

# The Needle

Pinewood Lake Homeowners Association

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

May 2008

## POOL OPENS

**Saturday, May 24 at 11:00 AM**

## NEW IN 2008

No guest passes may be purchased at the gate; guest passes must be purchased in advance from PLHA office staff at \$25 for a book of 10.

## 2008 POOL PASSES

All homeowners must have an updated 2008 pool pass. See pages 7- 8 for details on how to obtain or update a pool pass.

## POOL PASS SCHEDULE FOR NEW PASSES AND UPDATED PASSES

Monday, May 5	7-8 PM
Thursday, May 8	6:30-8:30 PM
Tuesday, May 13	6:30-8:30 PM
Thursday, May 15	6:30-8:30 PM
Saturday, May 17	9 AM-Noon
Monday, May 19	6:30-8:30 PM
Wednesday, May 21	6-7:30 PM
Friday, May 23	6:30-8:30 PM
Saturday, May 24	9 AM-Noon

Mike Shigley, Pool Chair 703-360-7237

## NEW PAINT STANDARD

At the April 10 Board meeting, the Board adopted the new paint standard for Pinewood Lake. This was done with lots of thought and preparation. Here is a brief history of the project. The Marketing Committee, under the direction of the Board, contracted Matthew Mosca, a historic paint finishes consultant, to review our community and make a plan that would help to enhance the curb appeal of our homes in Pinewood with a simpler color palette that is consistent with the period of Pinewood Lake's architecture. In early 2007 we received Mr. Mosca's recommendation and the Board then charged the ACC with reviewing the study to see if it was something we wanted to do and could do. They had several meetings over the summer and fall with lively discussions of what they and the community members who attended the meetings thought would work for the community. In October 2007, the ACC brought the study back to the Board with their recommendations.

The Board did not want to take any action on this study until it hosted several meetings for the community to have input. The ACC recommendation was mailed to all homeowners in the annual mailing around November 1, 2007. The first of the community-wide input meetings was December 3, 2007, the community annual meeting. At the January 2008 monthly Board meeting, the Board set a second community-wide meeting for February 20 and also appointed an ad-hoc committee to put the recommendations of the ACC and community into a finalized recommendation for the Board of Directors. The ad hoc committee met three times, twice before the February community meeting and once after. The committee presented the Board with their finalized

## Pinewood Bar-B-Q

Saturday, May 24

5:00 - 7:00 PM Pool Deck



Hamburgers, Hot Dogs & Drinks provided  
Bring a dish to share

**Children must be with an adult**

Sponsored by the Hospitality Committee

recommendation at the April 10 monthly Board meeting. After extensive Board discussion, the Board approved the recommended paint standard with a couple of changes. Below is a brief outline of how this new standard will affect the homeowners. See the enclosed full standard for complete details.

First and foremost, **it is very, very important that before you do any painting to the outside of your home, fence, shed, or other structures, you submit your request for the work to the ACC on the ACC Request/Approval Form.** The request form can be found on our web site at [www.pinewood-lake.com](http://www.pinewood-lake.com) or in the Pinewood Lake office. The ACC will be meeting twice a month now through September. They meet at the PLHA office on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month. **Even if you are just planning on painting the same colors as you have now, you need to submit this form for approval as your present color may no longer be an approved color.**

**Your present color may no longer be an approved color.**

**SUMMARY OF HOW THIS AFFECTS YOU:**

- All brick and major trim colors are new.
- All fences (front, side, and rear) except wrought iron fences shall be painted Benjamin Moore Navajo White or a matching shade.
- All wrought iron shall be painted flat or semi-gloss black.
- Rear elevation colors are all new. Matching vinyl colors are also listed.
- There are now approved colors for the doors.
- Terms have changed (*i.e., Most Major Trim is now "Recessed Plane;" Minor Trim is "Woodwork Trim;" and Shutters, Doors, and Painted Flashing and Metal Roofing each have their own approved colors.*)
- Sheds shall be painted to match the color of the rear fence or rear elevation.

