



The Needle

Pinewood Lake Homeowners Association

www.pinewood-lake.com

September 2007



PINEWOOD BAR-B-Q

Celebrate Pool Closing

Saturday, Sept 1st

5-7 PM

Hospitality Committee provides
hamburgers and hot dogs.

Bring side dish or dessert to share.

Come greet your neighbors!

Celebra el cierre de la piscina el
Sabado 1 de Septiembre de 5 a 7
de la tarde.

El Comite de Hospitalidad hara
hamburguesas y perritos calientes.

Trae un plato o postre para compartir y
conoce a tus vecinos!

BOARD CANDIDATES NEEDED

As of today, there are two candidates for the Board of Directors. At the August Board meeting, Jim Brown submitted his resignation, effective October 15, because he is moving. Therefore, **four Board members will be elected in December.** To have a choice when voting, we need 3 or 4 more candidates.

Everyone is qualified if you live here and care about our community. **Individuals must declare their candidacy by October 8 or be a write-in-candidate.**

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

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

PAINT STUDY

Many of you received a flyer at your front door in early August. The information about the Board-directed study of paint standards for Pinewood Lake was not balanced. A more factual summary follows:

- At the suggestion of the Marketing Committee, in 2006 the Board of Directors contracted with Matthew Mosca, a recognized expert in historic paint finishes analysis and an advisor on the restoration of Mount Vernon and Woodlawn Plantation.
- The Board executed this contract as part of a larger effort to improve the overall quality of appearance of Pinewood Lake, increase consistency in the enforcement of standards, and make Pinewood Lake an address of distinction.
- Related efforts of the Board include the phased streetscape improvements on Lawrence Street, redesign of the community center, and increased enforcement of community standards.
- All of these efforts are in response to comments by real estate agents that Pinewood Lake lacks distinction and is discordant in appearance and thus has lower resale values than might otherwise be the case.
- The Mosca Statement of Work requested that he provide paint recommendations in

line with the general Federalist design of Pinewood Lake houses.

- Mosca's response (see www.pinewood-lake.com) was to recommend a subtle color palette that would call attention to the landscaping (in the case of fences) and the architecture (in case of house trim).
- In other words, paint color should call attention to and complement property features rather than be distinctive in and of itself.
- The final report (February 7, 2007) reflected comments from the Marketing Committee to ensure that the recommendations were clear and fully explained. However, without access to the paint book (available for examination in the Pinewood Lake Office or by a visit to a Benjamin Moore dealer), the report cannot be understood.
- Although the report refers to Benjamin Moore paint colors, it would not be mandatory to use this brand of paint, only colors of any brand matching the referenced colors.
- The Board referred the Mosca report to the Architectural Control Committee (ACC) to make recommendations back to the Board in the summer of 2007.
- The ACC has deliberated over a six month period, structuring its discussions systematically: first, determining what colors should be part of the paint palette; secondly, determining what the house reference points should be (whether the new areas recommended by Mosca or the existing ones); third, applying specific paint colors to specific house areas; and lastly, determining what the time period for implementation should be.
- The ACC's recommendations to the Board on the Mosca study are in the office and on our web site. They need to be cross referenced to the Mosca report.

- The **ACC is recommending** that all painting done after the Board's adoption of the standards be in accordance with the new standards and that **all houses be in compliance no later than ten years after the adoption of the standards (twenty years in the case of painted brick)**. The ACC adopted these time periods based on the expected wear-out of paint.
- **The next step is Board consideration of the ACC's recommendations at the September 13th meeting.** If you have questions, contact the ACC or the office and/or attend an ACC or Board meeting.

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

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The *Needle* is the official publication of the

Pinewood Lake Homeowners Association.

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classifieds contact Lois Passman.

MARKETING COMMITTEE

Would I buy the home I live in now?? As you drive into your parking pad, look at the curb appeal of your home. Would you buy it again?

One of the purposes of the Marketing Committee is to help the community do those things that will make Pinewood Lake a great place to live and maintain high resale values. A measure of community fitness is curb appeal. Right now there are many homes for sale in our community as well as in the Washington DC area. As investors in our homes, we want the resale value to be as high as the market dictates.

Realtors are unanimous in curb appeal importance. If we have a home near us for sale, we should do all we can to assist in the appearance of the home. First of all, keep our own property as neat and clean as possible. A well groomed appearance will attract people who want to live in an orderly environment. Without stepping on the property, pick up litter gathering in front of the home for sale. It does not take much effort and the rewards are worth thousands. **Let's keep Pinewood a great place to live and an attractive destination for home buyers.**

Dick Knapp 703-360-1941

MAINTENANCE LOG

Two Major Projects Completed!

