



The Needle

Pinewood Lake Homeowners Association

www.pinewood-lake.com

November 2007

CANDIDATES NIGHT

You are invited
to meet the candidates
for the Board of Directors

on Wednesday,

November 14

at 7:30 PM

in the Pinewood Lake Office

MUDDY HOLE GARDEN CLUB ANNUAL WREATH, CRAFT AND RUMMAGE SALE



NOVEMBER 3 9 AM - 3 PM

@ FRANK HOLUB COMMUNITY CENTER

YOUR VOTE COUNTS

Plan to attend the PLHA Annual Meeting on Monday, December 3, 2007 at 7:30 PM in the South County Government Building. Four members will be elected to the Board of Directors. Ballots were mailed to you on November 1. Be sure to cast your vote by proxy in case you are unable to attend. The candidates are:

- Mark S. Brewer
- Melissa French
- Bill Gleason
- Charles Hale
- Richard Hall
- David McAuley
- Victoria McLeod
- David Mugan
- Marllan Valerio

Read about the candidates on pages two, three, four and five in this issue. **Meet them at Candidates Night on Wednesday, Nov. 14 at 7:30 PM in the PLHA office.**

BOARD CANDIDATES



Mark Brewer



Melissa French



Bill Gleason



Richard Hall



David McAuley



Victoria McLeod



Marllan Valerio

2007 CANDIDATES FOR THE PLHA BOARD OF DIRECTORS

Each candidate was asked to submit a brief biography and the answer to the following question: List the three most important issues facing Pinewood Lake.

MARK S. BREWER

Biography: My wife, Sonney, and I, have lived on Oaklake Court since 1999. We have been married for 30 years. I am a Native Texan. We have one son (Zackery), who graduated from Virginia Tech, who has recently returned to the United States after serving 33 months supporting our troops as a contractor in Iraq. I served in the United States Army as an enlisted man since 1976, and retired in 1995. Since retiring from the Army, I have worked in the Resource Management/Budget field at the Office of the Secretary of Defense / Defense Agency level, serving as a Budget Analyst, a Budget Officer and as a Chief, Program Budget Formulation for multi million dollar budgets.

Bachelor of Science, Accounting, Strayer University, March 2006
Associates in Applied Science, Accounting, City Colleges of Chicago, 1979

Issues: I am running for a position on the Board of Directors, because I believe that our elected representatives must be OUR voice for change, for concerns, common sense, and fairness. The three areas I am concerned most about are: 1) I believe that the PLHA needs to find new and inventive ways to encourage greater homeowner participation in the governance of our community. We all should take a more active role in managing, developing, maintaining, promoting and governing this treasure that we have here in Pinewood Lake. 2) We need to address the growing crime/gang activity in our area, so we all can feel safe to walk around our lake and community whenever we wish. 3) And finally, we need to insure that the current rules and

standards and those adopted in the future by the board are made with common sense, are well thought out, and then enforced evenly.

MELISSA FRENCH

Biography: My name is Melissa French. My husband and I have lived in Pinewood Lake for six years. This is our first home and we are raising our family here. Until 2005 I was a public health policy analyst for the Institute of Medicine where I did cost/benefit analysis for health care issues. Since 2005 I have been a stay-at-home mom to our daughter. Being at home has obviously given me the opportunity to spend a lot of time in the community. I have walked many miles around the lake and our streets pushing a stroller and spent many

Pinewood Lake Homeowners Association

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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

The Pinewood Lake Needle Staff

Editor: Bev Card

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hours at our playgrounds and pool. I think this time has given me the chance to really get to know this community and to get a feel for our priorities and way of life. I have strong management, analytical, and financial skills and I am invested in the community both financially and personally.

Issues: The most important issues facing our community are maintaining the value of our homes, fostering a sense of safety within the community, and promoting a positive relationship between the Board and residents of the community. We can maintain the value of our homes by updating community standards for the outside appearance of our homes and promoting adherence to these standards. We also need to continue to invest in updating and upgrading our common areas and parks. We can help people feel secure by upgrading the lighting in the common areas and working together to keep each other safe. And while the relationship between the Board and residents has been rocky in the past, we can change that. Recently there have been positive steps to build a good relationship. We can continue this by communicating clearly, ensuring transparency in community business matters, by respecting one another, and acting with fairness and compassion toward our neighbors.