- Wooden decks shall be painted to match the rear elevation, left natural, or stained with a single ACC-approved stain.
- All painted surfaces (except brick) must be in compliance with the new standard by May 1, 2013.
- All painted brick must be in compliance by May 1, 2028.
- No unpainted brick shall be painted.
- No neighboring homes may be painted the same color.
- Homeowners with ACC-approved previously installed vinyl siding in compliance with the previous standard may submit for review by the ACC an ACC Request/Approval Form asking for their vinyl to be grandfathered.

**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:	Nancy Razzino
Vice President:	Bill Kiehl
Secretary:	Dave McAuley
Treasurer:	Jack Kaufman
Members at Large:	Mark Brewer Delna Clark Bill Gleason Vicki McLeod Burnette Scarboro

**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.

**SO WHAT DO I DO NOW WHEN PAINTING?**

- **Submit your ACC Request/Approval Form for ANY work done on the exterior of your property PRIOR to beginning work.**
- View the new color palette by coming to the Pinewood Lake office between Noon and 3 PM Monday through Friday or 9 AM and Noon on Saturday or view the list of colors by going to [www.pinewood-lake.com](http://www.pinewood-lake.com).
- Our accepted colors happen to be Benjamin Moore. If you are having a different brand matched to the Benjamin Moore color, you will need to paint a small test area on your home for ACC verification of the match prior to full painting.
- If your wood and/or metal fences and surfaces need painting prior to May 1, 2013, the painting must conform to the new standard. If the items do not need painting prior to May 1, 2013, they must still be painted in the new colors by May 1, 2013.
- If your brick needs painting or vinyl needs changing prior to May 1, 2028, the painting and/or replacement must conform to the new standard. Regardless of the need to paint, your brick color must be in compliance by May 1, 2028. Homeowners who have vinyl with a lifetime warranty may submit an ACC Request/Approval Form asking that the vinyl be grandfathered.
- You may want to list a second color scheme on your request form in case the ACC rejects your request based on too many homes near yours being painted with that same color scheme or in case the ACC determines that the grouping of colors you chose is unacceptable. As always, homeowners may appeal ACC decisions to the Board.
- If you have questions, contact the office at 703-360-6212 or the ACC Administrator at 703-203-4506.

**DOG WALKERS**  
 Residents still report dog walkers who are not picking up after their dogs, especially on Squiredale Square. Parents, remind your children to pick-up too.  
**PLEASE PICK-UP AFTER YOUR DOG!**

**COMMUNITY CLEAN UP  
 A SUCCESS!**

With the sun shining and temperatures heading to near 80, the community was out in full force. By noon, we had picked up at least 25 big bags of trash from our parks and common areas and the community looked great.

On behalf of the Maintenance Committee I would like to thank all of the community members who participated in April's Spring Community Clean Up.

The community members who participated are: *(Please forgive me if I accidentally omitted any names)*

Bryon Ariel	Ione Knapp
Mark & Sonney Brewer	Ginger Krup
Delna Clark	Lynn Kurihara
Geoff Clingenpeel	Sieglinde Leshner
Antonio Cruz	Margarita Leyua
Kevin Cruz	Phil Martinez
Dorothy Dinsmore	Mary Helen Martinez
Bill & Evelyn Gleason	Brian Palazzolo
Steven Gutierrez	Barbara Palincsar
Frank Holub	John Toro-Lugo
Louise Horner	Susan Wright

Pam Minor, our maintenance worker, and Courtney Dunn, our grounds contractor, were also instrumental in making the day a success.

After the hard work was over, the clean up crew participated in a barbeque hosted by the Hospitality Committee. During lunch, I got know a few of my neighbors a little bit better. I hope to see and meet more of my neighbors in the fall.

Once again, thank you!

