



The Needle

Pinewood Lake Homeowners Association

www.pinewood-lake.com

October 2007

BOARD CANDIDATES NEEDED

Who: **Volunteers ... you!**
What: Run for the Board of Directors
Three-year term
Why: **You care about Pinewood Lake**
When: By October 8, 2007
How: Contact Nominations Committee:
Bev Card 703-360-2528
Dick Knapp 703-360-1941
Peggy Parsons 703-780-4100
Chris Ream 703-360-1712
Bill Kiehl, Nominations Chair 703-780-0181

ANNUAL FALL CLEAN-UP DAY

Who: Residents
What: Clean-up our neighborhood
Date: Saturday, October 20
Time: 9:00 AM-noon
Meet: PLHA office or
Central Park Circle gazebo
Lunch: For volunteers at PLHA office
Hot dogs, burgers and
drinks provided
Bring a side dish or dessert
Students: Earn volunteer hours

SPECIAL BOARD MEETING

October 16, 2007

7:30 PM

PLHA Office

To Determine 2008 Budget Input

All Homeowners Are Invited to Attend

THE GREAT PUMPKIN RIDES AGAIN
OCTOBER 31ST
CENTRAL PARK DRIVE



TRICK OR TREAT
PLHA OFFICE

October 31st 5-7 PM

MUDDY HOLE GARDEN CLUB

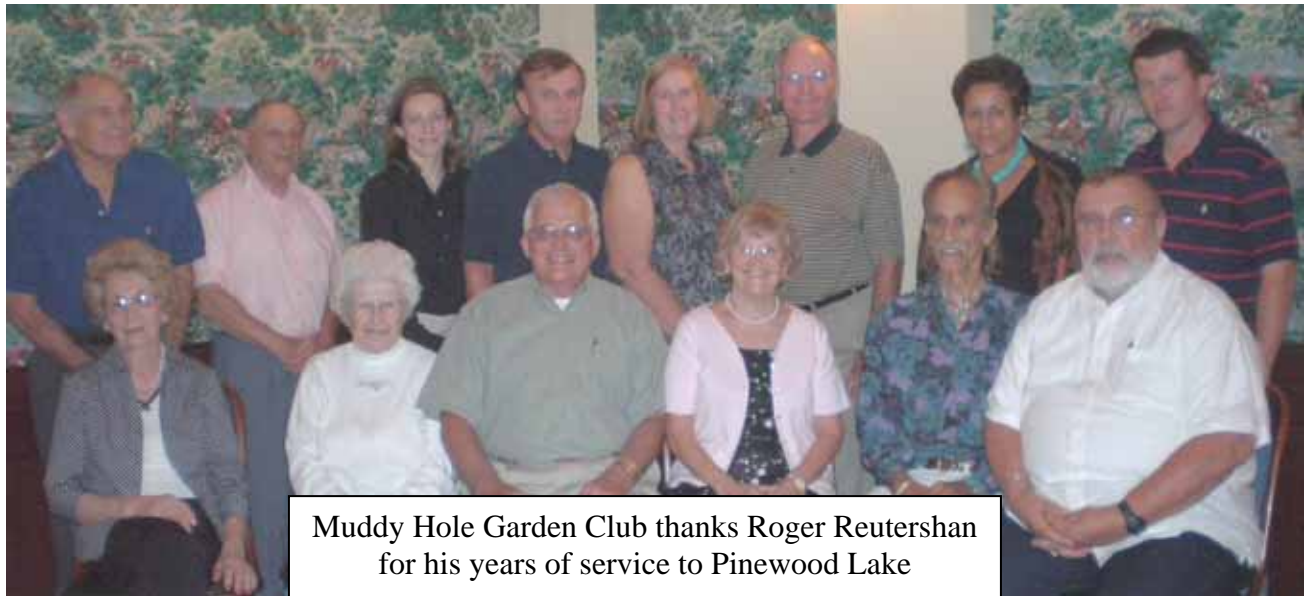
ANNUAL WREATH, CRAFT AND RUMMAGE SALE



NOVEMBER 3

9:00 AM-3:00 PM

@ FRANK HOLUB COMMUNITY CENTER



Muddy Hole Garden Club thanks Roger Reutershan for his years of service to Pinewood Lake

MAINTENANCE LOG

Fall Cleanup Day - The fall community clean up day will be on **Saturday, October 20, 2007**. This is only a couple of hours of work to make our community look better. Meet at either the office on Fernlake Court or at the gazebo on Central Park Circle between 8:45 – 9 AM. We will work until about noon.