As I write this article in mid-August, two major projects are nearing completion or will be completed by the time you read this article. The projects are as follows:

Gramercy Circle – The Committee has worked hard this summer getting some of the concrete aprons replaced, the street repaired, milled and repaved. The Committee would like to thank the residents of Gramercy Circle for their patience during this process.

Perimeter Fence – Repair work on the

perimeter fence should be near completion. During the summer, the panels were cleaned, repaired and sealed where necessary. If you notice any damage to the fence, e.g. graffiti or broken boards, please contact the office so that we may address these issues promptly. By taking care of these problems as they occur, we can reduce future maintenance expenses.

Call before you dig! While the time for doing outside projects is drawing to a close for 2007, please remember to call Miss Utility before you dig. The number is easy to remember - 811. Then allow some time for them to come out and mark the location of underground utility lines (power, cable, gas, water etc.). This service is free! For more information, see <http://www.missutilityofvirginia.com/>.

Looking ahead - 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 covered dish, salad or dessert, would be gratefully appreciated.

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

Volunteers Needed – Even though the Committee's major projects are near completion, we still need volunteers. As you know, there are always jobs to be done. Even if you cannot lead the charge on major projects, we still can use some help distributing flyers and identifying community concerns. We meet the fourth Tuesday of every month in the community center. Your assistance would be greatly appreciated.

Chris Ream

703-360-1712

ACC NEWS

I would like to take a moment to thank the anonymous writer of the flyer that was distributed to homeowners regarding the ACC Recommendations of the Mosca Paint Review. Even though the flyer contained misinformation, the flyer got homeowners to provide feedback to the ACC, which is what the ACC has been seeking all along. We tried putting notes in the Needle about drastic changes to the paint standard, but we were unable to generate interest among the homeowners. **Whoever wrote the flyer, thank you for helping us to get people more involved in the ACC!! Please remember that ACC meetings are open to the public and we would love to have more residents join the committee.**

The ACC will present its recommendation of the Mosca Paint Review to the Board of Directors on September 13. All homeowners are welcome to attend. Remember that the ACC is a recommendation body ONLY. Its recommendation is being forwarded to the Board for final action. Please be aware that the Board may just schedule a community-wide meeting prior to an actual vote to allow homeowners a chance to review and give feedback on the ACC's recommendation. **Anyone wishing to comment on the recommendation prior to the Board meeting and/or community-wide meeting should submit their comments to the PLHA office.**

The ACC Recommendation/Overview of the Mosca Paint Review can be found on the PLHA website: www.pinewood-lake.com

Karen Jones

ACC Administrator

TRASH REMINDERS

- **Do not** put trash at the curb prior to dark the night before collection.
- Trash **may not** be stored in front or side yards until after dark the night before collection.

NEIGHBORHOOD WATCH

I will give you the good news first....our National Nite Out was a great success. Families came and met our local law enforcement officers as well as the local firefighters. We also had representatives from our supervisor's offices and the past commanders of the Mt Vernon station. Bugsys of Old Town donated the pizzas, Mt Vernon Safeway gave us the sodas and water, Verizon donated the ice. Remember to support those who support our community.

I would also like to thank the Watch team for all their help in setting up, serving and cleaning up.

Now for the bad news....the day after our Nite Out a few people saw fit to jump our perimeter fence and then jump our pool fence. They proceeded to throw our pool chairs, trash cans and our planters into the pool. Now you know why the pool was closed for a couple of days....I would have to think that some of the kids that live here have an idea of who these people are. I hope that someone will come forward and let the office know. This information can be given anonymously and will be held in the strictest of confidence.

Once again I have to ask people if they know who walks around our neighborhood. Do you ask if you see someone you don't know if they live here? Do you know who your kids' friends are and where they live?

This is not rocket science....you should know the answers.

If you have any suggestions that would help, please let me know. The Watch will meet the second Monday of Sept and the CAC will resume meeting the second Tuesday of the month. Please try to attend one or both.

Start thinking about what to do with the children after school...which will be starting soon.

Ginger Krup

703-780-0752

PINEWOOD LAKE POOL

You, our fellow residents and pool patrons, are most cordially invited to the last meeting of the Pool Committee this year, September 19, 2007, at 7:30 PM. Although the pool will close September 3, the Committee is very interested in your comments on how we can improve operations for 2008. Help us conduct our annual review. If you cannot attend, please drop off your comments at 8159 Fernlake Court or e-mail them to the attention of the Pool Committee to plha@verizon.net.


