

## Editor's Side-Chat

*Summer's here,  
It's my favorite time of  
year...*

Yes, believe it or not, I enjoy this season-the heat and all simply because it reminds me of going down south to visit relatives for the summer, swimming, **no school!**, and...did I mention *swimming!!!* If you enjoy the pool as much as I did growing up, make sure to take advantage of one of Pinewood Lake's amenities this year. Go to page 5 for more details.

For those who don't know me, my name is Shana Johnson. June is my 3<sup>rd</sup> month helping as Editor of our community's newsletter. Besides my work (as a youth) for the newspaper and yearbook staff and more recently for church, I would consider myself somewhat of a beginner. However, with my passion for writing, I will try to continue the great work fulfilled by those that served before me. Thank you!

*Finally-long overdue-  
kudos to **Tom McCuin** for  
his creativity, time and  
efforts in 2010! s.j.*

## Board of Directors Proposes Changes in Covenants

From the Board of Directors

In order to protect the value of our homes, and preserve the sense of community which has made Pinewood Lake unique since its inception in 1969, we need to amend our governing documents.

After more than forty years, and several recent changes in the law, it is apparent that our current Declarations and Covenants can no longer serve to maintain either our financial or architectural integrity as effectively as they once did. For example, our present delinquency in association dues is far higher than it ever has been, and yet the obsolete language in our governing documents places the greater weight of this burden disproportionately on those who pay their dues faithfully. In light of recent changes in the law, we can only correct this basic unfairness, and put the cost to the community of those who do not pay where it belongs, by changing our covenants.

Likewise, changes are needed to give the community both reasonable and proportional remedies to enforce our ACC standards in order to promote architectural consistency which, in turn, ensure the value of our Pinewood homes.

As a first step to amending our Covenants, the Board of Directors has formed a committee which has been meeting since the beginning of the year to produce a draft of the necessary changes. Please check with the Pinewood Office for the date and time of the next meeting if you wish to attend. At the end of this review, the Board will present its proposed amendments to the community for approval.

## Criteria for Outstanding Homes of the Year Award

By Will Parks, Chair, ACC

Before discussing the criteria for Outstanding Homes of the Year Award I would like to thank the homeowners of Pinewood Lake. Since I moved to Pinewood Lake in 2006, the appearance of homes throughout the community has improved dramatically. The number of homeowners submitting requests to repair and improve their homes is higher than it has ever been since I joined the Architectural Control Committee (ACC) in 2007. The ACC has attempted to strike a balance between maintaining the image of the community, as well as creating and enforcing a sensible code of standards. The ACC welcomes residents to attend one of our meetings, send us a letter, e-mail or even send pictures. All ideas will be evaluated on the basis of their own merit.

While going through the nominating process last year, the ACC discovered that there were no written criteria on which to judge homes as Outstanding. So we decided to define the evaluation criteria and make changes to the Outstanding Homes of the Year program. Our ACC Administrator will inspect the community and give committee members a list of homes for evaluation. The homes nominated will be judged on the basis of being most in compliance with ACC standards and having curb appeal. The ACC members will evaluate the homes in

June of this year and again in September or October. The cycle for 2012 will start in May/June. We decided to inspect twice to ensure that we are recognizing the home owners who consistently keep their homes in the best condition. The biggest change to the program is in the areas we will be inspecting. Unlike years past, we will inspect both the front and rear of all homes, as well as the side yards of end units. In order to make sure homeowners know what the ACC will be evaluating, the Inspection Form is included in this edition of the Needle. The ACC decided to limit the number of awards to no more than 10% of the community.


I know there was some concern about the proposed changes to the Outstanding Homes of the Year program last year. Revamping this program was discussed at several ACC meetings that were open to the entire community. We also invited homeowners to attend our November ACC meeting with an open invitation in the October 2010 Needle to discuss changes to the program. That being said the ACC welcomes any constructive feedback. I think the changes will make the Outstanding Homes of the Year program much more effective. The previous ACC Chairperson, Gloria Graham, deserves a lot of credit for spearheading these changes and for keeping the ACC focused on completing them for this year. Thank you for all your efforts to improve the appearance of our community.