BILL GLEASON

Biography: My wife (Evelyn) and I moved to Pinewood Lake in 2003. Our time here has been wonderful, blessed with great neighbors, great views, and opportunities for community participation and service. Currently Evelyn serves on the Hospitality Committee and I on the ACC.

By profession I am a teacher. And a lifetime of teaching in various settings (college, the State Department, high school) has taught me two things: the importance of understanding your subject matter and of taking every student seriously that you meet along the way.

Three years of being on the ACC at Pinewood has reinforced the lessons learned from

teaching. We live in a beautiful, but aging townhouse complex that will preserve its value only if we take preservation very seriously. And only if we welcome each and every viewpoint and commitment to excellence from across our community.

As a candidate for the Board, you have my promise to do just that – to take your views to heart because we all live here. This is our association. We are Pinewood. Everyone matters.

Issues: 1) continued monitoring of our aging housing units so that the value is preserved and that new buyers continue to see Pinewood as an attractive place to live; 2) close attention to the security of our walkways, pond and streets – because without security, little else matters; 3) financial health – the Board has done a tremendous job preserving our investment. That needs to continue.

CHARLES HALE

Biography: I am recently returned to Pinewood Lake; I lived here one year from 1984-1985. Having just retired from a 30-year career in the United States Air Force, my wife, Kathy, and I are happy to stay put for a while. I was a Weapons Systems Officer in the F-4 fighter airplane and held various jobs on staff and at wing level in base support, managing bombing ranges, and wing inspections. We have lived across the United States from California to Virginia and several years in Germany. Originally from Virginia, I grew up on a farm before attending the Air Force Academy (USAFA), earning a degree in Economics and Management. Kathy is an elementary school teacher, originally from New Jersey. The youngest of three daughters is a cadet at the USAFA. Our middle daughter lives and works in Jacksonville, FL and our oldest lives in Arlington and works in D.C.

Issues: The three most important issues facing Pinewood Lake are keeping the community safe, improving the appeal of our

community, and managing our association with “volunteers”. A safe community matters to our families and our reputation--others will want to live here if they know it is safe. Taking care of our homes and surrounding grounds reflects positively on us as a community and crime theories say leads to reduced crime. Without garages or carports--a big negative--we have to work doubly hard on the appeal of our townhouses to remain competitive in the resale market. I am sure everyone appreciates our association dues without having to pay a management company. Since our “volunteers” do so much to keep our association dues low, we each can get involved in some aspect of our community to help keep Pinewood Lake a desirable place to live—to improve our quality of life and preserve the significant investment in our homes.

RICHARD HALL

Biography: I was born in Washington D.C., I have an undergraduate degree from St. Mary’s College of Maryland, and earned a law degree from George Mason University in 1978. I began my career as a sole practitioner in 1980 trying traffic and criminal cases in Virginia and the District of Columbia, but later focused on civil litigation. I am a former trustee in bankruptcy, and today my practice consists mostly of consumer and commercial cases in federal court.

I am a scuba diver with an advanced open water certification, and hold an extra class amateur radio license with the call sign K4YHQ. I managed and promoted a local boxer in the early 90’s who became the NABF Virginia welterweight champion, and today I am an optimistic fan of the Washington Nationals.

I lived in Pinewood Lakes as a tenant from 1991 to 1993, and purchased my present home here last April.

Issues: Unpaid homeowners assessments will increase as foreclosures and mortgage

delinquencies peak within the next eighteen months, since many "sub-prime" mortgages written from 2003 to 2006 included interest-only or below market fixed rates for typically only three years. At the same time, more money will be needed to maintain our aging facilities and infrastructure. To avoid increasing assessments – which would likely make the situation worse – the budget must be considered very carefully; determining what requires priority will be challenging.

The increased diversity in Pinewood Lakes has lead to a decreased interest community participation, if not a decreasing sense of being a community. If more living here could be engaged in community issues, all would benefit.

The planned redevelopment of Springfield Mall and the Richmond Highway/Telegraph Road connector, among other things, assure the potential for bright future for Pinewood Lakes. The challenge will be to take the fullest advantage of that opportunity.

DAVID McAULEY

Biography: I have been a Pinewood Lake resident for over twelve years. I am an attorney and work for the Department of Defense. I have been serving on the Board for the past six years, including one year as Vice President and two years as Secretary. For the past three years, I have focused most of my efforts on ensuring that the Board properly follows Virginia law and Pinewood Lake's governing documents. I began my service on the Board taking a course on Virginia's homeowner association law to learn what the Board can do, should do, and should not do. I also made considerable effort to ensure that the Board treats everyone fairly, searches for common sense solutions, and works at bridging differences in the community while protecting the value of our properties.

