



The Needle

Pinewood Lake Homeowners Association

www.pinewood-lake.com

July 2007

NEIGHBORHOOD WATCH

In June there was an increase in vandalism, littering, and fighting among young people in Pinewood. Residents must be aware of these situations and call the police. **If you see a fight, call 911.** Other calls should be made to the **non-emergency number 703.691.2131.**

Several young people from Pinewood and the surrounding areas attended the last CAC meeting. They enjoyed the pot luck supper and picked up "ride along with the police" forms to learn more about what's happening in the Mount Vernon area.

The new security plan for Pinewood will be announced soon. Meantime, I hope that you will **teach our young people to respect our community, their homes, and themselves.**

It is very important to get as many people as possible interested in our committees so that we can all enjoy Pinewood. Call me with any ideas for upcoming meetings. Thanks.

Ginger Krup

703-780-0752



Pinewood Bar B Q

May 26, 2007

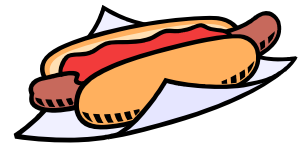
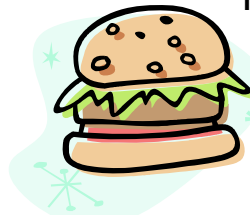
Support Our Swim Team

Cookout Every Friday in July

(weather permitting)

5:30 – 7:30 PM

Pool Deck

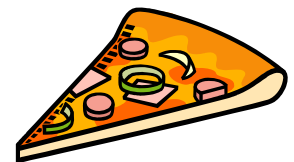


Contact Susan Hosek

703.360.8743

Swim Team Sells Joe Corbi Pizza

Orders due July 9



Contact Jennifer Hughes

703.799.1141

ACC NEWS

As I walk through the community, many homeowners still do not know who I am or what I am doing with my clipboard in one hand and an ink pen in the other. **I am performing the first annual rolling inspections, doing spot checks on homes, and checking homes that have obvious ACC violations.** If you have any ACC questions, contact me at 703.360.6212, leave a note in the office, or email me at plhaacc@aol.com. I usually respond on the next business day.

Karen Jones

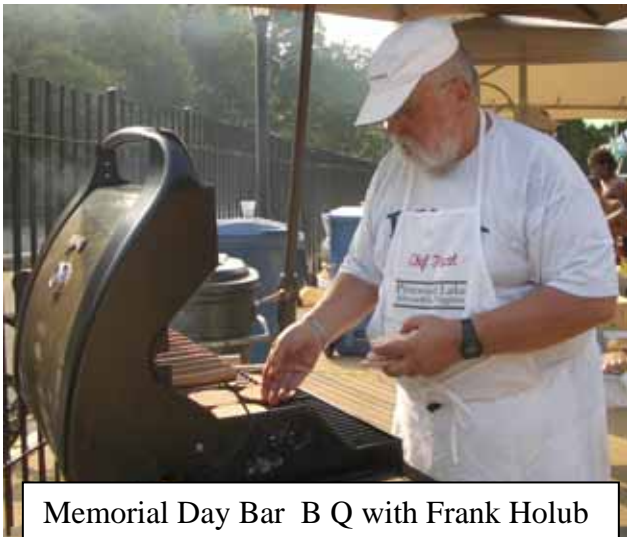
703-360-6212

LEE DISTRICT LAND USE

Lee District Land Use Meeting June 11. Four cases were presented to the committee. In the North Springfield area T-Mobile wants to place a 150 feet mobile pole near a wildlife park and residents are opposed because of the danger to their birds. The pole however was approved. A private 48 student school presented their application to build on Franconia Road and a library and adult community is planned in the area behind Chili's on Beulah Rd. Both cases are to come back to the committee next month. The last case was an approval for a change of owner for a service station on Franconia Rd. The case was approved. Next meeting will occur on July 9th.

Lee District Civic Association Meeting had as its speaker a representative from the police department who is in charge of the gang unit. We learned about gangs, how to identify them by the color of their clothes and how they "tag" walls, fences, etc. around our community. Please call the emergency no. of the police (911) if you suspect any crime and a problem with these so called "gangs." They are dangerous and also want to recruit others, especially younger children, into their fold. Until next time.