MUDDY HOLE GARDEN CLUB


It's official! The garden club strives to continue its popular service for our wreath decorating and sale, the Spring Plant Plus sale, which offers a multitude of choice bedding annuals and baskets and our distinctive community program of seasonal banners. But without the support of volunteers and new members, our folds are dwindling to the possibly questionable viability of this non-profit community based service oriented club. Please consider joining one of our meetings on the first Wednesday of each month to see if you would like to assist us with your fresh ideas and much needed creative talents.

We definitely need an interested group of folks to help us this fall to produce wreaths for this wreath season. The Wreath, Craft and Rummage Sale is scheduled for 3 November from 9 AM to 3 PM. We will have workshops for two weeks before the sale in the evening at the compound. Our membership of over 15 years of support does enjoy good company and camaraderie as well as a yearly dinner, occasional guest speakers and demonstration classes. So give us a visit and come grow with us.

For further insight or to make your \$23.00 banner donation, contact the PLHA office or contact Steve at 703-799-7423 or Frank at 703-799-4788. We look forward to seeing any community civic minded residents at a garden club meeting.

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The Muddy Hole Garden Club

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Pinewood Style
Holiday Wreath Making

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Banner Contribution 

BOARD HAPPENINGS

At the last Board meeting, the ACC Yard Standard was amended to specifically mention that corn may not be grown in Pinewood yards in response to residents who didn't understand the section. **Note that "gardens" aren't allowed in Pinewood, but some garden plants are allowed if part of an ACC approved landscaping plan.** Read the section printed below and contact the office or Karen Jones, ACC Administrator if you have questions.

SECTION 3: YARDS

STANDARDS: Front, side, and rear yards will be kept neat and free of weeds at all times. Shrubs and trees must be neatly trimmed. Dead shrubs and trees must be promptly removed. Homeowner's property subject to easements, even if behind back fences, is included (DCCR, Article XI). Statues such as "lantern boys," pink flamingos, grazing deer, etc., are not allowed in front or side yards. Toys, bicycles, lawn mowers, trash cans and bags, or other large items will not be habitually kept in front or side yards. Exterior clotheslines are prohibited (DCCR, Article VIII). Front, side, and back yards and patio landscaping require ACC approval of a written request and a sketch of the proposal. No plan will be approved that leaves any yard or patio

in any season (including winter) substantially without shrubbery, live ground cover, or ACC-approved paving materials. **Corn shall not be planted in any part of the yard (front, side or rear).**

Criteria for Violation

- a. Unkempt yards, unapproved landscaping, unauthorized storage of above-listed items; landscaping that leaves a yard in any season (including winter) substantially without shrubbery, live ground cover, or ACC-approved paving materials; **corn growing on any lot**; or unauthorized storage of above-listed items.
- b. Homeowners are encouraged not to put their garbage out prior to the morning of collection. Garbage or trash may not be put in front or side yards until after dark the night before collection.

ADOPT-A-HIGHWAY

If you have noticed the trash that sometimes accumulates on our streets and want to do something about it, this could be your chance.

Our Marketing Committee wants to know if you are interested in participating in a neighborhood Adopt-a-Highway program.

This nationwide program is sanctioned by the Virginia Department of Transportation (VDOT) and is subject to its rules regarding safety, supervision, and procedures.

As many of you may know, PLHA has control over the condition of our streets, paths and common property. PLHA adopts rules and enforces them on PLHA property. However, PLHA has little control over the Virginia State Streets that intersect our community. These streets are Lake Park Drive, Lawrence Street, and Central Park Drive. Under the Adopt-A-Highway program, PLHA would be able to orderly and efficiently maintain the cleanliness of these streets. This control would include the removal of signs in violation of Virginia Laws. PLHA would thus enjoy standards applied consistently in our community.

If enough people are interested and the PLHA board approves, an application will be submitted to VDOT. Once approved, VDOT would provide PLHA orange vests, trash bags, and signs identifying our areas of responsibility and displaying the name of our community.

Our commitment could be as little as a couple of hours four times a year (VDOT minimum). Two of them would most probably be in conjunction with our community cleanup days. However, any time there is a need, the PLHA Adopt-A-Highway team would be able to take action.

A brief group instruction on safety would precede each cleanup. VDOT requires each participant, regardless of age, to attend at least one of these safety briefings per year.

Interested? Questions or suggestions? Please let us know. Contact :Brian Palazzolo, 703-780-4883 or bpalazzolo@cox.net.

