



THE PINWOOD LAKE NEEDLE

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~ Tips From Harold Houseowner ~ Fence Standards Insert ~

Your Community Voice

www.pinewood-lake.com

June 2004

Reminder

In July the PLHA Board will consider a requirement that all yard lamps be made operational. It is anticipated the requirement will be approved. Perhaps you should check your options now to ensure your gas light or electric light is functional, or convert your inoperable gas light to electricity.

Special Board Meeting

On May 19th, 2004, the Board of Directors conducted a special meeting at the South County Government Center. Present were Jim Brown, Jack Kaufman, Bill Kiehl, David McAuley, Mark Piston, and Mike Shigley. Absent were Bev Card and Nathan Grace.

The Board convened at 7:35 PM. The purpose of the meeting was to hear community comment (both advantages and disadvantages) of proposals that all residents of Pinewood Lake register at the office and that a copy of all leases be on file at the office. In addition to the seven Continued on Page 9, See Special Board.

Please Note

A revised set of Fence Standards is included in this issue. See page 6, "ACC Revisions," for replacement/insertion instructions.

President's Message

TRASH REMOVAL IN PINWOOD LAKE

A History of Trash Pickup in Pinewood:

! Prior to the late 1980s, the PLHA Board contracted with various small trash hauling firms. Because of numerous equipment breakdowns and the lack of backup trucks, the Board shifted to larger firms starting about 1989.

! *BFI* provided trash removal from about 1989 through 1997. Halfway through this period, Fairfax County, in Chapter 109 of the County Code, defined "required recycling items" to include yard debris, and stipulated that yard debris must be separated from and not commingled with other solid waste. By policy, however, the County granted waivers of this to homeowner associations that could demonstrate minimal curbside yard debris. Pinewood Lake received a waiver on May 12th, 1994.

! Because of a gradual decline in *BFI's* service and a better price offer, the Board shifted the contract to *AAA* in 1998.

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Inserts:

"Fight The Bite"

PLHA Board & Hospitality Street Reps
Revised ACC Fence Standards

President's Message, Is Continued on Page 3.

MARKETING UPDATE

June 2004

Be Prepared- It's Coming
Cut It Out!

Since Pinewood Lake selling prices have surpassed the \$300,000 mark, it is prudent for community home owners to consider the fact that property assessments and corresponding property taxes will rise

Pinewood Lake

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accordingly and the County will be quick to make it happen. With that in mind, here are a few ideas that might soften the burden for some folks.

If you acquired your home within the past couple of years and were required to purchase PMI (Private Mortgage Insurance), it could be that you are paying in excess of \$100 per month when you no longer need to. If the equity in your home exceeds 20% of its purchase price, you can qualify to cancel the PMI and save that unnecessary fee. It will require a new appraisal by a licensed appraiser, consultation with your current mortgage company, and perhaps a refinance. However, considering the potential benefits and today's historically low interest rates, it could be a very rewarding financial move. Think about it!

Senior citizens and citizens with disabilities may actually be exempt from all or a part of the property tax burden on a home if they meet some income qualifications. The qualifications have been broadened so it is worth a new and serious look! For more details, call the County's Tax Relief Office at 703-222-8234. You may be glad you did!

MARKETING is Continued On Page 6.

Maintenance Log - June 2004

And the spring rolls on! And so does the work! The concrete outfalls on Oaklake, Birchlake, and Cedarlake Courts, as well as at the lower parking lot near the lake, have all been restored and should reduce erosion into the lake at those areas. In addition, the bridges at Birchlake and Cedarlake have been stabilized also. No need to worry about them collapsing into the lake any time soon!

Also, we have been doing re-paving of various paths around the lake and in other parts of the community. Following the completion of the lake shoreline restoration, we will finish the lake paths and start to look at doing a number of paths in the

Continued, See Maintenance, Page 4.

President's Message, Continued from Page 1.

However, AAA's service quickly became even worse than *BFI*'s had been.

! Absent other bids, the Board awarded the contract beginning in 2001 to *BFI*. Although certainly not perfect, *BFI*'s service was an improvement over AAA's. However, during the summer of 2003, *BFI* sent the Board letters indicating that it wished a rate increase of over 50%, or it would cease service. In reply, the Board insisted that *BFI* honor the terms of its contract, which limited rate increases to those mutually agreed upon or those brought about by landfill rate increases. Despite several notices, including those from the Association counsel, *BFI* terminated service to the Association giving less than a week's notice. Subsequent to that termination, the Board was able to recover from *BFI* a substantial portion of the increased cost the Association had to bear from switching trash haulers and of the legal fees involved in these negotiations.