Chris Ream

703-360-1712

## **FROM THE MAINTENANCE COMMITTEE**

At the April Board meeting, the Maintenance Committee submitted recommendations that will improve the safety, security and appearance of the Community. The projects included improved lighting, tree removal and re-doing some tree surrounds.

For lighting, you may have noticed that Fernlake Court is very dark due to the absence of street lighting. In order to rectify this problem, two new street lights will be added on the park side of the street. The Board also approved replacing two lamp heads in the nearby park that are either not working properly or are missing. We are also improving the lighting around the pool deck. These lights should be installed in the next couple of weeks.

In order to make the community more attractive, the landscaping beds at the entrance to Longworthe and Squiredale Squares will soon be redone. We are also having the tree surround on Central Park Drive (between Gramercy and Longworthe) redone since it is falling apart. Look for pictures in either the June or July Needle.

Other projects included the replacement of retaining walls around the lake and a new air conditioner for the community center.

If you have any maintenance concerns, I invite you to attend our regular meetings on the fourth Tuesday of each month. Our May meeting will be on the 27<sup>th</sup> at 7:30PM in the Frank Holub Community Center. We could also use a couple more volunteers.

Chris Ream 703-360-1712

## **PRESIDENT'S NOTES**

This is the time of the year when Pinewood Lake comes back to life. Our community has always been one of the most beautiful places

to be in the Spring when all the flowers start blooming and the baby ducklings arrive. Take some time to enjoy the beauty of your community with a stroll around the lake or through all our parks.

I would like to thank the Marketing Committee for bringing the Lee District Supervisor, Jeff McKay, to Pinewood for a dialogue with the community on things happening in the County, Route One Corridor, and right here in our neighborhood. These sessions are always chock full of information and sometimes even result in needed changes in our community by the County.

The end of April was a busy time in our community. On Saturday April 19 the Maintenance Committee held its spring community clean-up day. After the clean-up the Hospitality Committee hosted a lunch at the PLHA office. The following Saturday, April 26 was the Garden Club's Annual Plant sale. The swim team held a fundraiser selling lunch and it was also the time to have your annual yard sale. Hopefully, you were able to be a part of these community events. I would like to thank the committee chairs and members for sponsoring these events and all the community members who came out to support them.

Please check the calendar in the Needle to see what is happening in May. All the committee meetings are listed and each of them would welcome you to come and visit or join their committee. The pool committee will be issuing/updating passes during this month. The pool opens on Saturday, May 24, so be sure you are ready with your pass.

If you are a child or have children, think about joining the swim team. The team has swim meets at our pool and various pools throughout the county during the months of June and July. It is a very fun and healthy activity. If you find yourself with a free Saturday morning, the team can always use adults and older teens to assist with the swim meets they host here at the pool. Check with

Susan Hosek to see if you can be of assistance or to get information about joining the team. You can also contact the PLHA office at 703-360-6212 or email [plha@verizon.net](mailto:plha@verizon.net), for additional information.

One of our Board Members and long time resident, Vicki McLeod, will be honored as Lady Fairfax by Fairfax County on June 2. Congratulations to Vicki.

At the April 10 monthly Board meeting, the Board voted to install new lights in the park adjacent to Fernlake Court, on the street at Fernlake Court, in the pool area and just outside of the pool down by the lake end. The Board hopes these additions to the lighting will help aid security in areas that are dark. The Board also appropriated funds to replace three lights in the swimming pool in order to make swimming in the evening and at night safer. Approval was given for the removal of several trees in the community that have died and trimming some trees with dead branches.

Another project that the Board approved was replacing some of the retaining walls around the path of the lake and on several streets where flower beds are located.

**Maybe one of the most important pieces of business that the Board decided at the April 10 meeting was the new paint standard.** Please look for an additional article on this in the Needle. **This will affect every homeowner in the coming years so it is very important that all homeowners take the time to read the new standard and ask questions if needed.**

Spring is here. Enjoy!  
Nancy Razzino PLHA President

### Gas Thieves

A Pinewood resident suspected that gas had been siphoned from his SUV. Then one day at the gas station he discovered his gas cap had been broken. Beware ... and ... consider using a locking gas cap.