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## Pinewood Lake Homeowners' Association Outstanding Home Award Inspection Form

Street Address: \_\_\_\_\_

### Late Spring/Early Summer

Front Area Inspection		Rear Area Inspection	
Neatly Trimmed Landscaping	YesNo	Neatly Trimmed Landscaping	YesNo
Paint in Good Condition	YesNo	Paint in Good Condition	YesNo
Woodwork there & in Good Condition	YesNo	Woodwork there & in Good Condition	YesNo
Shutters there & in Good Condition	YesNo	Shed in Good Condition	YesNo
Balcony in Good Condition	YesNo	Deck/Patio in Good Condition	YesNo
Fence Maintained	YesNo	Fence Maintained	YesNo
Grass Cut	YesNo	Grass Cut	YesNo
Parking Pad Area Clean and Maintained	YesNo	Property Outside of Rear/Side Fence Maintained	YesNo
Wrought Iron in Good Condition	YesNo	Overall Cleanliness	YesNo
Overall Cleanliness	YesNo	Visible Trash	YesNo
Visible Trash	YesNo		
Notes:/Other:			
Inspector:		Date:	

### Late Summer

Front Area Inspection		Rear Area Inspection	
Neatly Trimmed Landscaping	YesNo	Neatly Trimmed Landscaping	YesNo
Paint in Good Condition	YesNo	Paint in Good Condition	YesNo
Woodwork there & in Good Condition	YesNo	Woodwork there & in Good Condition	YesNo
Shutters there & in Good Condition	YesNo	Shed in Good Condition	YesNo
Balcony in Good Condition	YesNo	Deck/Patio in Good Condition	YesNo
Fence Maintained	YesNo	Fence Maintained	YesNo
Grass Cut	YesNo	Grass Cut	YesNo
Parking Pad Area Clean and Maintained	YesNo	Property Outside of Rear/Side Fence Maintained	YesNo
Wrought Iron in Good Condition	YesNo	Overall Cleanliness	YesNo
Overall Cleanliness	YesNo	Visible Trash	YesNo
Visible Trash	YesNo		
Notes:/Other:			
Inspector:		Date:	

## Another Successful Year for the Muddy Hole Garden Club

By Frank Holub

*So Many Thanks --- !!!*

The Plant Sale was held in splendid weather! A little cool, but bright sunshine made it a great day to buy and sell plants. The club had a great variety of annual bedding plants and there were a goodly number of neighbors out wanting to purchase them for their home gardens. It was a good combination. **Thank you** members of Pinewood Lake!

### 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: Karen Mestemaker  
Admin Assistant: Karla Duggan

### Board of Directors

President:	Bill Gleason
Vice President:	Nancy Razzino
Secretary:	Rich Hall
Treasurer:	Jack Kaufman
Members at Large:	Delna Clark
David McAuley	Tom McQuin
Vicki McLeod	Brian Palazzolo

### The Pinewood Lake Needle Staff

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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.

The Muddy Hole Garden Club appreciates your patronage of our annual spring plant sale. The flowers we didn't sell will be used in various flower beds around the community to add brightness and cheer to the entire place.

The garden club also wants to thank our regular members who helped to make the sale a success and this year a special group of neighbors who volunteered to assist us. Rich Hall of Longworthe Square, Brian Palazzolo of Birchlake Court and Tricia Gosby of Squiredale Square were prominent "helpers" and there were others who lent a hand at the end of the day to move the remaining plants back to the yard. Of course, as usual, RCR Services; Courtney Dunn and crew were most helpful in the morning moving and helping set up the large array of plants to get the sale started. It "takes a village" to get it all moved, organized, arranged and priced --- ready for the sale to start. "Thank you everyone!" Your help was most appreciated!

The garden club has also planted the large flower pots at the pool to be ready for the pool season. Other plantings and landscaping will be done by RCR Services. By the time the pool opens, it should look really good. With the weather and Miracle-Gro, it should look "fantastic!"