! With less than a week's notice (and that including Labor Day weekend), the Board was unable to conduct its usual contract negotiations. Instead, it had to rely on price quotations and references, and it was forced to sign a company contract, rather than the standard Association contract, with Champion Services. There were only two other bidders on such short notice. One firm wanted substantially more than the Association could afford, and the other lacked back-up trucks and was located on the other side of the County.

! On paper Champion looked good. Their rate was a little over 10% above what we had been paying; they were local; and they were a young, energetic firm. However, as we all know, trouble began almost immediately over the definition of bulk pick-up items. By County code trash haulers are allowed to charge extra for such items. The Board knew this going in, but given the budget difficulties in absorbing a cost hike,

the Board decided that the entire community should not have to pay for those few people with bulk-pickups (particularly since in recent years some homeowners had been using our trash haulers to dispose of their construction debris). Champion, however, kept changing its definition of what bulk pick-up items were and kept increasing its prices for such pickups.

! Nonetheless, Champion otherwise provided service at a higher level than previous providers. They followed street signs, they generally followed the contract hours in our previous contracts of 7AM - 2PM (which they told the Board they could not guarantee on such short notice), and they cleaned up after their trucks and homeowners (something neither of the other contractors did).

! Still, Champion grumbled about the amount of trash the Association was generating (on average about 23-29 pounds per residence per scheduled pick-up, according to unaudited data provided by Champion). In November, they complained about the amount of yard debris the Association was generating, but the Board replied that from that point forward it would direct the grounds maintenance contractor to dispose of its own yard debris. The Board heard no more from Champion until late March when the firm said that it would refuse to pick up yard debris or any trash containing a mixture of yard debris and household trash. The refusal to pick up yard debris has continued since, despite written demands from the Board to Champion.

Board Efforts Toward Solution:

Met with Champion on April 8th;

Obtained a temporary extension of the waiver from April 16th-May 15th. On April 24th, Champion refused to honor this extension unless the Board agreed to a 30% rate increase;

President's Message, Continued on Page 4.

President's Message, Continued from Page 3.

Received extended waiver from Fairfax County (which lasts "until further notice") on May 13th;

Received Champion reply on May 4th that they considered yard debris outside the terms of the contract even though they received a copy of the waiver at the time of contract execution and had picked up yard debris from September 1st-March 31st;

Voted on May 13th to contact our attorney concerning Champion. (Because of the sensitivity of these actions, the Board cannot be more specific at this time);

Will use flyers to keep you informed of changes in the situation between issues of the Needle. More importantly, the Board will take necessary steps to ensure yard debris is collected, whether through Champion, a temporary contractor (pending the conclusion of the dispute with Champion), or a replacement trash hauler.

Mike Shigley, President

Maintenance, Continued From Page 2.

parks of our community. Surely, they need to be redone.

Also this summer and early fall will see some much needed road work and sealing of some of our streets. Statements of Work will be "on the street" in the near future to do these jobs.

We will be doing some park work this summer around the "wild" area by the office.

This summer will also see the review and development of an updated Reserve Study. This important document is our community's guide in the development of capital budget items to do work on our infrastructure and to plan our reserve funds to take care of these plans. If you have interest in this work, contact the office as this committee is formed. The Statement of Work is "on the street" at this time.

Again, I urge any interested neighbors to come join us on the Maintenance Committee. We meet at the Frank Holub Community Center on the fourth Tuesday of each month at 7:30 PM. If you can't join us, but have ideas or concerns, please contact the office or myself.

Frank Holub

703-799-4788

HOSPITALITY HAPPENINGS

Hello all! I hope everyone had a great Memorial Day, and if you were in town, I hope you joined us for a 'Burger or 'Dog at the annual Memorial Weekend Bar-B-Que to celebrate the opening of the pool.