Hot dogs, burgers and drinks will be provided afterwards at the pool/office for all volunteers. Bringing a side dish, salad or dessert, would be gratefully appreciated.

Are you student who needs volunteer hours? This is a good opportunity to earn those hours.

Upcoming projects – Most of the major projects for the Maintenance Committee for 2007 have been completed; however, there are a few projects that we are working on that should be completed in early 2008. First, we are looking at increasing the lighting around the pool complex to improve safety and security. We will also be looking at replacing some of the recreation equipment in one of our smaller parks. If you are interested in helping with any of these projects, please let me know. The Committee would love to have your assistance.

Chris Ream 703-360-1712

Pinewood Lake Homeowners Association

www.pinewood-lake.com

8159 Fernlake Court
Alexandria, VA 22309-1209

Phone: 703-360-6212

FAX: 703-360-6771

email: plha@verizon.net

Office Hours:

12 PM - 3 PM Monday-Friday

9 AM - 12 Noon Saturday

Community Manager: Kirsten Davis

Asst Community Mgr: Carmen Nuñez

Admin Assistant: Victoria Silver

Board of Directors

President: Nancy Razzino

Vice President: Bill Kiehl

Secretary: Dave McAuley

Treasurer: Jack Kaufman

Members at Large: Jim Brown Bev Card

Delna Clark Vicki McLeod

Burnette Scarboro

The Pinewood Lake Needle Staff

Editor Bev Card

Webmaster Kirsten Davis

Advertising Manager Lois Passman

Phone: 703-780-4236 Fax: 703-780-6903

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.

"Since you're not Mowing give fall and your Courtyards a punch with flowers showing!"

MUDDY HOLE GARDEN CLUB

After a very dry and blistery hot summer – fall marches in with a promise of multi hued foliage, cooler climes and whatever harvests that was spared from the ravages of a very bizarre intra-continental weather pattern. Call it global warming, natural occurring cycles, whatever It surely isn't good to play around with Mother Nature! However, on that note, the garden club beckons all enthusiasts from novice to pro to come join us on each first Wednesday of the month to experience the fun of sharing, learning and keeping a dwindling resource of members from eventually having close up shop! After 15+ years of service to the Pinewood community, we need new members! One very critical area where we will need new hands is with our **Annual Wreath Sale! It is scheduled for Saturday November 3rd from 9:00 AM to 3:00 PM at the Frank Holub Community Center, pool area.** So please come to enjoy and purvey our freshly made wreaths and purchase one to decorate your house for the holiday season. For more information, contact Steve at 703-799-7423 or Frank 703-799-4788. The Swim Team will also be serving lunch from 11:00 AM to 1:00 PM. (see insert)

IT'S OFFICIAL!!!

The Garden Club will have its Great Pumpkin Float "on the road, again" this year. It will be decorated with the usual Halloween lights, giant pumpkins, hay bales and will start at the Central Park Circle gazebo and proceed to the Lawrence Street gazebo stopping at all the intersections in between! Candy for the kids and flower bulbs for the adults will be given away!!! All --- compliments of the Muddy Hole Garden Club. Assisting us in the process will be the Hospitality Committee!!! See everyone there....
Keep the banners flying with your \$23

donation! It's your support to the Pinewood Lake Banner Fund that keeps this program "flying!" Won't you send your contribution to Muddy Hole Garden Club to the PLHA office as soon as you can?