### Garden Enthusiasts to Garden Novices Are Welcome!!

Now the garden club can move ahead and look forward to the rest of the year. We hope that other members of the community would consider coming out to join with us. We meet at the Frank Holub Community Center (the office) on the first Wednesday of the month at 7:30 P.M. None of us are master gardeners; we meet, we greet and swap info about plants and events in Pinewood Lake area and occasionally talk about gardening things too☺. Come join us!!!

**Neighborhood Watch is looking for volunteers to paint faces at National Night Out on August 2.** If you are interested in volunteering, please contact the Pinewood Lake office at 703-360-6212.

## From the President's Desk

By Bill Gleason, Board President

It is hard to believe that 2011 nears the halfway point, but the sights and sounds of children and grownups in our community pool tells me this is so! Where does time go, I ask? Seems like only yesterday we were worried about the next big snowfall. No more!

Over the past five months your Board has been busy, with matters ranging from formulating new definitions of commercial vehicles to overseeing the appointment of new key committee chairs to working on an update of the Pinewood Lake Covenants (see the report on the update in this issue of The Needle).

Throughout this period I am constantly reminded of the impressive devotion of our volunteers at all levels and in all capacities (and of the need for more volunteers). Pinewood Lake in a very real sense is all of you who share your time and energy and insight, selflessly and well. For that, you have my special thanks.

I would like to emphasize one concern of constant import to the Board during this same period: the security and safety of our overall community. Three quick points here. First, a question arose about solicitors and their place (or not) at Pinewood. In the end the Board decided not to take specific additional action at this time, given the existence of signs throughout the community prohibiting solicitors. Rather, it was simply decided to encourage one and all to be alert and to post individual notices on your home

prohibiting solicitation if it is deemed necessary.

Secondly, as readers of The Needle and pool users are well aware, there are new pool rules that I ask everyone to review and follow. The new rules clarify the grounds for suspension of pool patrons and establish suspension procedures for potential violators. These rules are the direct result of an assault on a life guard last summer.

And third, in May the new Captain (Captain Joyce) of the Mt. Vernon District Police attended the Board meeting to update us on crime in our neighborhood. The overall message was assuring: so far, in the Captain's words, 2011 has been a "good year." However, Captain Joyce also -- and this is important -- cautioned everyone to follow basic rules to reduce the possibility of larceny and petty theft, the dominant form of crime at Pinewood and in the surrounding area:

1. Be sure your vehicle(s) is locked at all times, when parked;
2. Do not leave valuables in your parked vehicle(s);
3. When away from your townhome, turn on an interior light or two;
4. Make sure all doors and windows are either locked or secure when away.

In the end, Captain Joyce noted that his major concern was the swelling volume of traffic virtually everywhere, in particular along Route 1. There is a need for all of us to keep a sharp lookout, especially with children running into the streets in high traffic areas.

Good advice from the Captain.

I hope everyone has a terrific summer.

## PINEWOOD LAKE POOL

By Mike Shigley

The pool will open, as usual, during Memorial Day weekend. This year that means 11 AM, May 28th. The pool will close 8 PM, Labor Day, September 5<sup>th</sup>.

Although the pool rules have not changed, we want to highlight the following:

- Pool hours are 11AM to 8PM daily. *However*, through June 21st (while school is in session) the pool will only be open 3PM to 8PM Monday through Friday. It will be open 11AM to 8PM on weekends.
- Admission only with a pool pass or a multi-use guest pass.
- Booklet of 10 guest passes costs \$25.
- No one-use guest passes purchased at the gate.
- Guests are your friends and family members who do not reside in Pinewood Lake.
- You may include only permanent residents on your pool pass.
- Adults must be within arm's reach of non-swimmers.
- Only adults may supervise children in wading pool.
- Family members of residents behind in their Association assessments will be denied entrance to the pool.

### PINEWOOD LAKE SWIM TEAM



Applications are available in the office.