I want to remind everyone that school will soon be out (and in some cases already is). Please be extra careful when driving around the neighborhood, some of the children are trying to remember what to do with all of their extra time. *Adults, do you remember that?*

Our next Hospitality meeting will be on Thursday, August 19th at 7:30PM at the Frank Holub Community Center (a.k.a. The office). I hope anyone interested in increasing the feeling of community in Pinewood Lake will consider joining us. We're always open to suggestions. It doesn't matter if your block already has a Hospitality Rep, the more the merrier.

Speaking of Block Reps, a revised list of the names and phone numbers of each Block Representative is included in this issue of The Needle. We still have a few blocks without Reps, so if you are interested in representing your block or are a new resident and want to know what Pinewood is about, please give me a call or join us on August 19th. We would love to have you on our team.

Susan Hosek

703-360-8743

Never be afraid to try something new. Remember, amateurs built the ark, professionals built the Titanic.

Community Announcements

June 2004 Calendar of Events in Pinewood Lake

(Board & Committee Meetings are held in the PLHA Community Center except as noted.)

Calendar of events table with dates and corresponding activities like Architectural Control, Muddy Hole Garden Club, etc.

(All Board & Committee Meetings begin at 7:30 PM, unless otherwise noted.)

Shutters Wanted

If anyone has original shutters (preferably louvered) they are disposing of, please call 703-780-7009.

Fill Dirt Wanted

I need some dirt to fill a hole on my Pinewood Property. You can bring your dirt (even clay) in bags or buckets and dump it at my place. Call John at 703-360-6543 anytime this summer or fall, when you have some dirt, to make arrangements.

Honking Horns

If you rely on someone else to give you a ride to work, please ask them not to blow their horn when they arrive. Please work out a system so a blaring horn doesn't disturb your neighbors.

Announcements of general or specific interest to the residents/owners of Pinewood Lake may be submitted to the Editor for inclusion in this section. Announcements should be factual and timely, and must include the name and telephone number of the point of contact. This section is NOT intended for advertisements.

The Editor

FAX: 703-619-7966

Kitchen Cabinets Wanted

If anyone is remodeling their kitchen, and plans to replace their cabinets, please consider donating them to the Association for use as storage units in the office area. Call Roger at 703-780-4162, for pickup.

Free Landscaping Slate

Approximate dimensions: 2ft x 3ft per piece. 20 pieces of slate available. Pulled up from old patio of Pinewood Lake resident. Call Jennifer at 703-704-5223.

Children Playing

- Warmer, longer days.
School will soon be out.
Streets of Pinewood Lake as a playground.

Don't let these ingredients be a recipe for a tragedy. Parents, please tell your children not to play in the streets.

We have areas dedicated to being - gosh! - playgrounds! And we have a swimming pool!

Streets are for cars; playgrounds and swimming pools are for kids.

ACC Revisions

The May issue of The Needle contained two 4-page updates/additions for your Rules & Standards book.

This issue contains a revised ACC Fence Standards, in two sections. The first part consists of Pages III-1 to III-22, and the second, III-39 to III-44. These pages rearrange the definitions of acceptable fence designs, and contain improved illustrations of the designs and layout on the lots. We hope you find them easier to read and understand.

Pages III-1 to III-22 of your Rules & Standards book should be removed, and the new pages inserted. Pages III-39 to III-44 are added, and inserted after the ACC forms.

The Editor 703-619-7969

Harold the Houseowner sez:

With summer in the air, it is a little late to worry about the box in the backyard that hums all summer long. Yes, I'm referring to your AC compressor - BUT - a very important thing to remember is to keep it clean. Clear away any trash, make sure that the unit can breath, in other words - make sure that air can circulate through the unit. This is important! Have you had it checked by an AC contractor?? Good idea!!! Also wash the fins clean with a hose; they do collect dust and dirt. Actually, you should do this at least once a month. Keeping this unit clean and free of dirt and debris will improve the performance of your whole system.

Driveway oil stains. First clean them up with a good strong detergent and a broom. Contact your local auto parts store; they may carry a cleaning solution made especially for this type of cleanup. Actually cleaning your whole driveway with soap and water and even bleach will cut down on the growth of mold on the concrete. This is a good thing! Use an old broom to scrub it down well and rinse thoroughly with lots of water.

MARKETING, Continued From Page 2.

Cut It Out!

If you have been hesitant about joining the Marketing Committee, cut it out!

If you are a resident of Pinewood Lake, please get involved. If you've been hesitating to join the Marketing Group, go ahead and cut out this coupon today.