With the fall comes the opportunity to keep your lawns and flower beds front and center. Chrysanthemums are readily available now and will last for about a month. Winter pansies are also coming on the market to add to that palette of color as well as winter cabbages. Check with the professionals at Lowe's and Home Depot or other garden centers or come to one of our garden club meetings and we can chat about your particular problems or plans. Our next meeting will be October 3rd at 7:30 PM at the PLHA office.

Until then, keep Pinewood special and take pride in your home and courtyards and help to multiply our curb appeal on all our streets.

Steve Papanicolas

703-799-7423.

**IT'S OFFICIAL
THE GREAT PUMPKIN RIDES AGAIN
OCTOBER 31ST
CENTRAL PARK DRIVE**



**TRICK OR TREAT
OCTOBER 31ST
PLHA OFFICE
5-7 PM**

ACC NEWS ON PAINT STUDY

Prior to the September 13 Board meeting, the ACC decided they needed another month to finalize its recommendations on the proposed new color scheme before presenting its report to the Board of Directors. **The ACC will present its findings to the Board at the October 11 Board meeting.** As always, you are welcome to attend the ACC meetings and the Board meeting.

Please note that **the Board has scheduled a community-wide meeting about the proposed color scheme during our Annual Meeting on Monday, December 3, 2007, beginning at 7:30 PM in Room 221 of the South County Center** on Buckman Road. If you would like to comment on the proposed new color scheme, December 3 will be the time to do that. Information about the ACC's recommendations is currently on our web site at www.pinewood-lake.com and will be included in our annual mailing that is sent out around November 1 with ballots for the Board of Directors election. That mailing will also include information on how to sign up to speak at the December 3 meeting. If you would prefer to comment on the color recommendations in writing, please submit your opinion to the office prior to December 3.

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 October 2 or November 6
- contact the office at plha@verizon.com or 703-360-6212.

LETTERS TO THE EDITOR

This letter is in response to Marc S. Brewer's letter that was published in the September 2007 issue of The Needle.

My family and I have been residents of this community for over 13 years. Here are the various reasons why (other than our busy schedules) we refuse to volunteer, attend meetings or attempt to join the Board:

1. **Participate in Meetings.** When our real estate agent sold us this home in 1994, they encouraged us to participate in the community meetings so that we would be well informed of our homeowners association. During our first meeting it was reported that an auditor had been hired to evaluate the funds collected by the association. At the time, our monthly dues were approximately \$60 a month. The report informed that the community needed to increase its dues to build a reserve of one million dollars. It was determined that based on this audit, our dues would be raised from approximately \$60 dollars to \$85 dollars a month.

The focus of the meeting was to address concerns from the residents about the increase. Those who were on fixed incomes raised strong objections. The Board, in essence, did not address the concerns, and were rude to anyone who did not agree with their decision. Those residents left the meeting feeling betrayed by those individuals that they voted for.

2. **Monthly Dues.** Based on the above meeting mentioned, it was promised by the Board at that time that the increase in dues was temporary until the reserve was built. That was in 1994. We have as of July 2007, \$1,299,640 in reserve. Our dues are now \$109.00 a month. The last Reserve Study was reported in the Needle in October 2005 and stated we now need to build a reserve of \$3.5 millions dollars over the course of 20 years. This study, paid for by the residents, is conducted outside the purview of the

community. Only the Board reviews this report, reports what they see fit and determines the increase of our dues. The due increase decisions are made without consent or even feed back from the residents of this community. This is an unfair practice. And a promise that was made in 1994 by even our current president has not been honored – and not likely ever to be.

3. **Communication.** The Needle is our one communication from the Board. Over the last few months, there have been more advertisements in the Needle than there actual updates about goings on in the community. And then in this months Needle, there was a report about the paint study that we are suppose to have received. We are still waiting on ours. Often the Needle is delivered to our home well after an event occurs – not that we would attend any.