PINEWOOD LAKE RESALE UPDATE 2ND QUARTER

Settlement Date April 5, 2007
Address 4411 Longworthe Square (End)
Sold Price \$ 404,000
Subsidy \$ 5,000

Settlement Date April 17, 2007
Address 4324 Cedarlake Court
Sold Price \$ 389,000
Subsidy \$ 8,500

Settlement Date April 27, 2007
Address 8140 Lake Park Drive
Sold Price \$ 369,000
Subsidy \$ 9,515

Settlement Date June 5, 2007
Address 4407 Scarborough Square
Sold Price \$ 369,000
Subsidy \$ 9,800

Settlement Date June 15, 2007
Address 8168 Fernlake Court
Sold Price \$ 380,000
Subsidy \$ 10,000

Settlement Date June 28, 2007
Address 4522 Arendale Square (End)
Sold Price \$ 405,000
Subsidy \$ 6,000

Average Sales Price Drops to \$386,000

Please don't shoot the messenger - - I'm only reporting the facts!

Although I've been through several up and down cycles of the real estate market since I first began compiling quarterly updates for Pinewood Lake nearly 30 years ago, this is by far the most difficult and saddening one I've had to write thus far.

The Pinewood Lake sales price has dropped \$17,996 since the Fourth Quarter of 2006. The peak *average* sales price for a Pinewood Lake home was reached in the Second Quarter of 2006 when prices averaged \$419,950. There has been a total price decline of approximately \$34,000 in the past full year.

There have only been eight (8) sales in Pinewood Lake so far this year. That sets a new record low for resale activity during any previous six (6) month period in the history of Pinewood. The fewest PWL sales for any calendar year was twenty one (21) in 1996. With only 8 sales for the first half of 2007 (normally the more active half of the year) it is very likely that Pinewood Lake will record fewer than 21 sales for 2007.

Unfortunately, the worst is still to come. The current inventory of PWL homes is over two times the number of homes SOLD so far this year. The average *ASKING* price for the 20 homes currently on the market is only \$382,861 – over \$3,000 less than the average *selling* price of the last quarter. In reality, the average asking price is 'inflated' by a few 'optimistic' sellers with very high expectations. For example, one home is priced at \$462,000 – \$20,000 higher than Pinewood Lake's all time record sale price.

Removing the effect of the \$462,000 price and considering only the remaining 19 homes for

sale (\$324,900 to \$425,000), the average *asking* price falls to \$378,696. Unfortunately, even at these seemingly 'bargain basement' prices there are few nibbles.

There are two homes currently Under Contract in PWL with settlements scheduled for the 3rd Quarter. The *asking* prices were \$350,000 and \$368,900. Final sales prices won't be available until after closing.

Several homes on the market are foreclosures and a few others are 'pre-foreclosure'. I suspect in the coming months foreclosed property listings will increase substantially. So far the market has only begun to be affected by the rate adjustment to many of the 5 Year Adjustable Rate Mortgages originated from 2001 through 2005. The biggest wave of adjustments won't occur until mid-2008 and more will be added over the next few years. Falling prices will prevent many owners who had planned to convert to a fixed rate mortgage from doing so. Likewise, they will be unable to sell their home at a price high enough to pay-off the existing mortgage. Unless they have the ability to make the higher adjusted payment their only option may be foreclosure.

Most likely, at least a few folks reading this are facing that crisis. If you should find yourself in this position, contact your lender early. The current situation is having a MAJOR impact on lenders and many are willing to negotiate. While they may put up a 'tough false front' initially, an increasing number are willing to work with borrowers in an effort to avoid foreclosure. In most cases it will cost the lender less to negotiate with the borrower than to foreclose on the property. Some may be willing to re-negotiate mortgage terms – others may be willing to accept less than full repayment of the loan if you are unable to sell the property for enough to cover the loan balance. Of course you must be able to satisfactorily demonstrate your inability to meet the terms of your mortgage. Feel free to call me with questions you may have – I'll certainly try to help.

My next update should appear in the November issue of the Needle. I hope to have a more promising outlook at that time.

Keith Whited, C.S.R.

LETTER TO THE EDITOR

A CALL TO SERVICE!

I have been a homeowner in Pinewood Lake since 1999, and have been, as have most of our homeowners, satisfied to let the, "Few, Govern the many".

Over the past year or so, in meeting with several of our "Governors", I have realized and come to understand their contribution, in time, effort, life experience and simple caring for their community that these great people give to US every day.

Seeing their contributions on a first hand basis and their **HUNGER for new people, new ideas, new "Blood"**, in the management and governance of OUR community, has inspired me to get involved, and yes, I must say, I am embarrassed that it took me this long to do so.

YOU CAN GET INVOLVED TOO!

Don't be a part of the community that doesn't get involved until a controversial issue or change is considered or initiated, and then you raise your hands in disgust, frustration, or ignorance!! Because if you do, then you are not being proactive in our community.