## ACC NEWS

**You can now reach the ACC Administrator directly at (703) 203-4506 or [plhaacc@aol.com](mailto:plhaacc@aol.com).** Please call or email with any questions you may have.

Reminder: homeowners need to look outside their rear fences for any trash, debris or anything else that needs to be removed. In many cases, the property just outside your rear fence belongs to you and you will receive a violation notice if the area is unkempt.

From April to September, the ACC will be meeting the first and third Tuesday of each month. Homeowners are encouraged to attend.

## MUDDY HOLE GARDEN CLUB

“Gardening is Harmony in Motion!”

Once again your Muddy Hole Garden Club pulled out all the stops to offer the community its choice of colorful bedding annuals, hanging pots and planters to grace many of the neighborhood gardens at its yearly spring Plant-Plus sale. Needless to say, thanks to its tireless members who again made this a successful and sought after Pinewood Lake tradition and favorite for many of the community gardening enthusiasts. We encourage everyone to learn more about the arts of landscape and impact gardening by joining us at one of our monthly meetings on the first Wednesday of each month at 7:30 PM at the Frank Holub Community Center. Hope to see you soon as one of our new faces in the upcoming months!

Herewith, we offer some gardening hints for a more effortless front and side yard gardening scene:

- Know your light conditions. Make the most educated choices for annual and perennial flora-culture.
  - How much sun – direct/indirect – or shade do your plants need or require?
  - Moisture. What are the water

- preferences of the plants you are using; moist soil to infrequent watering ... semi arid to dry?
- Mulching is a positive alternative:
  - Chips or nuggets versus shredded mulch: pine versus cedar or cypress or other landscape media, i.e., pea gravel or composite or compost.
  - Make sure mulch is at least 1 3/4" deep with good topsoil, peat, sand or other organic material for the plants to grow in.
    - Avoid clay soil which can cause water retention and root rot.
    - Proper aeration and drainage is vital to maintain good permeable soil and plant growth.
  - Mild and Intermittent fertilizing to keep flowers vibrant and blooming. Don't forget to prune ("deadhead") expired flowers, plant stems and leaves.
  - Remember! Plant tall plants to the rear and low plants to the front and use "mass" plantings and color choices to impact a great visual field.

Remember!!! Love what U Do and it can only mirror its gratitude in kind with a most resplendent garden!!!

So --- until later --- Happy Gardening!!!

Stephen Papanicolas                      703-799-8742

**PINEWOOD LAKE RESALE  
FIRST QUARTER 2008 UPDATE**

Settlement Date    January 31, 2008  
 Address             4323 Birchlake Court  
 Sold Price           \$352,000  
 Subsidy              \$ 3,000

Settlement Date    February 14, 2008  
 Address             7908 Central Park Circle  
 Sold Price           \$317,850  
 Subsidy              \$12,300

Settlement Date    February 25, 2008  
 Address             4319 Amblewood Road

Sold Price            \$345,000  
 Subsidy               \$ 9,000

Settlement Date    March 10, 2008  
 Address             7954 Central Park Circle  
 Sold Price           \$294,900  
 Subsidy              \$11,400

Settlement Date    March 13, 2008  
 Address             4429 Scarborough Square  
 Sold Price           \$255,000  
 Subsidy              -0-

Settlement Date    March 21, 2008  
 Address             7934 Central Park Circle  
 Sold Price           \$310,000  
 Subsidy              9,300

Small Bounce in Average Sale Price During  
 1st Quarter  
 Average Closing Price \$312,458  
 \$6,125 Increase from 4<sup>th</sup> Quarter of 2007

Pinewood Lake is currently experiencing VERY unusual market conditions with indicators pointing in several directions at the same time.

GOOD News first – as noted in the box above, sales prices (for those transactions that closed) have posted about a 2% increase over prices from the 4<sup>th</sup> Quarter of 2007.