If you are resident of Pinewood Lake – owner or renter, get involved! Cut out this coupon and become a member of the Marketing Committee. — TODAY!

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Please drop off at the PLHA office or, mail to:

Pinewood Lake Homeowners Assoc.
Attn: Roger, Marketing Committee
8159 Fernlake Ct.
Alexandria, VA 22309 - 1209



Harold sez, continued.

It is painting time and it is important to carefully dispose of old paint and its byproducts. Do NOT wash your paint brushes in the street! This material discolors our curbs and will eventually end up in the lake through the storm sewer system. Water based paints can be cleaned in any sink. Oil based paints take more care. Check with your paint store on how to handle this job. Disposal of unused cans of paint must be handled through approved recycling places. Please Do NOT dispose of old paint cans in our parks!!!

Harold sez, Is Continued On Page 7.

Harold sez, Continued from Page 6.

Critters! We have had reports of snakes at the dam - please leave them alone! They are not harming anyone. Please, however, make sure your front and back yards are clean of litter and materials that might invite critters to set up housekeeping. If you feed your pets in the back yard, don't leave extra food lying around, it is an invitation. Secure your shed doors really well. Keep your charcoal or gas grill clean! A shed is another place to invite our wild friends to set up housekeeping. Raccoons, rats, mice and snakes all look for secure, cool areas to make themselves at home.

Growing things. Keep your yards neatly trimmed, as well as the fences out to the street. This provides a pleasant and well-cared for look to our neighborhood. And the alley behind your back fence? Please spend some time in "de-trashing" it. Some of these alleys are disgusting; choked with vegetation and debris, and again are invitations to critters!!!

Hope you all enjoy your summer!!

Frank Holub 703-799-4788

Letter To The Editor:

Dear Editor, and The Community;

My wife and I have lived in Pinewood Lake for 6 years now and have seen many good things going on within the community. One thing though is really proving to be a pain. What is going on with trash removal in this community???

In the six years we have been here, the community has gone through at least THREE trash services, all of them not very good. When we moved in, the board told us that the reason we have contract trash removal is because County service is terrible and messy. Given if that were true, then what makes the companies the PLHA contracts any better? I do a lot of driving through out the county, even in some of our local adjacent neighborhoods, and county trash seems to do a great job. PLUS, there is the added benefit of the

heavy duty county trash cans, which look a lot better than a hodge podge of beat up distressed cans you see through out our community. Wouldn't it be nice to be uniform at least in our trash???

Also, why is it that the companies that the PLHA contracts never seem to get to our community at any sort of regular time?

Our refuse, which we are not allowed to put out until after sunset the night before pick up, then sits out all through the long day and into the evening? If we put it out before sunset we are warned and then fined by the community, what is the responsibility of the removal company???? Why doesn't the board ever seem to mention this?

Why do we as a community accept such things? Why do we pay extra to get inconsistent contract removal when we can get county removal, with a great trash can in addition. PLEASE don't just read this letter and do nothing, voice your opinions to the Needle and let the board know what you want as a community and hold the board responsible to making things happen and getting us QUALITY trash removal from the county.

Over two weeks ago we were dropped a memo on our gates talking about yard debris and not being able to leave it out with our regular collection. That was over four pick-ups ago and what has been done???? Where does the board want us to keep our debris? Maybe the board would like us to drive it over to the community center for holding until they get something worked out.

Write in now, and let the board know that we need some action and County trash removal.

Sincerely,
David Hughes
Arendale Square

A reply to this letter from the President of the Board is on the following page.

Reply to Letter To The Editor:

Mr. Hughes expresses warranted frustration with the current state of trash pickup, a frustration shared by the Community Manager and all members of the Board. Before this suggestion, no Board in recent memory has considered using the County for this service, probably because the members felt that as a private corporation it was incumbent on the Board to provide this service for our residents and because they believed that they just set the terms of the service not the County. Be that as it may, there are several things that you should consider about County service.

1. County service is not free. Currently, those residents in the County with such service pay the equivalent of \$20 extra per month in taxes to the County for the service.

2. County service is less than you are currently receiving. The County requires that yard debris and household waste be separated, and the County only picks up household waste once a week.

