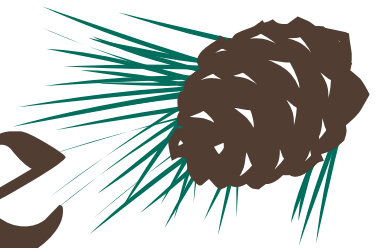


# The Needle



The official publication of the Pinewood Lake Homeowners Association • Community Connected

## Mark your calendar!

The PLHA Annual Meeting is scheduled for Thursday, Dec. 1, 7:30 p.m. in the South County Center, Rooms 221 A and B. Please join us to cast your vote for PLHA Board!

Be on the lookout for voting packets in your mail soon.

...

## Attention Central Park Circle residents

Central Park Circle is scheduled for street repairs Tuesday, Nov. 15 through Thursday, Nov. 17, weather permitting. There will be a driving lane kept available in order to limit the inconvenience to homeowners during the work.

If the contractor is able to do the work at an earlier date residents will be advised. Flyers will be delivered and informational signs will be placed on the street.

...

## Gramercy Circle and Longworthe Square

Concrete work on Gramercy Circle and Longworthe Square has been scheduled for Monday, Nov. 7 through Monday, Nov. 14, weather permitting.

Concrete sidewalks are to be replaced:

On Gramercy Circle, in front of units 4330, 4322, 4520, and 4318.

On Longworthe Square, in front of units: 4419, 4417, 4415, 4401, 4402, 4404, 4406, 4408, and 4410.

Sidewalk use will be restricted while the work is underway.

**If you have any questions, please contact the office at 703-360-6212.**

...

## Job opening!

Pinewood Lake is seeking a part-time handyperson with light plumbing, electrical, and carpentry skills and a good work ethic. Please contact Kirsten at 703-360-6213 or plha@verizon.net to learn more.

...

## Board candidates

### Candidates for the PLHA Board of Directors

The board election will take place at the PLHA Annual Meeting, Dec. 1. 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.*

### Michael Berger



I came to Washington, D.C., in order to help shape public policy on Capitol Hill. I have always enjoyed working in public services because it is one definitive way to help others. That is one of the reasons I am interested in running for the Pinewood Lake board of directors. Having lived in Pinewood Lake for 6 years, I have had the opportunity to meet a lot of great neighbors. I believe that my ability to build consensus-based solutions is something that would make me a good representative of the residents. If given the opportunity to serve, I would bring a clear and level-headed approach to some of the issues facing our community.

I received a B.A. from the University of Michigan and my graduate degree at Georgetown University.

3 issues facing Pinewood Lake:

**Strong sense of community:** A strong sense of community is important. I believe that it is critical that people involve themselves in Pinewood Lake Community activities. Swimming at the pool, helping to clean up your block, being active on the listserve, or attending a movie screening at the lake – these all help to build strong communities. If people in the community are involved, it gives them a sense of connection to their neighbors. Being an active participant in the community also helps with keeping our community safe and gives people a sense of pride where they live.

**Safety/crime prevention:** I believe that in any community

Board candidates continued on page 2

**Daylight Saving Time ends**

November 6

Turn back your clocks 1 hour

**Remember to VOTE!**

November 8

**Veterans Day**

November 11

Thank you, veterans!

(PLHA office open)

**Thanksgiving Day**

Nov. 24 & 25 the

PLHA office will be closed.

(normal Thursday trash pickup)

## Board candidates

one of the most important things is feeling safe and secure. The safety of all residents in Pinewood Lake should be a high priority for every person who lives in this area.

Property value: Our homes are not only places to share memories with family and friends, but also an investment. No matter if you plan to live in your house for 5 years or 30, the value of your home is directly linked to homes in your immediate community and development of surrounding areas. Making smart investments in aging infrastructures and keeping our common areas maintained are important to overall property value.

...

### Edna Burns



I've lived in the Pinewood Lake community since 1996. My husband, two children, and I have enjoyed walking the community, the lake and paths. My children graduated from Mount Vernon High School, so I'm involved with the larger community as well. I am a retired office administrator and co-founded a new start-up company, which we are proud to say is going well, so I am familiar with contracts, budgets, etc.

I'd like to take an increased role in assisting my fellow homeowners and neighbors in achieving their desire for an association that prudently manages their HOA fees while adding to and maintaining high quality amenities.

I am on several committees, with a special interest in maintaining and improving the grounds and aesthetic of the community, projects around the lake to prevent soil erosion, improving property values, and keeping assessments low.

I believe that small things can make a big difference in building a community. I would like to encourage volunteerism and would support more community sponsored events such as picnics, yard sales, and activities for children and active seniors. I find it very rewarding to work closely with others who share the same common goals: how can we make our community better.

