

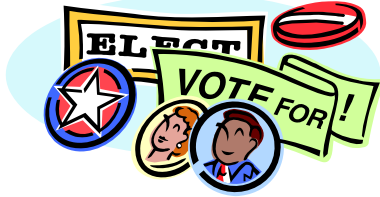
The Needle

Pinewood Lake Homeowners Association

www.pinewood-lake.com

October 2008

BOARD CANDIDATES NEEDED



Consider running for the Pinewood Lake Homeowners Association Board of Directors. Three members will be elected at the Annual Meeting on December 1, 2008. Everyone is qualified if you live here and care about our community. Individuals must declare their candidacy by October 13 or be a write-in candidate.

We know Pinewood is full of highly qualified people who would be of tremendous value to our community. For nearly 40 years your PLHA has been manned by volunteers. Most other developments in our area employ management companies to run their finances and operations. In the vast majority of cases, they are disappointed and going financially broke with special assessments. Considering current economic times, Pinewood is in excellent financial shape with physically sound upkeep and development. We accomplished this over the years by having many talented homeowners volunteer their services on committees or the Board.

Please contact the PLHA office or any member of the Nominations Committee with questions or to declare your candidacy.

Bev Card	703-360-2528
Frank Holub	703-799-4788
Dick Knapp	703-360-1941
Peggy Parsons	703-780-4100
Chris Ream	703-360-1712

Burnette Scarboro, Chair 703-780-4093

Community Clean-up

Saturday, October 18

9 AM-Noon



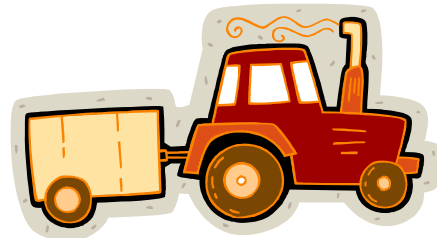
Volunteers meet at either:
Community Center or
Central Park Circle Gazebo

Volunteer BBQ

Noon on Pool Deck

Hospitality Committee will provide
hamburgers, hot dogs & beverages;
Please bring a side dish or dessert to share.

PINEWOOD LAKE HAUNTED PHANTOM PUMPKIN TRAIN



Friday, October 31

After dark

Along Central Park, Lake Park and Fern Lake

Free Ghoulish Treats!



Sponsored by
Muddy Hole Garden Club

ACC NEWS

The ACC is currently reviewing the fence standard. We encourage all homeowners to attend our meetings to give us any suggestions or ideas that you may have.

Summer has come and gone, however lawns still need to be attended to. Please **remember to cut your grass and trim the weeds on a regular basis.**

Winter will be here before you know it. Just a reminder, firewood should be stacked neatly in the rear or at the side of end units. Leave space between walls and firewood to help prevent termite infestation. Firewood may not be stacked in driveways or fronts of homes.

I have been walking through the neighborhood and have noticed **a lot of unauthorized stored items in the front, back and side yards.** Please take note that this is in violation of ACC Standards and you will be referred to the Board of Directors for a Due Process Hearing. Please remove any and all unauthorized stored items immediately.

Karen Jones 703-203-4506

HOLIDAY DECORATIONS

Please remember that any holiday decorations should only be displayed for a reasonable time surrounding the appropriate

MAINTENANCE LOG

Rain, Trash and the Lake

Recently there have been a lot of complaints about trash around the community; in particular, in the ditches and the lake. "Pinewood Lake" is not so much a lake as it is a storm water/runoff retention pond. When we have a storm, all of the rainwater throughout the community and some of the surrounding neighborhoods drains into our "lake". The "sewers" on our streets do not flow into a wastewater treatment system but into our lake. So when people throw trash into sewers, it ends up in our "lake". During the heavy storms, trash, thrown on the ground,

washes into the drainage ditches, which then ends up in the lake.

While our Maintenance Worker and Grounds Contractor do their best at trying to keep the community looking good, they cannot clean up all of the trash after each rain event. Additionally, the cost for having them doing regular trash patrols would be prohibitive and greatly increase our yearly maintenance costs. Also, our Maintenance Worker is not a full time position. If she were to concentrate on trash patrolling, many projects around the community would never get done. For example, our Maintenance Worker was primarily responsible for the increased lighting on Fernlake Court.