Vicki McLeod 703.780-6245
Lee District Land Use & Lee District Civic Assoc. Rep.



Memorial Day Bar B Q with Frank Holub



Hospitality Committee members Tina Blanchard and Nathan Grace serve at the Memorial Day Bar B Q. The Hospitality Committee wishes to thank everyone who contributed to the success of this community picnic.

Pinewood Lake Homeowners Association

www.pinewood-lake.com

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email: 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: Nancy Razzino
Vice President: Bill Kiehl
Secretary: Dave McAuley
Treasurer: Jack Kaufman
Members at Large: Jim Brown Bev Card
Delna Clark Vicki McLeod
Burnette Scarboro

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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 classifieds contact Lois Passman.

MUDDY HOLE GARDEN CLUB

Summer is upon us! We have planted and are nurturing our plants and doing all we can to keep our yards pretty and green. However Mother Nature has been spare in watering her "wonderland!" And that brings me to the subject of watering. It is generally agreed that a good soaking once a week is good, but how do you measure that? Experts advise that using a tuna can placed on the lawn and turning your sprinkler on and letting it run for about 45 minutes, then check your can to see if it has about an inch of water in it is a good method to ensure that your grass has been thoroughly watered. That's what the experts say! I'm not sure that your grass will be bright green, but at least the root system of your grass will survive a drought. And don't forget the flowers. Pinch back dead blooms to encourage new blooms and fertilize to promote growth. Flowers, pets and children all need food, water and nurture! Have a bright summer!

Grass/weeds/plant overgrowth! Every summer, it appears that many neighbors seem to forget that their front yards extend all the way down the parking pads to the street. It is amazing that folks know where to put their trash and recyclables, but forget that that is where their yard also is!!! Bushes grow out of control, grass grows well over a foot tall and other plants grow out of control between each neighbor's shared areas. Please get together with your neighbor or just take the time and trim back the overgrowth as well as the grass and present a neat appearance to the community. This is an ACC offense and you could be cited and brought before a community due process hearing. Grass that is taller than 18 inches is in violation of a Fairfax County ordinance.

The Muddy Hole Garden Club is in a sad state. One of our members is in ill health and another of our members will be departing soon. We are down to five members. We do two majors projects a year. We need new members to help us with these projects. Our

next major effort will be the Wreath, Craft and Rummage Sale in November. If any of our community members can find the time to assist us, please contact any garden club member or leave your name with Kirsten at the office, 703-360-6212 and we will be glad to contact you. The demise of the garden club would mean canceling the annual plant-plus sale, the wreath sale and the banner program. A sad loss to the entire community.

In spite of the doomsday message above, we continue to proceed as an organization and meet at the Frank Holub Community Center on the first Wednesday of each month at 7:30 PM. We do not require that you have any degree of expertise in gardening, crafting, decorating, culinary skills, but hope you like to have fun and enjoy being with others of a like mind. Please --- come! play with us!

Frank Holub

703-799-4788

TREASURER' REPORT

	May 2007	May 2006
In transit	\$ 1,500	\$ 1,311
Operations	163,438	190,104
Reserve	1,280,555	1,091,935
Total	\$ 1,445,493	\$1,283,350
Delinquent	\$ 29,973	\$ 22,761

PLHA Calendar

Regular meetings in PLHA office @ 7:30 PM

Jul 3	ACC
Jul 9	Neighborhood Watch
Jul 11	Garden Club
Jul 12	Board
Jul 17	ACC
Jul 17	Needle Deadline
Jul 18	Pool
Jul 24	Maintenance
Jul 26	Marketing

PINEWOOD LAKE RESALE UPDATE

Settlement Date	February 16, 2007
Address	4418 Longworthe Square
Sold Price	\$365,000
Subsidy	\$10,000

Settlement Date	February 23, 2007
Address	8132 Pinelake Court
Sold Price	\$405,000
Subsidy	\$11,500

First quarter 2007 PLHA Home Sales

This is NOT an Error or Misprint!
Only Two Pinewood Lake Homes were Sold
During the First Quarter of 2007!