Get Involved from the get go, take it in small steps, like I did. I started by volunteering to distribute "The Needle" on my Cul De Sac, and now I plan to run to be a Board Member, I am also thinking about getting involved with the Neighborhood Watch, and with Maintenance issues. I work all day long, as most of you do, but feel it is My, rather, **OUR**, responsibility, to contribute to **OUR community**, even if it does take a little time from the house.

Regardless of whether your strong point is in maintenance, security, personnel, budgeting, accounting, community management, legal,

administrative, or even the best strong point of all...just wanting to help, **Pinewood Lake needs you.**

We all have a significant investment in this, Pinewood Lake community, **financial**, whether we are owners or renters, a significant amount of our monthly income goes towards paying for the place we live, many of us have **children**, who go to local schools, and when they are here, they play in our community, we have a responsibility to insure that they are safe, and happy, we have an additional responsibility to our **fellow residents**, to follow the rules, to respect others' privacy, and yet, at the same time, look out for them as well.

Most of our Governors and other volunteers have been providing support to us and our community for years without relief.

IT IS TIME FOR ALL GOOD MEN & WOMEN TO COME TO THE AID OF THEIR COMMUNITY, don't continue to stay on the sidelines, accept the duties and responsibilities that go along with being a part of this community and **GET INVOLVED!!**

Mark S. Brewer

Note from the editor: *Thanks for writing Mark, you are right. We need PLHA residents to get involved. Our current committees are small and many of our volunteers have been serving Pinewood for years. In December we need to elect four members to the Board of Directors. As a Board member for twelve years, I will not be seeking reelection, but I will continue to edit the Needle for a couple of years. **Will you volunteer to help Pinewood too?***

TREASURER' REPORT

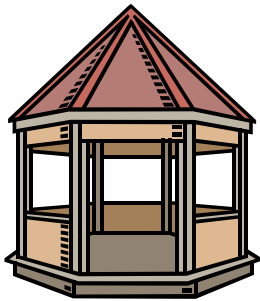
	Jul 2007	July 2006
In transit	\$ 1,500	\$ 9,118
Operations	165,825	195,651
Reserve	1,299,640	1,103,665
Total	\$ 1,466,965	\$1,308,434
Delinquent	\$ 37,488	\$ 19,162

PLHA Calendar

Regular meetings in PLHA office @ 7:30 PM

Sep 1	.....	Labor Day Bar-B-Q 5-7 PM @ Pool
Sep 4	.....	ACC
Sep 5	.....	Garden Club
Sep 10	.....	Neighborhood Watch
Sep 13	.....	Board
Sep 18	.....	ACC
Sep 19	.....	Pool
Sep 21	.....	Needle Deadline
Sep 25	.....	Maintenance
Sep 27	.....	Marketing

RESIDENTS OF CENTRAL PARK CIRCLE Adults and Children



- What:** Board-sponsored meeting to discuss CPC gazebo and its bench
- Why:** The results of the survey mailed out in July were extremely close. So, I've been asked to bring us together to discuss possible solutions.
- When:** Thursday, September 6, 2007
- Time:** 7:00 PM
- Where:** The "Gazebo of Central Park Circle"
- Contact:** Burnette Scarboro @ 703-780-4093

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- Free personal ads from Pinewood residents and absentee owners that offer "one-time" sale of goods or requests for goods/services;
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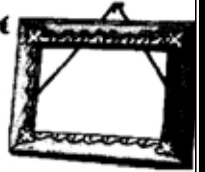


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NOW IS THE TIME TO ACT AND CALL !!!

 CONOCE ALGUIEN QUE NECESITA VENDER O COMPRAR VIVIENDA?

Soy propietario de casa que vivo en Pinewood lake y estoy dispuesto ayudar:

AL VENDEDOR: CONSEGUIR EL MEJOR PRECIO DEL MERCADO.

AL COMPRADOR: ENCONTRAR LA MEJOR CASA CON EXCELENTE PRECIO

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- Magazines, catalogs & phone books
- Paperboard boxes & flattened cardboard

NO

- Yogurt & dairy tubs, foil tins & wrap
- Pizza boxes, paper plates & napkins
- Plastic bags, food containers & trays
- Styrofoam containers & packaging

Pinewood Lake Porpoises Win Division Seventeen Sportsmanship Award



Pictured left to right with the plaque: Stephen Wallin, Division Coordinator, Joe Smolinske, Pinewood Coach, and Susan Hosek, Pinewood Team Representative.

The award is given to the division team who displays good sportsmanship throughout the season. The winner is selected by a vote of each team in the division (*and a team cannot vote for themselves*).

Congratulations, Porpoises!