(Maintenance Log continued on page 3)

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: 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

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.

(Maintenance Log continued from page 2)

Community Clean Up

One way to ensure a clean and beautiful community is for residents to participate in one of our two annual Community Cleanups. The next Community Cleanup will be on Saturday, October 18, 2008. If you would like to participate, please meet at either the Community Center or the Central Park Circle Gazebo at 9:00am. The Community Cleanup will last until about noon and will be followed by a BBQ on the pool deck. The Hospitality Committee will provide hot dogs, hamburgers and beverages. Please bring a side dish or dessert to share.

Are you a student who needs volunteer hours? This is a good opportunity to earn those hours. It is also a great way to meet your neighbors! I hope to see you on the 18th.

Fernlake Lighting

If you have been to the Community Center after dark recently, you might notice that Fernlake Court is a little bit brighter. In July, the Maintenance Committee had two new lights installed on this very dark street. These lights should make the street brighter and safer.

Chris Ream

703-360-1712

DOG OWNERS

For the safety of neighborhood residents, your dog(s), and other pets, **please be sure that your dog is:**

- **only walked on common property;**
- **on a sturdy leash lead by someone who is able to control the dog.**

In addition, please be sure as you are using the parks that you are not leaving any food-type items on the ground for other pets to find.

As always, thank you to those residents who are already abiding by these rules and a big thank you to those who always pick up after their dogs in the common areas!

LAND USE

At Lee District's September Land Use Meeting the committee received a briefing on the HillTop project at Beulah Rd. and Telegraph Rd. Pinewood Lake residents will reach this project via the new Mulligan Rd. that will replace Old Mill Rd. through Ft. Belvoir.

The Project plans to have 200 units of apt. housing, retail and a Wegmans grocery. All of the details have not been finalized but all should be completed and come back to the committee in the fall. Wegmans is one of the newest and better groceries that have come to the area. We also approved the application for a new Chevy Chase Bank on Franconia Rd. near the Franconia Govt. Center.

LDACO

September 24th will be the next Lee District Association of Civic Organizations meeting. The speaker is Dean Norton, Mount Vernon's Director of Horticulture. Dean will speak about how to preserve our plants and trees in this area against our winter climate.

Dean Norton years ago spoke to our Muddy Hole Garden Club. If you would like to hear him, please come to the meeting at the Franconia Govt. Center the 24th of Sept. at 7:30 in the Helen Wilson rm. I will be there to greet you. I will also write an article in the October Needle about the meeting.

Until then

Vicki McLeod, Rep.Land Use and LDACO

MUDDY HOLE GARDEN CLUB

Fall has arrived! The Fall flags are up and the pumpkins are waving merrily in the breeze! As we usually do, we have placed the mourning flags, one at each end of Lawrence Street, in honor of all those who perished on 9-11. However, they are in very poor shape. They have been repaired, but really need to be replaced. We ask all our neighbors to look at them and in your shopping trips – please ask about something like them and let Frank Holub know where you see them so that we

can buy new ones for next year. Call Frank at 703-799-4788, or let the office know at 703-360-6212. We would appreciate all your help. (Approx. size: 25" by 30")

The Garden Club will again sponsor the "Great Pumpkin" float on October 31! We will start at the gazebo on Central Park Circle, travel up Central Park Drive, Lake Park, Birchlake, Cedarlake, Amblewood and Fernlake, ending at the office. We will have garden club volunteers on the float passing out candy to the kids and garden bulbs to the adults. Come one, come all and visit with the Great Pumpkin!

On the 8th of November, the Garden Club will hold its Annual Holiday Wreath, Craft, and Rummage Sale at the Frank Holub Community Center from 9 AM to 3 PM. We will have examples of homemade wreaths that homeowners can order for delivery on the first Saturday in December. Also we invite crafters in the community to sign up for tables to sell their wares. Also any homeowner who wants to sell any rummage items can also sign up for a table or space to sell their items. A table or space rents for \$10.