**Contact:**

Donna Lane

202-352-4076

## POOL OPPORTUNITIES

- Join the Pool Committee! Help make the pool a center of community social activities (*We are really short of members.*)
- Encourage your child to join the swim team
- Host an after-hours pool party (applications and instructions available online or by calling 703-360-6212).

### Pool Pass Notice

If you missed the May dates to apply for a pool pass, you may come during the office's normal business hours which are: M-F (12-3) or Sat. (9-12). Contact the PLHA office at 703-360-6212 if you're unable to make one of these times.

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# TREASURER'S REPORT

## APRIL 2011

The total cash balance at the end of the month was \$ 2,194,642. An analysis of this balance and comparisons with prior periods follows:

	Apr 2011	Mar 2011	Apr 2010
In transit	\$2,655	\$3,020	\$1,262
Operations	\$155,723	\$159,817	\$126,025
Reserve	\$ 2,036,264	\$2,011,361	\$1,933,059
Total	\$2,194,642	\$2,174,198	\$2,060,346

## DELINQUENT ACCOUNTS

The balance for delinquent accounts on March 31, 2011 was \$103,228 (\$93,817 for dues). The current balance and comparisons with prior periods follows:

	Apr 2011	Mar 2011	Apr 2010
Balance	\$ 103,228	\$ 104,448	\$ 93,262
90 days or more	\$ 80,884	\$ 81,129	\$63,836
# of accounts over \$1,000 in 90 day or older category	26	23	17

**Please note:** If you would like to access the complete version of this report, please request a copy from the HOA office.



*Happy Father's Day!*

*(June 19, 2011)*



### **PLHA Calendar for June**

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

- June 7 ..... ACC
- June 8 ..... Muddy Hole Garden Club
- June 9 ..... Board
- June 13 ..... Neighborhood Watch
- June 15 ..... Pool Committee
- June 17 ..... Needle Deadline
- June 21 ..... ACC
- June 23 ..... Marketing Committee
- June 28 ..... Maintenance Committee

## Changes to Route One Corridor

By Vicki McLeod,  
Rep. for Land Use, HHS, NAB

Lee District's Land Use has not had many applications before the Committee lately but a couple of those that have already passed will go to the County Planning Commission for their vote. One of them includes the building of Costco in place of where Multiplex Cinemas was located.

**New merchants:** Home Goods and Auto Zone are now open for business. A new mixed use development has begun construction on the old Groveton School site. Apartments, townhouses, and retail space will begin in the 2<sup>nd</sup> phase.

### Officials Update

Representation remains unchanged except for the school board; Brad Center is leaving the position.

### Healthcare Needs

**Human Services** met often and laid out a plan to be accepted by Mt. Vernon Council. This committee looks at alternative ways to serve residents who have no insurance-especially in providing services for the youth. Barbara Doyle, CEO of Mt. Vernon hospital, announced at one of these meetings that the hospital was growing and will continue to do so. There are to be additional emergency room beds and additional medical beds all private rooms. There is a master plan for a 25 year program by the hospital and in the end Mt. Vernon Hospital will be a campus for health care to serve this area.

**Ft. Belvoir Hospital** is under new construction which will consist of a unit to serve the Wounded Soldiers and their families until they are transferred home,

provide additional care for medical units, and cancer units with all of the latest medical equipment. The new hospital will be called **Ft. Belvoir Community Hospital** and its entrance will be off of Route One at the Pence Gate. It is a completely green project.

Also, there is a new urgent care facility called located on Route One. It's called **Doctors Express**.

A new piece of good news is that Jim Moran our Congressman has obtained monies from the federal highway budget to widen the highway causing less congestion with new personnel. They will be hiring 3,600 personnel for the hospital. A list of jobs will be listed at Ft. Belvoir's job site.

Recently, the school operations had been asked to clear the underbrush next to Lake Park Drive. This job was completed in late April.

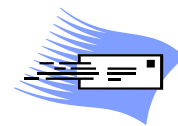
We will continue to highlight land use developments, when applicable, in future Needle issues.