4. **Treatment of Others at Board Meetings.** My family and I attended our last meeting in 1996 at the encouragement of our neighbor because we wanted to notify the Board that we were having problems with teenagers loitering at the end of our court or blocking the entrance of our street. It became such a problem that the police were called in a few times. We also reported to the Board that after one of our calls to the police, there was an attempt to set one our cars on fire. What was the response of the Board? They were shocked that they had not been informed (though there were daily calls made to the Board on this issue). One Board member even had the nerve to state that the problem was not the teenagers but that we lacked empathy for these misunderstood non-residents. That was our last meeting.

5. **Miscellaneous Issues.** There have been reported:

- unfair reviews of homes by quarterly walk around (i.e. our one neighbor, who never makes waves with the Board, receives the Outstanding Home award every year, even though their yard is completely full of weeds); and

- the Needle does not allow free and open communication with other members. Any opposition to the Board is edited out of the publication. (we will more than likely have a back lash from the Board if this letter is even published in the Needle).

So, Mr. Brewer, we understand why you asked the question and hope this letter will provide you the answer you are looking for. My family, as long as we live in this community, will never participate in any volunteer activities or Board meetings.

The Bast Family

RESPONSE FROM BOARD PRESIDENT:

Dear Bast Family,

As the current Board President, I read your letter to the editor before it was published in this issue of the Needle. It is a courtesy that is extended so we might be able to answer some of your issues in the Needle where your letter appears.

I have lived in this Community for almost 25 years. For many of those years I did not attend Board meetings. I was not interested in that aspect of the community. I have, however, volunteered for one thing or another throughout all 25 years. Through this volunteering and reading the Needle, I have always known what was happening in our Community. Being together with your neighbors (even if it is only a handful), is a great way to know what is happening. Maybe you do not always get the correct facts from the other volunteers but you hear some of what is going on and then if you feel you need clarification you can seek it out.

Throughout the years my participation in the Board meetings was directly related to something I was volunteering for. In 1999 I started to attend the Board meetings regularly as I was working in the PLHA office and it helped me better communicate to the residents if there were questions about the meetings or the Board. After leaving the office job for another employment opportunity,

I continued to attend. I then decided to take it a step further and run for the Board. That has put me where I am today, as the current Board President.

I am sorry that your experience attending Board meetings when you first moved here was not a good one. You arrived at a time when there were some major financial issues and lots of turmoil at the meetings. I am not sure you were at a Board meeting when all this occurred or a Community meeting. There is a difference. Board meetings are just that, a meeting for the Board to conduct the business of the Community. The Board is required to make decisions in public forum. A Community meeting is where the Community comes together to discuss issues and vote on issues that only the Community can decide such as electing the Board or changing the Covenants. The Community is required to hold a Community meeting or meeting of the members once a year, thus the annual meeting which is held in December.

After reading your letter, I am not sure you would enjoy attending one of the Board meetings I run. I do not allow audience participation except for Community Comment and Announcements at the beginning of the meeting and any issue that has been previously put on the agenda. The reason for this position is that the Board meetings were going on until 10 or 11 pm and sometimes even midnight. The Community Manager publishes the agenda on the website before the meeting and welcomes comments from the Community via email or telephone messages to the Community Manager which are passed on to the Board for consideration. This allows the Board to conduct its business more efficiently. The reason you might want to attend a Board meeting is to hear first hand how the Board conducts business and their reasons for decisions made. If the Board feels that the issue is of a nature that it needs more Community input to make a decision, the Board holds a Community meeting where the members of the Community are given an opportunity to address the Board. This is

exactly what will be occurring with the paint study.

Some of the documents you say you never see are not mailed to the Community nor are they delivered such as the Reserve Study. They are large documents and they are always available in the PLHA office for review and some are even on the PLHA website.