The Swim Team will be selling lunch from 11 AM to 2 PM. Everyone – come browse the wreaths, the craft tables, the rummage tables and have lunch. Hopefully, the weather will be nice and it will be a fun day!

The Garden Club will be making wreaths for a week before the sale at the community compound on Saint Annes Court. We start our work at 7:30 PM. Anyone interested in learning the process – come join us - we'd love to have you!

Frank Holub 703-799-4788

PARKING NEAR INTERSECTIONS

Virginia law states that **you may not park within 20 feet of an intersection.**

Police may ticket violators.

SFDC WAYFINDING INITIATIVE

The Southeast Fairfax Development Corporation Wayfinding Initiative is a joint effort of RMJM Hillier of Philadelphia, VDOT, Fairfax County and community stakeholders to create a series of wayfinding signs that will guide travelers through six commercial nodes along the highway and to nearby historic, natural and cultural amenities. Using historic images and design elements, the signs also will create a consistent image among the shopping centers and office buildings that make up the 7.5-mile corridor.

SFDC developed the nearly \$1 million initiative utilizing a November 2006 federal Economic Development Initiative (EDI) Grant of \$99,000 in conjunction with \$360,000 in Fairfax County bond funds. After retaining RMJM Hillier, SFDC held a series of public meetings to discuss proposed sign designs, and is currently working to obtain another \$400,000 to build the signs and place them along Richmond Highway in 2009. Visit www.sfdc.org to see the sign images and learn more about the wayfinding initiative.

Recently, SFDC received a \$5,000 grant for its wayfinding signage initiative. Funds will be awarded by the Fairfax County Neighborhood Services as part of the Neighborhood Enhancement Partnership Program. Criteria included identifiable need, sustainable design, neighborhood partnership and involvement, and workable budget including partner contributions.

Frank Holub 703-799-4788

WARNING

Police report that workmen have approached women homeowners saying there are trees in the yard that need trimming. When the woman looks at the tree with one man, another man burglarizes the house. Be careful when solicitors knock on your door.

CHILD SAFETY

Remind your children to stay on the sidewalk.

Walking/playing in the street is dangerous.

PLHA 2ND QUARTER REALES

Settlement Date	April 3, 2008
Address	8117 Oaklake Court
Sold Price	\$ 335,000
Subsidy	\$ 10,000
Settlement Date	April 4, 2008
Address	8103 Oaklake Court
Sold Price	\$ 242,500
Subsidy	\$ 9,000
Settlement Date	April 16, 2008
Address	7909 Central Park Circle
Sold Price	\$ 320,000
Subsidy	\$ 9,000
Settlement Date	May 1, 2008
Address	4309 Cedarlake Court
Sold Price	\$ 300,000
Subsidy	\$ 8,711
Settlement Date	May 2, 2008
Address	8046 Central Park Drive
Sold Price	\$ 242,500
Subsidy	\$ 7,275
Settlement Date	May 5, 2008
Address	4306 Birchlake Court
Sold Price	\$ 220,000
Subsidy	-0-
Settlement Date	May 23, 2008
Address	4313 Amblerwood Road
Sold Price	\$ 316,000
Subsidy	\$ 7,000
Settlement Date	May 28, 2008
Address	7930 Central Park Circle
Sold Price	\$ 238,000
Subsidy	-0-
Settlement Date	June 3, 2008
Address	4326 Gramercy Circle
Sold Price	\$ 290,000
Subsidy	\$16,600

Settlement Date	June 11, 2008
Address	8043 Saint Anne's Court
Sold Price	\$ 240,000
Subsidy	\$ 7,200

Settlement Date	June 12, 2008
Address	7936 Central Park Circle
Sold Price	\$ 335,000
Subsidy	\$ 5,000

Settlement Date	June 13, 2008
Address	4324 Birchlake Court
Sold Price	\$ 342,000
Subsidy	\$ 2,500

Sales Prices Drop Below \$300,000
Average Closing Price \$285,083
\$27,375 Decrease from 2008 1st Quarter

Resale activity has been (and continues to be) quite brisk. Unfortunately, the increased sales activity has come at a price - - - more precisely, at *LOWER* prices across the board. Foreclosures and 'short sales' continue to be the dominant force in the Pinewood Lake real estate market as well as in surrounding communities.