### Do you love to write?



If you would like to contribute or report anything news-worthy to print in the Needle, please email the Editor at [plha@verizon.net](mailto:plha@verizon.net) by the 3<sup>rd</sup> Friday of every month.

## PINEWOOD LAKE EMAIL GROUP



To join the Pinewood Lake Email Group, send a request to [katyparente@yahoo.com](mailto:katyparente@yahoo.com).

## National Night Out – August 2<sup>nd</sup>

By Tricia Gosby

It takes a village. In our case, a community, the community of Pinewood Lake. Take notice of your neighborhood - start with your street. Do you know who your neighbors are? With the wonderful weather, we are all out in our yards, walking around, etc. Take the time to introduce yourselves. At the very least, be aware of who your neighbors are. Knowing who lives/belongs on your street goes a long way to possibly recognizing a strange individual or occurrence on your street.


What if you saw an individual entering your neighbor's house through a window or breaking into their vehicle? Would you know if it was your neighbor who lost their key or locked their key in their car? Or whether someone was breaking into their house or car? Knowing who your neighbors are helps us all. If something or someone is out of place, would you call the police? What, you don't want to get involved? Wouldn't you want someone/your neighbor to call the police, if they saw a strange individual attempting to enter your house or vehicle?

Here's Information the police would be interested in: what is the individual wearing, what does the individual look like, did they enter a vehicle, what make/model/color, were you able obtain the license plate? DO NOT approach or encounter the individual(s). Call the Police Emergency Number 911, Police Non-Emergency Number 703-691-2131. You do not need to identify yourself.

Be part of your community! **Join the Pinewood Lake Neighborhood Watch** - Second MONDAY of every month at 7:30 p.m. at the office. Remember Pinewood Lake is your home too...

### The Needle Advertising Policy:

- 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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## Cinema Nights at Pinewood Lake Featuring "Tangled"

The Cinema Committee presents a Disney-animated feature this month!

**Date: Saturday, June 25<sup>th</sup>**

**Time: 8:30 PM**

**Place: Pool Parking Lot**

**Free popcorn will be provided!**



## PARENTS: PLEASE NOTE!

We have received calls in the Pinewood Lake office regarding children playing in the streets around the community.

Please remind your children that it is never safe to play in the street. We have a lot of playgrounds in the community in which children can safely play without impeding traffic or endangering themselves.

## FOR DOG OWNERS

Thank you to all of you who are currently picking up after your dogs in the parks and on private property! For those of you who are not: please start cleaning up after your pets for the benefit of all residents.

## 2010 Outstanding Home Awards

On behalf of the Pinewood Lake Homeowners' Association, please accept our many thanks for your efforts to keep our community an attractive place to live. Keep up the good work!

- 4508 Arendale Square
- 4510 Arendale Square
- 4513 Arendale Square
- 4526 Arendale Square
- 4529 Arendale Square
- 4530 Arendale Square
- 4331 Birchlake Court
- 4338 Birchlake Court
- 4301 Cedarlake Court
- 4317 Cedarlake Court
- 4323 Cedarlake Court
- 4334 Cedarlake Court
- 4335 Cedarlake Court
- 4338 Cedarlake Court
- 7904 Central Park Circle
- 7910 Central Park Circle
- 7932 Central Park Circle
- 7934 Central Park Circle
- 7936 Central Park Circle
- 7938 Central Park Circle
- 7939 Central Park Circle
- 7947 Central Park Circle
- 7951 Central Park Circle
- 7954 Central Park Circle
- 7961 Central Park Circle
- 7967 Central Park Circle
- 7969 Central Park Circle
- 7972 Central Park Circle
- 7973 Central Park Circle
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- 4333 Gramercy Circle
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- 8060 Saint Annes Court
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- 8063 Saint Annes Court
- 8071 Saint Annes Court
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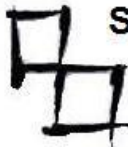
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\*\*\*\*\*

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 Toll free: 800.244.7253  
[jilldurante@mrisc.com](mailto:jilldurante@mrisc.com)