I attend many meetings in the community, Board, Marketing, Finance, any meeting where our assessments are concerned. Pinewood Lake families, I invite all to do the same.

I am running on Transparency, Residents also need to know things that matter; high on my list,

Volunteers - We all live and play in Pinewood Lake. Take an interest men, women, old and young come out and support your committees.

Property Value - All you seasoned and new comers, go look at what the community looked like several years ago, this all about common areas, landscapes, parks, the Lake is coming along great but "Beautification" adds an enormous value to the bottom line, work on these areas.

New ideas - What a better way to add value, everyone in this community has ideas or thoughts about what you would like to see in your community, I would like the families, to bring me those ideas. "I WANT YOUR VOTE". Come out let's talk. See you at the next meeting.

...

### Scott Lusebrink



Mr. Lusebrink and his family moved to Pinewood Lake in 2011. They fell in love with the neighborhood and its amenities and looked at several houses before purchasing their property on Lakepark Drive. He is an active member of the Maintenance Committee and helps out with the Swim Team. Mr. Lusebrink currently works from his home as a Technical Director for a small services company. Working from home has given him an enhanced interest in the community in the way that it looks and how it is run. He enjoys getting to know his neighbors and seeing the kids make use of all the open space we have.

The most important issues PLHA needs to be on top of are:

Smart spending of PLHA Dues: Each homeowner pays \$1,476 in dues every year. With 542 homes that's nearly \$800,000 every year. If elected Mr. Lusebrink plans to ensure only reasonable projects are approved, offering a good return on investment and work towards community enhancement.

Community Involvement: In order to keep dues to a minimum Pinewood Lake is mostly a self-run community with a minimal office staff to cover day to day operations. All decision making and project planning is done by volunteers within the community. A small number of 25 or less people are running the entire community, many of which wear multiple hats and work on numerous committees. We need more members of the community to give a small time commitment to help maintain the community. We all live here, we all pay dues, help Pinewood Lake be a place you are proud to live in.

Updating the original governing documents to restore the ability enforce standards: Modern legal rulings have made it impossible for Pinewood Lake to enforce our rules. While Mr. Lusebrink believes in homeowner's rights to do what

## PLHA Calendar

Meetings are held at the PLHA office at 7:30 p.m., unless otherwise stated.

- November 1 ..... ACC meeting
- November 10 ..... PLHA Board meeting
- November 16 ..... *The Needle* deadline
- November 17 ..... Publications Committee
- November 22 ..... Maintenance Committee
- November 24 ..... Thanksgiving
- December 1 ..... PLHA Annual Meeting

## Neighborhood Watch

Our next meeting will be at 7 p.m. on December 5 with Officer Urps. The topic is Home Security Over the Holidays.



## Don't feed the wildlife

by Heather Harris Roemer

Pinewood's lake brings lots of fascinating wildlife to our neighborhood, but to be good stewards of these visitors we need to restrain ourselves.



Feeding the geese and ducks can cause overpopulation, water pollution, overcrowding, delayed migration, nutritional problems and disease.

Bread is especially dangerous, since it is not a natural part of ducks' and geese's diets. (Although they will eat it.) Bread is high in calories and low in the nutrients ducks usually get from plants, seeds, insects and worms. Moldy bread is particularly dangerous, as it can make birds sick.

Once ducks and geese rely on the free handouts from their human providers, they lose interest in learning how to fend for themselves, and they're not showing their ducklings how to forage for food naturally.

Be kind to our fine feathered friends, don't give them these unnatural treats. It isn't good for them or for our neighborhood.

## Do you LIKE your community?

We're on Facebook. LIKE our page to see upcoming special events, news, and helpful community links.

[facebook.com/pinewoodlake](https://facebook.com/pinewoodlake)



# The Needle

is published by the

## Pinewood Lake Homeowners Association

[www.pinewoodlake.net](http://www.pinewoodlake.net)

8159 Fernlake Court

Alexandria, Virginia 22309-1209

Phone: 703-360-6212 • Fax: 703-360-6771

Email: [PLHA@verizon.net](mailto:PLHA@verizon.net)

### Office Hours

Monday – Friday: 12 noon – 3 p.m. • Saturday: 9 a.m. – 12 noon

### Board of Directors

- President..... Jim Fetzner
- Vice President..... Richard Hall
- Secretary..... Salvatore P. Simonetta
- Treasurer..... Nancy Razzino
- Members at Large: ..... Michael Berger, Bev Card, Vicki McLeod, Jack Kaufman, Maggie Srivastav

- Community Manager: Kirsten Davis
- Assistant Community Manager: Karen Mestemaker
- Administrative Assistant: Vikki Silver

Architectural Control Committee (ACC) Administrator: Leigh Anderson  
703-203-4506 • [ACC@pinewoodlake.net](mailto:ACC@pinewoodlake.net)