Although there is some fluctuation from week to week, the inventory of available homes in the area consists of approximately 50% (+) foreclosures and 'short sales'. The real estate market has become the Olympics of Home Sales with lenders competing against one another (and against private owners) in an effort to cut their losses and get the 'bad loans' off the books as quickly as possible. Attempting to price a property for sale or to establish a Fair Market Value is nearly impossible. There is no stability to the current market and asking prices and sales prices change from one week to the next.

Private owners trying to sell have a tough time keeping up with the ever changing prices and often get 'shut out' as the lenders have the ability (deep enough pockets) to cut a price drastically in addition to making other concessions to get their property sold. Private sellers lack that flexibility and are often limited in the price they can accept because of the

amount they currently owe on the property. As prices continue falling, more sellers are forced to either abandon trying to sell or appeal to their lender to participate in a short sale to avoid foreclosure.

Unfortunately, the huge inventory of foreclosure properties and short sales currently on the market (combined with the banks desire to 'get them off the books' quickly) does not bode well for any improvement through the remainder of the year. In fact, based on final prices of other homes already closed in the 3rd Quarter as well as asking prices of others currently Under Contract we should brace ourselves for another drop in prices for the 3rd Quarter and yet another drop for the 4th Quarter.

The coming months will be difficult and painful for homeowners as prices plunge even further, but it is the cathartic that is needed before any recovery can begin and before stability will return to the market. The inventory of active listings in Pinewood Lake is already down to 16 from a high of 27 less than 2 months ago. As the brisk sales pace continues there will continue to be more foreclosure (and non-foreclosure) properties coming on the market. Hopefully, the competitive pricing and resulting brisk sales will outpace the number of new listings and inventory can reach a more manageable (and healthy) level of five to eight active listings. That number of listings will bring equilibrium to the marketplace. It is adequate to provide pricing stability and remove the desperate competitiveness that has been driving prices downward.

I generally do not offer advice in my quarterly articles. My policy is to attempt to report an impartial interpretation of current market conditions and why they are what they are. In this issue I am going to modify that policy somewhat. Here is my recommendation. Unless you absolutely **MUST** sell your home immediately, hold it off the market for six months or so. This will help to bring inventory to a manageable level which will in turn provide pricing support. At the same time it would be a mistake to postpone selling your

home for too long – particularly if you plan to 'move up' to a larger home. There are some excellent values available in detached housing and prices are beginning to show signs of stability in that market. Once prices do begin to rise they won't increase rapidly so there probably won't be serious harm in postponing that 'move up' until late spring but beyond that finding a good value in a detached home may begin to become more difficult.

That's it for this issue - watch for my next report in the November issue of the Needle. Until then, enjoy the fantastic fall weather.

Keith Whited

PLHA Calendar

Regular meetings in PLHA office @ 7:30 PM

Oct 7	.....	ACC
Oct 9	.....	Board
Oct 13	.....	Neighborhood Watch
Oct 16	.....	Budget
Oct 17	.....	Needle Deadline
Oct 18	.....	Community Cleanup
Oct 23	.....	Marketing
Oct 28	.....	Maintenance

TREASURER'S REPORT

	Aug 2008	Aug 2007
In transit	\$ 9,587	\$ 1,500
Operations	204,160	159,100
Reserve	1,389,784	1,293,844
Total	\$ 1,603,531	\$1,454,444
Delinquent	\$ 77,033	\$ 40,533

Caution: The delinquent balance is \$37,292 more than it was just one year ago.

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

I'M JILL DURANTE
A Former Pinewood Lake Resident

**I'd like to help you
 sell your house
 or
 buy that smaller or bigger home
 you're looking for!**

Give me a call and let's talk!



For every purchase or sale in/from Pinewood, I will make a donation to the Garden Club in your name.



Jill Durante

Cell: 703.862.3029

Direct: 703.780.8025

Toll free: 800.244.7253

jilldurante@mris.com

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FOXES IN PINEWOOD

Caution...be careful, especially after dark.

Residents have reported seeing foxes in Pinewood.

Do not leave food scrapes on the ground.

Keep trash bags and cans secure.

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