Issues: The three most important issues facing Pinewood Lake are 1) Security: The biggest issue that will cause us not to be happy living in Pinewood Lake is not feeling

safe. I want to make sure that we continue to maintain the robustness of our security measures to deter criminal activity in our neighborhood. 2) Maintenance: Pinewood Lake has made phenomenal progress in the past several years toward developing a logical, comprehensive maintenance plan for our community and completing prioritized projects. I want to make sure that we continue and improve this planning to maintain the community's appearance as well as continue to ensure the expenses are reasonable and synchronized with the community's budgetary planning. I also want to make sure the maintenance committee has the resources to accomplish their goals. 3) ACC: The Architectural Control Committee's job is at the front lines of maintaining our collective property values. It is important that the job is done with fairness and consistency but firmly upholds the rules that govern our neighborhood.

VICTORIA McLEOD

Biography: I am one of the Founding Mothers of Pinewood Lake as my husband Don and I moved into my beautiful new home in 1972 and raised our three children here. I am retired from Fairfax County Govt. and now a Substitute teacher in the county school system. I am Pinewood's representative on Lee District's Land Use Committee and Transportation Committee, Lee District Secretary and Treasurer and on the newly formed Neighbor Advisory Board for New Horizons. I also am the Board representative for Central Park Circle.

Issues: Three of the most important aspects of Pinewood Lake to me and the ones that keep me wanting to continue to live here and stay on the board are: 1. Continue our financial stability. 2. Continue to preserve our road system, pool, and lake. 3. Continue to keep Pinewood Lake connected with the District, County and State Governments.

DAVID MUGAN

No information provided.

MARLLAN VALERIO

Biography: I am a visionary leader and community minded person sensible to the needs of my community and engaged in the well-being of people. I am married with my lovely wife Debby and we have four beautiful children Kelsey (19); Hannah (15); Marllan Jr. (8); and Sofia (3). We purchased our townhouse and moved to Pinewood Lake in November of 2004. Our experience at Pinewood Lake has been enjoyable.

I am a Financial Professional with 21 years of experience and worked for Wachovia Bank, Bank of America, Citibank and Chevy Chase Bank; currently I am the President & CEO of my own company Georgetown Financial, LLC. Also, I am bilingual English and Spanish.

My credentials are:

1. Master's Degree in Executive Leadership Georgetown University
2. Post Graduate Degree in Marketing
3. Bachelor's Degree of Business Administration
4. Notary Public Commonwealth of Virginia

Issues:

1. To increase participation from our residents so that we can have more active volunteers. This will allow us to strategically maintain our HOA Fee within reason in comparison to other communities in our area for the economic benefits of all residents.
2. To strengthen safety and security in our community by preventing and fighting against crimes that are committed by nonresidents that enter our community and cause harm whether directly or indirectly to our residents.
3. To improve our recreational facilities so that our children can have a more pleasure environment to play in and enjoy themselves.

**Reminder from the office:
DOG WALKERS--
Please pick up after your dog!**

Community Clean Up A Success

With the storm passed and the sun shining, temperatures were heading to the middle 70s as our community was out in full force for the Fall Community Cleanup. By noon, we had picked numerous bags of trash from our parks and common areas. When we were done the community looked great.

On behalf of the Maintenance Committee, I would like to thank all of the community members who participated in Fall Community Clean Up.

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

Leilani, Elizabeth and Teddy Badley
Heidi Bopp
Gaynelle Bowden-Diaz
Mark and Sonney Brewer
Grace Daniell
Dorothy Dinsmore
Bill and Evelyn Gleason
Jasmin Gonzalez
Zach Harman
Frank Holub
Louise Horner
Melissa, Christopher, David & Susan Hosek
Sidney Jenkins
Dick and Lone Knapp
Ginger Krup
Lynn Kurihara
Betty Lundy
Sieglinde Leshner
Mary Helen Martinez
Brian Palazzolo
Barbara Palincsar
Thao and Sheila Pham
Fred Whitehouse
Susan Wright

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

On a personal note, I would like to add the get together at the community center showed

what a great group of people we have living in the community, it was nice to see so many community members participating and it gave the opportunity to meet some new people.