You are correct that except for the annual mailing in November, most of the communication to the Community comes via the Needle and sometimes because we have volunteers delivering the Needle, it is not received in time. The alternative to volunteers delivering the Needle is to mail it which would be a huge expense thus adding to money needed to run the Community. The Needle is one of the documents available on the PLHA website so if you have access to the website that might aid you in seeing the information more timely. I apologize for there not being more information in the Needle lately but it goes back to all the Board members, and Committee Chairs and committee members being volunteers and sometimes there are just not enough hours in the day to do everything. We all try to do our best and we all know that sometimes we can do better.

Right now there are around 50 volunteers who do all the things in this Community of 542 homes. Some of these volunteers only do one or two things and a handful of volunteers seem to be there for everything. I am not sure that handful ever sleeps. We are very grateful to have these volunteers but the fact is we don't have enough to do all that needs to be done. That leads to having to have paid staff do more, contracting out to complete tasks, or things just not getting done.

I am going to defer to the Finance Committee to respond to your questions about the dues and our reserve funds. I hope my comments have not offended you as that was not my intent. Thank you for taking the time to address us in a letter.

Nancy Razzino

President, PLHA

RESPONSE FROM FINANCE COMMITTEE:

Point 1:

- Whatever the Board told residents in 1994 it did so without the benefit of either an audit or a Reserve Study.
- The community voted the 1994 Board out at that year's annual meeting based on the Board's behavior during the year. The community was able to do so, because sufficient residents volunteered to serve as alternatives to the incumbent Board.

Point 2:

- Any promises made in 1994 are irrelevant, because they were made prior to the Board receiving a Reserve Study. It is the Reserve Study that establishes the amount of funds prudent to have on hand to be able to replace components of the common area as they reach the end of their useful life.
- The Board contracts with a firm with licensed engineers and certified reserve specialists to estimate the cost to replace either component of the common area, the year the component will wear out, and how much the Board needs to be saving to have sufficient funds on hand annually for 20 years (without spikes in assessments) to pay for components of the common area coming due each year.
- The Reserve Study has always been available for review by community members in the office and the most current one is available on line on the PLHA website.
- The Board establishes the annual amount of the assessment in open Board meetings, announced in the Needle, on-line and on community signs. Prior to the Board considering the budget, the Finance Committee prepares it, at an open, previously-announced public meeting. To ensure that there is sufficient time for community comment, the Board considers the budget at a special meeting that has no other item on the agenda. Early on, the Board even had an open public hearing before adopting the budget. There is almost no one at these meetings other than Board members and the Community Manager.

- No one on the Board in 1994 is currently on the Board, nor has been for over five years.

Point 3:

- The Needle is distributed by volunteers. However, every attempt is made to have it in residents' hands by the first of the month.
- The Needle is available on-line well before the first of the month.
- As announced in the Needle, the paint study is -- and has been since even before the last Needle was published -- available on-line.
- You will receive a paper copy of the paint study as part of your packet for the annual meeting, the first of several open meetings to discuss the ACC's recommendations.

Point 4:

- The Board was shocked because phone calls were to the office, and not to Board members themselves. There is a much better communication system now between the the Community Manager and the Board on such matters.
- The Board patiently listened to homeowner concerns about the matter, initiated much stronger relations with the police, and brought people who could be identified (and whom residents were willing to testify against) in for due process. In the end, however, it boiled down to a good Neighborhood Watch - community members volunteering to support their community. That was successful, and the problem dissipated in due time.
- 1996 is a long time to hold a grudge, particularly when the Board is merely the capstone of community volunteer efforts. The Board is not some other entity. Pinewood Lake survives only if all of us work together for the benefit of each other, for that is what Pinewood Lake is -- the sum of all of our mutual efforts.

Point 5:

- I cannot address the weed issue.
- The Board does not edit out letters, except those that are defamatory.

Mike Shigley

Finance Committee

Dear Editor,

For the past several months we have been trying to entreat volunteers for the Pinewood Board and committee membership. When we started the campaign we had two candidates and as of now, we still have only two officially declared candidates plus one Board holdover for the four open positions. We have 542 townhouses with over 1000 residents currently being serviced by the co-neighbor volunteers on the Board or committees.