3. To obtain County service, Pinewood Lake homeowners would have to show greater community involvement than they have shown recently. The County only provides service to recognized "sanitary districts." To form such a district, over half of the owners there have to sign a petition requesting the formation of the district. That translates into 271 signatures, higher than the total vote count in even the most contested of recent Board elections.

4. Even if a sanitary district is formed, the new district might not receive County service. The County is seriously considering contracting with private firms to service new sanitary districts.

5. A County trash can is no panacea. There are residents here who would prefer the Board ban all cans curbside and permit only bags and other items specifically left for pickup. In addition, the size of these cans will make it difficult for residents in interior townhouses to get them to and

from their storage area in the rear of their homes.

Mike Shigley

President, PLHA Board of Directors

NEIGHBORHOOD WATCH NEWS

The Neighborhood Watch committee meeting was held in the PLHA May 10, 2004. We had a fairly good turnout, and there were a lot of questions asked regarding the security of our neighborhoods and what the police were doing or planning to do in the future. There are certain issues that have been bothering a lot of residents for quite a period of time.

We wrote up a "laundry list," if you will, and I had a meeting with Lt Mike Ditmer, the acting station commander, the very next day. I gave him the list and we had a discussion on how he was going to proceed with reviewing the problems and advising us what department or officer would be looking into our issues and getting back to us. For those of you who attended the Citizens Advisory Committee meeting Tuesday, May 11th, Lt. Ditmer mentioned our progress with the list and said he would be letting us know what we can do as soon as possible

The issues were parking, unsupervised minors, levels of noise - whether from kids or cars with radios blasting - speeding on our streets, as well as children and young adults playing in the streets. The other concern is that we have noticed a number of individuals in our neighborhoods and around our lake that do not live here and are not guests of those that do. These individuals have been seen fishing in the lake and just hanging out in general. Since we have no way of knowing who belongs here, we have no way to ask trespassers to leave. That situation will be addressed soon.

I will keep you abreast of what Lt. Ditmer suggests we do to correct the annoying problems that make our everyday life stressful. I would advise those with

Continued on Page 9, See WATCH NEWS

WATCH NEWS, Continued From Page 8.

small children, please teach them not to ride their bikes or walk around the lake unattended. That is a situation just asking for something to happen.

I have been informed that some children have been trying to capture some of our baby ducklings. I have also been told that in one case, the kids were trying to kill the mother duck to get the babies. If anyone sees kids doing this, call the police at once. These actions are against the law, as is any interference with migratory birds. I want to add that we rescued a Starling that someone had cut the wings so it could not fly. Parents, please teach your children that we are all God's creatures, and to respect our wonderful wildlife in Pinewood Lake.

Again, our committee meets the second Monday of every month (unless otherwise posted) in the PLHA office at 7:30 PM, and the CAC meeting is the second Tuesday of the month at the Mount Vernon police station Community Room at 7:30 PM. Please try to attend one or both of these meetings. You really will get a good insight about the happenings in and around our community. Pinewood Lake is a great place to live; let's see if we can make it even better with community spirit.

Ginger Krup 703-780-0752

Special Board, Continued from Page 1.

Board members, there were seven residents of the Association also present. A spirited but friendly discussion took place highlighting and amplifying the need and the requirements for the proposals, but also difficulties and concerns associated with their implementation. The Board agreed to consider the proposals formally in July.

The Board also unanimously approved granting an exception to the rules for private pool parties to allow a homeowner

to hold a pool party from 6:00 PM to 9:00 PM and to close the pool two hours early. In return the homeowner will pay all fees required by the rules, including payment for the lifeguards who would otherwise be on duty, and will make a contribution to the Swim Team. The Board adjourned at 9:05 PM.

Mike Shigley, President

Garden Club Update June 2004

"Gardening Is Upon Us!"

Once again Pinewood Lake residents rallied to the support of the Muddy Hole Garden Club and made the 2004 Plant-Plus Sale a "blooming success." Thanks to many of our loyal customers from the past as well as the new residents who perused the aisles of colorful annual and perennial bedding plants, container gardens and hanging baskets, we had a truly banner day of business. Thanks to everyone for choosing your local garden club to brighten your gardens and make our Pinewood Lake streets and paths a pleasure to view. Needless to say the following garden club members deserve special thanks for all the effort and time they devoted to provide you - our community residents - with a choice selection of plants and their knowledge, experience and assistance, Frank Holub, Roger Reutershan, Jutta Caudill, and Sigi Leshner. Thanks also to Courtney Dunn of RCR Services for his support. We also acknowledge the Swim Team for providing an "Eat on the Run" food court. Hats off to everyone for their selfless efforts to continue making Pinewood Lake a more beautiful community to call home.