Chris Ream

703-360-1712



Cleaning trash from the lake and shore



Lunch after the community clean-up

FROM THE MAINTENANCE COMMITTEE...

Since the renovation of parks in Central Park Circle was met with such great appreciation, the Maintenance Committee has decided to do an encore performance renovating one of our smaller parks. Join us if you have any ideas for what to put in the park and/or which park. We hope to finalize our plans for renovating the park at our November meeting.

With the leaves having started to come down, the Maintenance Committee would like to remind everyone to be careful when driving or walking on wet leaves. Thank you!

Chris Ream

703-360-1712

2008 BUDGET AND ASSESSMENTS ADOPTED

At a special meeting October 16, 2007, the Board adopted the 2008 operating and capital budgets of \$510,716 and \$237,050 respectively.

In adopting these budgets, the Board increased the monthly assessments by \$3 per month, to \$112, commencing with the payment due January 1, 2008. This increase mirrors the cost of living.

The increase in the operating budget is almost nothing, 0.27%, well under the 2.4% increase in the cost of living. The operating budget is extremely stringent, because of significantly increased delinquencies.

Following the reserve study, the capital budget will actually decrease. In 2008, the Association will reinvest in all aspects of the community: roads and paths, lighting, recreation (including new equipment for at least one park), and the lake. Finally, the Association will continue engineering work associated with rehabilitating the community center, to include Fairfax County required studies.

YOUR ASSESSMENTS

Here is how the assessments you will pay in 2007 are budgeted to go.

Operating Accounts

Total	\$79.00
Grounds Contractor	\$15.53
Refuse	\$13.24
Office Staff	\$11.18
Pool	\$7.31
ACC Administrator	\$3.41
Security	\$3.21
Tree Trimming	\$3.08
Insurance	\$3.08
Maintenance Employee	\$2.93
Utilities	\$2.68
Collections & Billing	\$1.54
Publications	\$1.43
Streets and Paths	\$1.18

Landscaping/Plants	\$0.89
Attorney	\$0.62
All Else	\$7.71

Capital Accounts

Total	\$33.00
Streets and Paths	\$16.71
Parks/Recreation	\$5.57
Fence	\$0.70
Site Lighting	\$1.39
Engineering Services	\$2.78
Pool	\$0.42
Lake	\$1.39
Office/Compound	\$1.04
Contingency	\$3.00

BOARD OF DIRECTORS ELECTIONS

Please pay particular attention to your election materials that you have received in the mail, attend Candidates Night, November 14, to educate yourself, and be sure to vote in person at the annual meeting, December 3, or via proxy. There are four open seats. Because long-time Board member Bev Card is not running again and because Jim Brown has moved, there will be at least two new Boards member come 2008.

Mike Shigley

703-360-7237

2007 DIRECTORY CORRECTION

Page 7: "Trash/Recycling Customer Service" should list Nightingale Trucking Company at 703-360-6634.

Please make the change in your directory.

The office received information that a black female 40-50 years old has been seen twice in the community driving a new red Jeep and offering ice cream to kids. She apparently stated at least one time that she was a detective, but the Mount Vernon police have not supported that. Please watch for this woman and call the police at 703-691-2131 if you see her.

NEIGHBORHOOD WATCH

There was a disturbing incident that took place last week when a resident was walking her dog and was accosted by a male. She wasn't exactly sure how it happened, and /or what happened but her dog became agitated and fearful for her. The end result was the man tried to run away and her dog took after the man. The dog bit the man and tore off the sleeve of his shirt before he ran back to her. She called 911 and the police located the man in a car with another man on Buckman Rd. I believe the men were charged with multiple charges and the van was reported stolen. The resident was shaken but unhurt. *I hope that we all can learn something about knowing your surroundings and being alert. This, by the way, happened during daylight hours.*

A resident notified the office that a few weeks ago his son was on the third floor of their house and heard glass breaking. He noticed a man coming through a window that he had just broken on the first floor. When the man noticed the young man he withdrew his foot from the base of the window and jumped over the privacy fence and ran. The police were called and the canine came. The dogs picked up scent and started tracking. Unfortunately, the dogs lost the scent. **Be aware of strangers in our neighborhoods. Call the police!**

Another incident happened just yesterday, where a woman gave some children ice cream that she said her children didn't want. The children reported this to their mothers and the ice cream was discarded. The woman showed up the very next day with the same offer. The tags were taken down and a report was made to the police. I will keep you posted on any incidents as the information becomes available to me.