I am underwhelmed by the indifferent zero response of our disengaged residents. Volunteer lethargy is only exceeded by your apathy. When the current group of volunteers departs, with no replacements, I can assure you that all functions will have to be contracted out resulting in a hefty increase in your dues. Even people doing the contracting will need to be paid by your dollars.

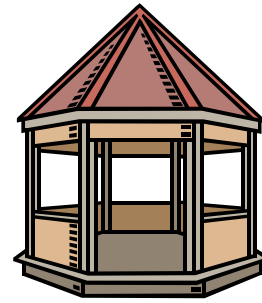
This total lack of activity and zeal is shameful, and above all stupid. After all, one of your biggest investments will be going down the tubes because of your flaccid attitude. I fully understand that my comments are politically incorrect, but I welcome any reaction that would stir you from your indifference. I am currently the PLHA vice-president, Board member, finance committee chairman, marketing committee member, nominating committee chairman, and now 80 years old. Come-on some of you younger people, step-up, volunteer, and get rid of me and my nagging!

Bill Kiehl PLHA Nominating Chair

TREASURER' REPORT

	August 2007	August 2006
In transit	\$ 1,500	\$ 1,500
Operations	159,100	202,182
Reserve	1,293,844	1,120,655
Total	\$ 1,454,444	\$1,324,337
Delinquent	\$ 40,533	\$ 20,685

RESIDENTS OF CENTRAL PARK CIRCLE Adults and Children



What: Board-sponsored meeting to discuss CPC gazebo and its bench was held September 6. Twelve households were present, including three teens. The group overwhelming wanted to keep the gazebo and its bench, but was concerned about teen behavior in the area.

Next: A community-wide meeting with residents, teens and police to discuss encouraging appropriate behavior.

When: Monday, October 22, 2007

Time: 7:00 PM

Where: South County Center, Room 221 C

Contact: Burnette Scarboro @ 703-780-4093

ATTENTION DOG OWNERS

The office has received complaints about dogs barking in the neighborhood for long periods of time.

It is a violation of Fairfax County Noise Ordinance (ch. 108 of the County Code) which "forbids excessive noise from musical instruments, radios, televisions or other sound systems, as well as **disturbances by barking dogs** or other domestic animals.

Owners are responsible for their dogs.

NEIGHBORHOOD WATCH

Things have been fairly quiet this month. I do have to say that the individuals that walk through our neighborhood whether or not they live here, show absolutely no manners or respect for our common property. They talk loud, use bad language and litter. They are very intimidating to others around. I can only assume that this comes from their upbringing, or lack of it. Please advise your children that they are not in this world alone. We share this planet with others and manners are a must. We have identified the culprits that damaged our pool and are in the process of bringing them to justice. I will keep you informed.

Our last watch meeting was great. The best attendance this year and some good ideas. Please try to come to the Watch meetings the second Monday of the month at the office at 7:30 pm and CAC meeting, the second Tuesday of the month at the police station at 7:30pm.

The only complaint I have received is to let people that visit us the horn blowing is frowned upon. Use the cell phone. Alert your visitors of this rule.

Thanks for your support.

Ginger Krup 703-780-0752

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

PLHA Calendar

Regular meetings in PLHA office @ 7:30 PM

Oct 2	.....	ACC
Oct 3	.....	Garden Club
Oct 8	.....	Neighborhood Watch
Oct 11	.....	Board
Oct 16	.....	Board Budget Mtg.
Oct 19	.....	Needle Deadline
Oct 20	.....	Community Clean-up 9 AM-noon
Oct 23	.....	Maintenance
Oct 25	.....	Marketing
Oct 31	.....	Trick or Treating 5-7 PM
Nov 3		Garden Club Wreath Sale 9AM-3PM
Nov 14	Meet the Candidates Night
Dec 3	PLHA Annual Meeting

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Call Brian 703-780-4883

In Memory

Jutta Caudill

Longtime PLHA resident

Volunteer:

Clean-up Days

Garden Club

Wreath-making

Neighborhood Watch