the New Year...
- ✓ The meeting is open to all PLHA residents...
- ✓ Join us Jan. 27 at 7:30 PM in the PLHA office...
- ✓ Do your part to make Pinewood Lake the best it can be!
- ✓ Got questions? Call Roger @ 703-780-4162.

**We look forward to your help!**

## BOARD HAPPENINGS

**At the November 15, 2004** Due Process Hearing ACC Violations included:

4333 Lawrence Street: The owners were present. ACC stated that the wrought iron fence in the back must be replaced and the tree must be removed. The owner presented a letter stating his plan to remove the tree and replace the fence with a “Shadowbox” vinyl fence. The Board granted the owner until May 31, 2005 to remove the tree and replace the fence.

4329 Lawrence Street: The former owner was present. ACC stated that one parking

*continued page 6*

**Board Happenings** *continued:*

pad fence must be replaced. The owner sold the house today and the 4331 owner has been uncooperative. The Board moved to dismiss the case against the former owner and send a letter to the new owner informing them of the violation and ask them to contact their neighbor at 4331 Lawrence Street.

4331 Lawrence Street: The owners weren't present. ACC stated that the violations haven't been corrected and an additional violation of wrought iron fence on the rear side panels needs to be replaced. The Board assessed a monetary charge of \$10 a day beginning November 16, 2004 until the violations are corrected.

8180 Fernlake Court: The owners weren't present. ACC stated that the violation hasn't been corrected. The owner contacted the office to state the violation will be corrected by December 31, 2004. The Board granted the owners until December 31, 2004 to install the windows grids or a monetary charge of \$3 a day for thirty days, \$5 a day for thirty days, and \$10 a day will be assessed until the violation has been corrected.

4310 Gramercy Circle: The owner is on a business trip. ACC stated that the owner attended the last ACC meeting to present her case for seeking alternative Gramercy stair design approval and ask for an extension of time to survey homeowners because ACC hadn't conducted a survey. The Board assessed a monetary charge of \$10 a day beginning November 19, 2004 until the violation is corrected because the owner had been given a year to correct the violation.

4515 Squiredale Square: The owner sent a letter of explanation. ACC stated that the rear fence and shed are white and must be painted an approved color and in addition, the front fence and major trim are white. An ACC representative will meet with the homeowner to explain the violations and give her until July 31, 2005 to correct the violations.

**The December 9 Board Meeting** began with

a rules violation at 8144 Lakepark Drive. The homeowner was present. The community manager stated several homeowners complained of a loud car horn at 4:30-7 AM. The homeowner spoke to the visitor who was honking the horn and it has stopped. An administrative charge of \$15.00 was assessed.

The treasurer's report included \$127,423 in operations and \$754,533 in reserves, which is an increase of \$19,692 from October. Delinquent accounts decreased by \$1,797 to \$23,554 - the lowest in recent memory for the third month.

During Community Comment, Barbara Pallinscar: (1) stated the wooden bridges around the lake are unsafe when wet. She proposed correcting this by using latex paint and sand; (2) asked the process for reporting faulty street lights or transformers; *the community manager said that problems should be reported to the office with the pole number if possible and she will call Vepco;* (3) asked the process for proposing new paint colors; *ACC should discuss changes and submit a proposal in advance to be included on the Board agenda.*

- Under Old Business (1) the 2005 Operating and Capital Budgets were approved. (2) Policy Resolution 2004-06 - Use of Community Center and Common Area was approved. *Look for it in this Needle.* (3)

**Old Bu**Section 9: Sheds in the Rules and Standards Book was approved. *It's in this Needle.*

Under New Business: (1) The 2005 Pool Management Contract was awarded to Jazzie Pools for \$32,000; (2) Vicki McLeod was appointed to the Lee District Land Use and Transportation Committee; (3) ACC reported that the violation at 4310 Gramercy Circle has been corrected. The monetary charges were reduced to a \$15.00 administrative charge. (4) Lois Passman was awarded a contract to be

our 2005 Advertising representative. The 2005 Directory sales have been extended

*continued on page 7*

**Board Happenings** *continued:*  
until January 31, 2005. *The directory will be published in February 2005.*

Announcements included: **(1)** Jack Kaufman stating the Volunteer Dinner was successful; **(2)** A homeowner complaining that some homeowners have many vehicles parked in the community and would like the Board to consider limiting each household to a total of three cars in their parking pad and on our private streets; *the Board will discuss this topic at the January Agenda Planning Session;* **(3)** A couple of homeowners wanting neighbors notified when vandalism occurs in the neighborhood; *this information will be published in the Needle.*

In executive session some delinquent homeowners were given until January 15, 2005 to pay their accounts or a lien will be filed and the account will be referred for possible foreclosure.

Bev Card 703-360-2528

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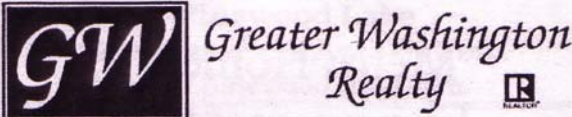
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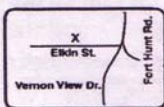
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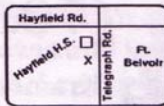
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