People are still not picking up after their dogs and to say it's disgusting is mild. **PLEASE pick up after your dogs.**

Remember the next WATCH meeting is the second Monday of the month and the CAC is

the second Tuesday of the month. Please try to attend either or both. They start at 7:30. Hope to see all of you there.

Ginger Krup-

703-780-0752

MUDDY HOLE GARDEN CLUB

Although some time has elapsed since the passing of our dedicated member and most endearing friend, Jutta Caudill, we as garden club members and community neighbors take this time to reflect once more on a person who went beyond lip service to give back to Pinewood Lake to make it a stronger and better place to call home.

As our busy cycle of wreath making approaches, we with sadness and many fond memories will remember the tireless effort, crisp humor and dynamic fun she gave to us throughout the year. With prayers and love we hope to fill the void she has left. Will you as Pinewood Lake residents also volunteer in some capacity to say thanks to others who have passed on beyond the veil we call life? With this in mind, the garden club is weighing various options in dedication to Jutta.

Mark your calendar for our Holiday Wreath Sale on Saturday, November 3rd – Poolside from 9 AM to 3 PM. On Monday, Oct. 28, Tuesday, Oct. 29, Thursday, Nov. 1 and Friday, Nov. 2, we will create fresh wreath samples for the Saturday sale. Anyone interested in working with us please contact, Steve at 703-799-7423 or Frank at 703-799-4788 for more information. Anyone with even minimal skill is welcome to join us to learn the techniques of wreath making and decorating.

With fall in the air – now is the time to get your bulbs ready for planting. The garden centers have a wide variety of tulips, daffodils, and other bulbs of many colors. It's a great time to plant your beds NOW! Bring any of your questions to any of the garden club meetings.

Hoping to see new faces and volunteers at our wreath making sessions.

Steve Papanicolas

703-799-7423



The Board voted to dedicate the new Pinewood Lake entrance wall to Roger Reutershan, long time PLHA volunteer and Marketing Committee Chair, on October 21, 2007.

LEE DISTRICT CIVIC ASSOCIATION

At its September meeting Lee District had the head of the County Enforcement Strike Team Chief Dave McKernan and Steve Mason Senior Zoning Inspector. Since this team was formed in July there have been major arrests, fines, and now jail time will possibly be enforced. Property Management and homes with multiple families are being looked at very closely and a response team is sent out with each and every complaint. On the County Web Site there are the County Codes for zoning and rules and what will happen to violators. Single dwelling homes are just that "single dwelling homes."

If you feel as if a Pinewood Lake home is in violation of County code, call the County enforcement strike team or report the problem at the strike team link on www.fairfaxcounty.gov.

Our next meeting will be a round robin discussion from the Associations about what they would like to hear in 2008. There will be no Nov. meeting and the Holiday Banquet in December. Dana Kauffman who had been our Supervisor for three terms will be leaving office this term. Please vote.

Until next time.
Vicki McLeod

703-780-6245

NEEDED ... NEEDLE DISTRIBUTORS

For Amblewood, Fernlake, and Cedarlake

Contact the PLHA @ 703-360-6212

ATTENTION DOG OWNERS

The office has received complaints about dogs barking that are unattended in their yard for long periods of time.

Owners are responsible for their dogs.

ATTENTION DOG OWNERS

When walking around the lake – please turn to your right.

If all dog walkers travel in the same direction, you won't pass other dogs along the path.

PINWOOD LAKE RESALE UPDATE

THIRD QUARTER '2007' PINWOOD LAKE HOME SALES

Settlement Date July 9, 2007
 Address 4313 Birchlake Court (END)
 Sold Price \$ 370,000
 Subsidy \$ -0-

Settlement Date July 26, 2007
 Address 8131 Lakepark Drive
 Sold Price \$ 369,000
 Subsidy \$ 15,000

Settlement Date August 29, 2007
 Address 7943 Central Park Circle
 Sold Price \$ 368,900
 Subsidy \$ 11,000

Settlement Date August 30, 2007
 Address 8137 Lakepark Drive
 Sold Price \$ 350,000
 Subsidy \$ -0-

Settlement Date September 12, 2007
 Address 8038 Saint Annes Court
 Sold Price \$ 335,000
 Subsidy \$ 18,049

Settlement Date September 28, 2007
 Address 4301 Birchlake Court (END)
 Sold Price \$ 377,000
 Subsidy \$ 11,684

Resale Prices Sink in Pinewood Lake
 Average Sales Price Drops \$24,350 3rd Qtr

Sorry . . . This IS serious but I just couldn't pass up the opportunity for that little PUN.