Have any extra time and wish to beautify a flower bed in the community? There is still plenty of time and a variety of beds available through our Adopt-A-Bed/Gardening Angels program. Please contact myself or Frank Holub at 703-799-4788 for further information.

Steve Papanicolas

703-799-7423

Due Process Hearing

The May 17th Due Process cases included these ACC Violations:

! 4306 Gramercy Circle – the owner was present – the Board gave him until July 19th to contact 4304 Gramercy Circle and present an acceptable ACC plan or appear at the July 19 Due Process Hearing.

! 8133 Lake Park Drive – the owner sent a contract stating the work will be completed by July 1st – the Board gave him until July 1st to correct the violations, or a monetary charge of \$3.00 a day for the first thirty days, \$5.00 a day for the next thirty days, and then \$10.00 a day will begin on July 1st until the violation are corrected.

! 4304 Gramercy Circle – the Board gave the owner until July 19th to contact 4306 Gramercy Circle and present an acceptable plan to ACC or appear at the July 19th Due Process Hearing otherwise a monetary charge of \$3.00 a day for the first thirty days, \$5.00 a day for the next thirty days, and then \$10.00 a day will begin on July 20th until the violation is corrected.

! 8178 Fernlake Court – ACC reported the violation has been corrected. The case was dismissed.

! 8146 Lake Park Drive – ACC reported the violation has been corrected. The Board assessed a \$15.00 monetary charge to defray costs because several warnings from Association officials weren't heeded.

Rule Violations:

! 4327 Birchlake Court – the renters were present – the Board voted that no basketball hoop can be in the street and assessed the owner a \$15.00 processing fee.

! 4304 Gramercy Circle – the Board assessed a monetary charge of \$50.00 for dumping a couch on a Pinewood street.

! 4324 Gramercy Circle – the Board assessed a monetary charge of \$10.00 each for eight violations of storing boxes outside the front door for a total of \$80.00.

! 4423 Longworthe Square – the Board assessed a monetary charge of \$15.00 to defray the Associations cost.

May Board Happenings

On May 13th Community Comment included questions about the trash collection. [See related article on pages 7 & 8, this issue.]

Under New Business:

✓ The Marketing Committee Charter and membership were approved.

✓ The changes to Section 1 of the ACC Code of Standards concerning fences and arbors were approved. The new standards are included as an insert in this issue.

✓ ACC was asked to report at the July Board meeting about adding clear stain or sealant to the approved ACC colors for fences.

✓ National Paving & Repair Co. was approved to install two box drains and re-pave 540 feet by the lake between Birchlake Court and Cedar Lake Court for \$3,935.00.

✓ The Maintenance Committee was authorized to re-pave the connecting path between Central Park Circle and Scarborough Square for up to \$2,000.00.

✓ Announcements included that the Maintenance Committee has discussed the sump pumps on Saint Annes Court and a letter is being drafted for homeowners concerning proper installation and drainage of sump pumps.

Community Manager Report:

✓ Charlotte Gallagher resigned as Assistant Community Manager and Carmen Nunez was hired. *Welcome Carmen!*

✓ Homeowners have been complaining about trash service.

During Executive Session, our attorney reported that a homeowner who was severely delinquent in their Association dues, has gone to non-judicial foreclosure. The sale was completed on May 21st.

Bev Card

703-360-2528



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Free personal ads from Pinewood Lake residents ONLY, and paid commercial ads from business entities.

Free personal advertisements are those from community residents (and absentee owners) that offer "one-time" sale of goods, and requests for goods or services.

Paid advertisements will be accepted from business entities who may or may not be owned and operated by community residents. These entities include such services as baby-sitting services, legal services, tutoring, gutter cleaning, and other income-producing services.

The intent of this policy is to strengthen the overall management and quality of the newsletter. Comments may be directed to the Community Manager, 703-360-6212. The Advertising Manager is Ms. Lois Passman, 703-780-4236, FAX: 703-780-6903.

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