In the thirty years that I have been monitoring and reporting on the Pinewood Lake real estate market there has NEVER been a Quarter in which only 2 homes were sold – not during ANY of the previous ‘down’ cycles of the real estate market! (*Three other homes have gone to settlement so far in the 2nd Quarter.*)

The lack of activity has not been from a shortage of available properties OR (as is often the case) for a lack of realistic and cooperative sellers. A review of listing information in the Realtor’s Multiple Listing System (MRIS) indicates that sellers have been regularly making price reductions in order to attract buyers.

Only a year ago the average selling price in Pinewood Lake was approximately \$408,000. Today the average asking price is only \$398,700 – and that price is skewed to the high end because of several very ‘optimistic’ sellers. Three homes are currently priced between \$425,000 and \$469,000. Removing those homes from the list the average price drops to \$385,347 – and the buyers are still barely nibbling.

Pinewood Lake is NOT alone. Although our market is off a bit more than many locations,

nearly all areas of the metropolitan area are experiencing similar marketing situations.

The DC area real estate market peaked in September of 2005. Home sales as well as prices declined steadily through late 2006. Many professionals felt the market was beginning to stabilize and expected some small market improvement in early 2007.

That was prior to the crisis in the Sub-Prime Mortgage market. Sub-Prime loans are normally used by buyers with less than ideal credit, short credit history, difficult to document income, little or no down-payment, etc. Due to the demographics of our immediate area, Sub-Prime financing made up a very high proportion of the loans used to finance homes in surrounding neighborhoods in recent years.

When that source of financing virtually disappeared so too did two-thirds of our potential purchasers causing our area to be hit particularly hard. Although areas such as ours are particularly hard hit by the loss of Sub-Prime lending, it is affecting the entire market. If home sellers at the lower price ranges are unable to find buyers for their homes many of them are unable to afford to ‘move-up’ to a larger and/or newer home in a different neighborhood.

Over the short term there are few positive signs for an improved market. As always, the TWO MOST IMPORTANT factors in selling a home are PRICE & CONDITION. For those who MUST SELL the key is to price the property realistically, be willing to negotiate, put your home in prime, pristine condition and remain patient!

The prospects are very bright for anyone purchasing a property in the current market. Interest rates remain at very low levels; there is a VERY large inventory of homes to choose from as well as many OUTSTANDING BARGAINS. Even at those bargain prices, most sellers are willing to negotiate further as well as pay most or all of purchasers’ closing costs. Over the longer term, the cycle will

change, property values will recover and homes purchased today will prove to be a fantastic investment.

Watch for my next update in the August issue of the Needle. Have a GREAT SUMMER!

Keith Whited, C.R.S.

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- Free personal ads from Pinewood residents and absentee owners that offer "one-time" sale of goods or requests for goods/services;
- Paid commercial ads from businesses

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Saturday 7:30 AM - 12:00 Noon





TRASH COLLECTION REMINDERS

- **No more than 10 bags of trash** at a time. All trash should be in tied plastic bags. No bag should exceed 50 pounds.
- Any **brush** should be cut into 4' lengths, less than 6" in diameter, and bundled with string.
- **Magazines and newspapers** should be bundled and placed out for recycling.
- **Special Pickups** consist of furniture, appliances, and mattresses.
- **Items that will NOT be collected include:** tree stumps, tires, roots, dirt, sod, bricks, blocks, concrete, boards, paint, automobile batteries, solvents, iron, petroleum products, insecticides, infectious waste, etc."
- **Trash cans and recycling bins** are to be kept out of site in your backyard.
- **Put trash out after sunset.**

Did you know that Pinewood Lake has ...

- 542 townhomes?
- Over 20 acres of common ground with walking paths?
- An outdoor swimming pool and 8 tot lots with recreation equipment?

Are you a good neighbor? Do you ...

- keep your home in good condition by repairing and painting it before it looks like it needs work?
- care for your grounds:
 - front yard, back yard, and parking pad?
 - space behind back fence (*yes, it is your property*)?
- use both parking spaces (*so guests have street parking*)?
- secure your trash?
- keep trash cans and recycling bins out of sight?
- listen to music and television at a volume so that they cannot be heard by your neighbors?

Be Proud of Our Neighborhood.

Do your part by ...

- Taking care of your property;
- Getting involved:
 - greet your neighbors;
 - come to the Labor Day Bar B Q;
 - attend a Board or committee meeting;
 - help with a special project;
 - join a committee.