The local real estate market continues to be hard hit by the Sub-Prime Loan Crisis and the tight money supply prevalent through-out the mortgage industry. Rest assured - - this is NOT just occurring in Pinewood Lake or the Mt. Vernon area. The real estate market is suffering through-out most communities of Metropolitan Washington as well nearly every metropolitan area in America.

Our immediate area is being particularly hard hit because our demographics are such that 60% to 70% of the homes sold during the past 5 years were financed with Sub-Prime type loans. This creates a double edged sword. Many of those sub-prime loans are now in default. Unfortunately, because most sub-prime financing has ended there are few mortgages available to those persons most interested in buying homes in Pinewood Lake and our surrounding communities. Therefore prices fall further and more homes fall into default and foreclosure. As more homes are foreclosed on and more homeowners face default, even more properties are listed for sale and the situation perpetuates itself. On the positive side, measures are slowly being taken to ease the tight mortgage market and provide some new financing options – unfortunately this has been a slow process and will take time.

The average resale price in Pinewood Lake during the Third Quarter was \$361,650. This is approximately \$20,000 less than the average sale price during the first half of 2005. In just over one year the average sales price has fallen by nearly \$60,000 (the average sales price for the 2nd Quarter of 2006 was \$420,409).

At the present time there are 21 homes for sale in Pinewood Lake. This is a very large inventory considering that only 12 Pinewood Lake homes have been sold so far this year. Prices of many homes currently on the market have been dramatically reduced in recent months. As of October 12th Pinewood Lake homes are priced from \$295,000 to \$400,000. The average asking price is \$355,481. As we approach the winter and holiday season, prices are likely to decline further.

Most indicators point to a continued difficult market for the short term. The inventory of homes for sale continues to increase in Pinewood Lake as well as most other surrounding communities. Additionally the Foreclosures and Mortgage Delinquencies continue to increase. More and more of the homes for sale indicate that they are either 'Bank Owned' or are listed as 'Short Sales'

requiring 'Third Party Approval'. (Short sales occur when the mortgage company agrees to accept less than the full mortgage balance in order to avoid actual foreclosure on the property.)

Eventually the market will improve and values will begin to recover. There IS a light at the end of the tunnel - - we just aren't far enough into the tunnel to see it yet.

My Fourth Quarter and 2007 Year End Report should be in the February 2008 issue of the *Needle*.

Have a safe and enjoyable Autumn and a Pleasant Holiday Season!

Keith Whited

LETTERS TO THE EDITOR

Dear Editor,

This is in reply to the Bast Family letter in the October *Needle*.

I realize that it can be frustrating to deal with some bureaucracies but, in my experience, our Board isn't one of them. My family and I came to Pinewood in 1995, a year after the ousted 1994 board. I have nothing to offer regarding your experiences with the 1994 board, but the boards I have dealt with since joining the community have given a lot of themselves to make Pinewood Lake a wonderful place to live.

I would like to know if you have had the benefit of good roads to drive on in Pinewood. If so, it's thanks to the **volunteers** on the Maintenance Committee. If the value of your home has appreciated, it's thanks to the **volunteers** on the Marketing Committee. If the standards of our homes have been kept up, it's thanks to the **volunteers** on the Architectural Control Committee. If you or your children have hunted for Easter Eggs or attended a Memorial Day or Labor Day Bar-B-Que, it's thanks to the **volunteers** on the Hospitality Committee. If you or your children

have enjoyed our well kept pool, it's thanks to the **volunteers** on the Pool Committee.

I find it sad that people are more than willing to complain but unwilling to step up to the plate and try to change those things that they feel are wrong. I guess that's because it requires less self-sacrifice to complain than to do something. Apathy is running rampant and, if it continues, eventually, when the wonderful group we now have says, "Enough," we won't have any volunteers. That's when all will realize how much was being done by so few, because then we'll have to pay for the many services that are presently being performed voluntarily. If you think that the dues we pay now are too high, just wait until we have to pay for every service.

I would also suggest that you check into the surrounding communities to see what their dues are and what they receive for those dues. I would venture a guess that you'll find that we receive the most value for our dollars.