More good news is that transaction volume (the number of sales) in Pinewood Lake has also increased dramatically above the snail's pace of 2007. Only 17 (seventeen) sales occurred during all of 2007 making it the slowest transaction year in Pinewood Lake history.

During the 1<sup>st</sup> Quarter of 2008 there were 6 (six) homes Sold (those listed above). In addition, at the present time 8 (eight) Pinewood homes are either fully Under Contract or Under Contract with some type of contingency. Hopefully, all 8 of those homes will go to closing which means we are rapidly approaching the total number of 2007

transactions already – and we're only one-third of the way through the year.

Now for the Not So Good News - Because Realtors are prohibited from disclosing the sales price of a home before the transaction has closed there is no way of knowing what the final price of the homes currently Under Contract will be. That being said, it is easy to conclude that the prices for the 2nd Quarter will be SUBSTANTIALLY lower than those of the 1<sup>st</sup> Quarter. The average asking price of those homes Under Contract was only \$272,718 as of the date the offer was made. Under current market conditions it is rare for properties to sell above the asking price although it does still happen occasionally. With that knowledge, it is safe to assume that the average selling price will be somewhere below \$270,000. To put these sales in perspective it should be noted that most of the homes that are selling tend to be foreclosure properties and more often than not in poor to terrible condition.

Additionally, there are 25 Pinewood homes listed and Fully Available indicating that there is still an excess inventory. Also important to note is that over half of current inventory has an asking price of less than \$300,000 – this does not bode well for prices to make a substantial improvement anytime soon.

Looking for a Silver Lining to a dark cloud, it is encouraging to see that the homes are actually beginning to sell – even if those that are selling are at a low price. It indicates that investors (with money to make repairs) and homeowners interested and capable of building sweat equity are willing to step back into the market. If the homes at the lower end of the price spectrum are turning over rapidly it is a good indication that prices have at least found a 'floor' and should not drop lower. Gradually those lower priced foreclosures and abused properties will be bought and the buyers will gradually move up the pricing ladder as confidence slowly returns.

Will this be a rapid process? Probably not. It will take time to rebuild the lack of confidence

in the real estate market. Also, the large current inventory plus backlog of homes still to come on the market will cause the initial recovery to be a slow process. There will be a few Pinewood Lake properties sold above \$300,000 but I expect it will be at least next Spring before there is much chance of average sales prices climbing substantially above \$300,000.

Watch for my next quarterly update in the August issue of the NEEDLE. In the meantime, let's hope for the best and each do our part to help encourage a recovery by getting those outdoor Spring chores out of the way. Rake up any remaining dead leaves, paint those peeling fences, spread some fresh mulch, clean your parking pad - - in general do anything you can to make the community look its best for the Spring marketing season.

Keith Whited, C.R.S.



Lee District Supervisor Visits Pinewood

## NEW AT YOUR POOL IN 2008

- Complete your pool pass application now
- Get last year's laminated pool pass card revalidated
- Display a valid pool pass with a 2008 sticker or purchased guest pass to get in
- Sign in at the gate
- Purchase guest passes in advance from the PLHA office staff at \$25 for a book of 10 (no purchases at the gate anymore)
- Only plastic or rubber pants or swim diapers for infants and toddlers

- Only swim suits and swim suits covered with light-colored T-shirts permitted in the water (no street clothes allowed in pool)
- Non-swimmers must be within arms reach of an adult (*age 18 or older*) swimming in the pool
- Family members of residents behind in their Association assessments will be denied entrance

### **POOL PASSES IN 2008**

If you received the laminated card pool pass in 2007 or 2006, follow the steps below:

1. Complete the Pool Pass application (enclosed in this issue of the Needle.)
2. Bring your cards with you to the Association office on one of the pool pass days listed on page 1 of this Needle.
3. Association volunteers will affix a 2008 sticker to your cards. They will also take new pictures for children who have appreciably changed since last year or who fall into a new age category and will prepare new cards for new members of your family since last pool season.