Community Support Liaison (CSL): Karen Mestemaker  
571-213-5500 • [CSL@pinewoodlake.net](mailto:CSL@pinewoodlake.net)

Maintenance Committee Administrator (MCA): Karen Mestemaker  
571-213-5500 • [MCA@pinewoodlake.net](mailto:MCA@pinewoodlake.net)

### The Needle staff

- Editor..... Heather Harris Roemer
- Contributing Editor ..... Gina Toro
- Board Liaison ..... Richard Hall
- Photographers..... Donna M. Wright, Gina Toro

### Pinewood Lake publications staff

- Webmaster..... Kirsten Davis
- ListServ Manager..... Katy Parente
- Advertising Manager..... Lois Passman

For commercial ads, contact Lois Passman at 703-781-7626.

*The Needle* is the official publication of the Pinewood Lake Homeowners Association (PLHA). 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 at the PLHA office.

This publication © Pinewood Lake Homeowners Association



## Board happenings

### Board happenings

At its October 13, 2016 meeting, the Board of Directors:

Heard from a homeowner about underground electrical work being completed by Dominion Virginia Power to address power outages in the Lakepark Drive vicinity.

Heard from a homeowner who objected to the picture used to seek Board candidates in the October Needle. The homeowner felt that it suggested only Caucasian candidates were being sought.

Heard a homeowner's opposition to ground lighting in the community. The owner prefers overhead lights that do not shine in her eyes when walking at night and that are less unsightly during the day.

Heard a reminder about Community Clean-up Day starting at 9 AM on October 15.

Heard a reminder about the Community Yard Sale from 8 AM-1 PM on October 22.

Received Committee Liaison Reports: the ACC has been meeting and reviewing requests; Neighborhood Watch met with Officer Urps who urged people to call the police when they see something suspicious or someone who doesn't belong in the community; and the Marketing meeting with Supervisor Jeff McKay went well with discussion on the school site, roads, and the meal tax.

Deferred discussion of Emergency Preparedness to the November meeting. The ad hoc committee will meet in the next few weeks.

Heard an update from the Compound Shed Ad Hoc Committee. The committee has submitted a 2017 budget request based on estimates it has received. Once the budget is approved, the committee will look for contractors and vendors.

Heard an update from the DCCR Revision Ad Hoc Committee, which has drafted a plan for a six-month campaign to begin in January.

Accepted the Maintenance Committee's recommendation to enter into a contract with Soil and Structure Consulting for an amount not to exceed \$6,000 to take appropriate samples and, if needed, draft a comprehensive plan to handle any excess sub-grade water and poor soil conditions on Birchlake Court in order for PLHA to properly repave the street.

Accepted the Maintenance Committee's recommendation to approve the \$950 concrete contract overage from

the last round of concrete work where extra concrete was replaced.

Accepted the Maintenance Committee's recommendation to enter into a contract with All's Contracting for an amount not to exceed \$22,000 for additional concrete work on Gramercy Circle and Longworthe Square.

Accepted the Maintenance Committee's recommendation to approve a proposal from RCR Services to replace 180 feet of rip rap near the end of Oaklake Court for an amount not to exceed \$25,000.

Accepted the Maintenance Committee's recommendation to approve a proposal from RCR Services in an amount not to exceed \$7,500 to build a 45-foot retaining wall and planting bed around the lake path behind 8131 Pinelake Court to combat erosion in the area.

Accepted the Maintenance Committee's recommendation to contract with All Recreation in an amount not to exceed \$5,500 to purchase four new ADA-compliant picnic tables for parks.

Accepted the Marketing Committee's request to approve an additional \$19,000 to be spent on Pilot Project 2 for a concrete curb cut out and lighting on the new bridge, the islands, and the new walkway ramp.

Approved contracting with RCR Services to remove and trim specified trees around the lake for an amount not to exceed \$17,650.

Heard the Assistant Community Manager's Report on progress on the bridge replacement project.

Heard a report from the Community Manager on listserv traffic concerning trash in the lake, inoperable vehicles in the neighborhood being brought into compliance with PLHA rules, and the damaged lake railing at the end of Cedarlake Court being replaced now that the insurance company has approved the claim.

Directed the Community Manager to take action in two personnel matters.

At its November 10 meeting, the Board anticipates discussing emergency preparedness and the grounds maintenance contract. If you have any questions about the Board Happenings, please feel free to contact Kirsten Davis at 703-360-6212 or plha@verizon.net.

If you have any questions about the Board Happenings, please feel free to contact Kirsten Davis at 703-360-6212 or plha@verizon.net.

...



## Treasurer report

Period ending September 30, 2016, prepared by Nancy Razzino

Below is a chart outlining the total cash balance in the PLHA accounts as of September 30, 2016. The total cash balances for the prior month and for September 2015 are included for comparison.