If you truly feel that our Board is not serving you well, I suggest you call one of the **volunteers** on the Nominations Committee and run for the board to effect some of the changes you seem to feel need implementing in our community. Pinewood would not be the wonderful place it is to live in if not for its volunteers. And if you don't feel the need to run for the board, any of the aforementioned committees would welcome any time and effort that you would be willing to give them.

The volunteers in Pinewood Lake are the life's blood that keep our community running as well as it does. I would suggest that you "Fish or cut bait." Either help or get out of the way because those of us who care about our community are too busy keeping everything running.

Thank you,
Susan Hosek, Hospitality Chair

TREASURER' REPORT

	Sept 2007	Sept 2006
In transit	\$ 1,500	\$ 1,394
Operations	164,603	202,427
Reserve	1,226,313	1,138,082
Total	\$ 1,392,416	\$1,341,903
Delinquent	\$ 46,516	\$ 22,942

PLHA Calendar

Regular meetings in PLHA office @ 7:30 PM

Oct 31	.....	Trick or Treating 5-7 PM
Nov 3	...	Garden Club Wreath Sale 9AM-3PM
Nov 6	.....	ACC
Nov 7	.....	Garden Club
Nov 8	.....	Board
Nov 12	.....	Neighborhood Watch
Nov 14	.....	Meet the Candidates Night
Nov 16	.....	Needle Deadline
Nov 27	.....	Maintenance
Nov 29	.....	Marketing
Dec 3	.....	PLHA Annual Meeting

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

OVER 65 YEARS OF FAST DEPENDABLE SERVICE



Griffin
Plumbing and Heating, Inc.

8601 RICHMOND HWY.
ALEXANDRIA, VA 22309
780-5400

MATT MATHES

PAINT STUDY

Public comment on December 3 at the annual meeting concerning the Mosca paint study.

Meantime, homeowners are encouraged to:

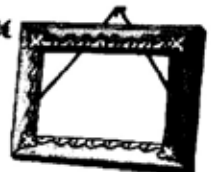
- review the study on the PLHA website at www.pinewoodlake.com
- attend the ACC meeting on November 6
- contact the office at plha@verizon.com or 703-360-6212.

THE GREAT PUMPKIN RIDES AGAIN
OCTOBER 31ST
CENTRAL PARK DRIVE



TRICK OR TREAT
PLHA OFFICE
October 31st 5-7 PM

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**Pinewood Lake
Homeowners Association
Annual Meeting**

Monday, December 3

7:30 PM

**South County
Government Building**

**Elect four Board of
Directors**

**Discuss proposed Paint
Study**

Thank PLHA Volunteers

**Refreshments will be
served**

NOW HIRING!!

ASSISTANT COMMUNITY MANAGER

Part-time Hourly Position

Assists the Community Manager with the Following Duties:

- Manage office operations;
- Maintain homeowner accounts, financial records, and other association records;
- Address homeowner, resident, and prospective owner inquiries;
- Ensure security of the office and association records;
- Prepare required correspondence and reports;
- Participate in rules enforcement;
- Order office supplies and services;
- Maintain established office hours;
- Develop a working knowledge of Association and other rules and regulations;
- Perform other duties as assigned.

Qualifications:

- Experience using word processing, spreadsheet, data base, email, and Internet software;
- Good oral and written communication skills in English;
- Valid driver's license and car required.

Preferred Qualifications:

- Associate degree or equivalent training or job experience;
- Bookkeeping experience;
- Community management experience;
- Experience using Microsoft Office, Outlook, and Peachtree software;
- Experience with accounting software;
- Experience dealing with contracts.
- Ability to communicate in Spanish.

ADMINISTRATIVE ASSISTANT

Hours: Every Saturday morning from 9:00 AM to 12:00 Noon

Major Duties:

- Maintain established Saturday office hours;
- Address homeowner, resident, and prospective homeowner inquiries;
- Assist in maintaining homeowner accounts and records;
- Perform other duties as assigned.

Qualifications:

- Good oral and written communication skills.
- Ability to communicate fluently in English.
- Ability to be bonded.

Preferred Qualifications:

- Existing knowledge of Pinewood Lake Homeowners Association Rules and Standards;
- Experience using databases;
- Experience using Microsoft Office;
- Ability to communicate in more than one language.

Application Procedure for either job:

- Submit a detailed resume to the PLHA office **by Friday, November 30, 2007.**
- Resume may be faxed to 703-360-6771 or delivered to the Association office (8159 Fernlake Ct., Alexandria, VA 22309).