5. If anyone on your pass application has lost his/her card, volunteers will issue a new card but you must pay \$5 per card for reissue.

If you are new to the community since last pool season or did not apply for a pool pass last year, follow the steps below:

1. Complete the Pool Pass application (enclosed in this issue of the Needle.)
2. Come to the Association office on one of the pool pass days listed on page 1 of this Needle.
3. Association volunteers will prepare cards for your family and affix a sticker valid for the year 2008.

4. If any member of the family loses his/her card after it is issued, the charge will be \$5 per card for reissue.

And, if you miss one of the scheduled dates for pool passes:

1. Stop by the Pinewood Lake office May 24 from 9 AM to noon.
2. Otherwise, you must make an appointment by calling 703-360-6212.
3. Bring your pool pass if you were issued

one last year. Otherwise, you must pay \$5 per missing pass.

### **NEIGHBORHOOD WATCH**

The Watch had a fairly quiet month. The persons who broke our perimeter fence were caught and letters went out to recover the money we spent for repairs. The police officers caught several persons jumping our fence and again names were taken and letters mailed out. I cannot stress enough about calling the police and giving them as much information as possible when you see or hear something. They are receptive to the information and hope that our residents do just that. When the police come, if you are not the person who called, stay out of it. That is not the time to try to find out what is happening. They are working a live investigation and do not need interference from bystanders.

Warm weather is almost here and, again, please see that your children are not chasing the ducks and other wildlife. We do have some baby ducklings and they are really at our mercy. Please tell the children to be kind. The fishermen are also out and I have picked up numerous hooks and fishing line. These items are very dangerous for the wildlife as the ducks can get tangled up and can end up drowning. This is where we live and each one of us should take pride and pick up after your dog and kids. The flower planting has started and we would hope that residents and guests will respect them and walk around flower beds instead of through them.....

Our last meeting was great and so was the meeting at the police station. There will not be a Neighborhood Watch meeting in May but there will be a meeting at the police station for the CAC at 7:30 at the police station. Please try to make it.

I'll see you next month,  
Ginger Krup

### PLHA Calendar

Regular meetings in PLHA office @ 7:30 PM

May 6 ..... ACC  
 May 8 ..... Board  
 May 12 ..... Neighborhood Watch  
 May 16 ..... Needle Deadline  
 May 20 ..... ACC  
 May 21 ..... Pool  
 May 22 ..... Marketing  
 May 24 ..... PLHA Pool Opens and Bar-B-Q  
                     *Pool Hours are 11 AM – 8 PM*  
                     *Community Bar-B-Q from 5-7 PM*  
 May 27 ..... Maintenance

### TREASURER' REPORT

	Mar 2008	Feb 2007
In transit	\$ 14,220	\$ 1,391
Operations	210,827	168,916
Reserve	1,333,386	1,263,810
Total	\$ 1,558,433	\$1,434,117
Delinquent	\$ 69,738	\$ 25,814

#### 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

### WANTED

A young person to cut grass at a Pinewood home every two weeks. Call 571-241-1685.

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 HAIRDOS            RELAXING  
 DEPILATIONS        WAXING

CORTES DE CABELLO            SERVICIO A SUS MANOS  
 PERMANENTES                SERVICIO A SUS  
 TINTES                            MASAJES  
 PEINADOS                        RELAXING  
 DEPILACIONES                WAXING

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DO YOU KNOW SOMEONE WHO WANTS TO BUY IN PINWOOD LAKE?



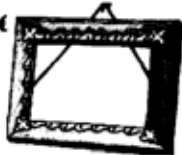
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I have a vested interest in it. I own a home and live in Pinewood Lake.**

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MATT MATHES

Fairfax County Police  
at Hollin Hall Senior Center

May 22, 2008

7 PM

To listen to what service county  
residents want and expect  
from the police department.