TOTAL BALANCE	Sept. 30, 2016	Aug. 31, 2016	Sept. 2015
Operations	\$130,631.04	\$127,417.27	\$162,846.63
Reserve	\$2,188,988.78	\$2,227,562.54	\$2,340,770.41
<b>Total</b>	<b>\$2,319,619.82</b>	<b>\$2,354,979.81</b>	<b>\$2,503,617.04</b>
DELINQUENT*	Sept. 30, 2016	Aug. 31, 2016	Sept. 2015
Total balance	\$63,243.61	\$63,124.22	\$54,740.90
90 days or more	\$41,141.53	\$40,190.14	\$33,452.91

\*25 accounts over \$1,000, eight of which are over \$1,500.

### Delinquent Accounts

The total balance in the delinquent accounts on September 30, 2016 was \$63,243.61. The chart above shows the current balance compared to the prior month and one year ago.

## Board adopts 2017 budget

\$1 per month increase in assessments

by Mike Shigley

At a special meeting October 17, 2016, the Board adopted the 2017 operating and capital budgets of \$603,159 and \$951,995 respectively. The Board voted to increase monthly assessments by \$1 to \$124 per month. This reflects the increase in the Consumer Price Index of 0.8%. You will receive a copy of the budget in the upcoming mailing for the annual meeting.

The operating budget will increase 1.05% in 2017. The budget reflects increases in two areas and decreases in five areas. The increase for Maintenance reflects the Board approved costs for geese mitigation and additional tree trimming. The increase for Pool reflects the need to repair and paint the wrought iron fence surrounding the pool.

The reserve budget includes several projects generated by the Association's Master Plan, totaling almost \$165,000, in addition to the regular projects from the Reserve Study. The Master Plan projects would build a northern pier and revitalize the northeast portion of the lake front from the spillway coming under Lawrence Street to Oaklake Court, including widening the path to five feet and lighting the islands. The regular projects include a large investment in rip-rap (stone) to revitalize more lake front, water plants

to remediate the condition of the water in the lake, a dog park in the area to the left of the bridge, and significant repairs to roads, paths, and concrete. The projected end 2017 reserve account amount is within the amount allowed by the current reserve study.

...

## Your assessments

Here is how the assessments (monthly payments to PLHA) you will pay in 2017 are budgeted to be spent.

### Operating Accounts

<b>Total</b>	<b>\$91.74</b>
All Staff	\$26.20
Grounds Contractor	16.33
Refuse	\$15.24
Pool	\$9.25
Utilities	\$3.71
Security	\$3.44
Tree Trimming	\$2.77
Insurance	\$2.34
Publications	\$1.46
Streets and Paths	\$1.46
Collections & Billing	\$1.35
Landscaping/Plants	\$1.00
Attorney	\$0.92
Audit/Tax Preparation	\$0.77
Cinema	\$0.39
All Else	\$5.10

### Capital Accounts

<b>Total</b>	<b>\$32.26</b>
Streets and Paths	\$10.25
Parks/Recreation	\$5.23
Lake	\$5.31
Engineering Services	\$1.54
Office/Compound	\$4.42
Fence	\$0.10
Site Lighting	\$2.00
Pool	\$0.24
Contingency	\$2.91

...



### Stay Connected!

Join the Pinewood Lake email group.

To start receiving the ListServ, email [plhalistservadmin@googlegroups.com](mailto:plhalistservadmin@googlegroups.com).

## Ask the CSL

By Karen Mestemaker,  
Community Support Liaison



**Question:** I live across the street from one of the beautiful parks in Pinewood Lake. I notice some of my neighbors blowing leaves into the park while others bag their leaves. Can you remind us of the correct way to dispose of the leaves and other brush?

**Response:** You should bag your leaves, preferably in paper yard waste bags. The PLHA trash contractor will remove up to 10 bags or bundles of yard debris, per unit placed at the curb. Brush needs to be free of debris such as metal or rock and tied in bundles less than 4 feet in length. No more than 5 bundles will be collected at a time. Brush is defined as the woody part of yard debris, such as tree trimmings or prunings, with a branch and/or trunk diameter of 6 inches or less. Logs must be limited to 3 inches in diameter.

Using paper instead of plastic bags reduces the yard waste facilities' cost for the labor and equipment used to open the bags. Paper yard waste bags are available at big-box home improvement stores and most hardware stores.

...

## The Handyman's Tip from Jose Castro: on hardwood floors


by Gina Toro



Continuing our conversation on floor installation, I do not recommend laminated flooring, no matter how pretty it might look. You might save some money but because of its poor quality it does not last. By contrast, ¾ inch thick wood flooring is better quality and can last up to 35 years. When it begins to look a little worn out, you can refinish it by having it sanded and stained with a color of your choice. The easy maintenance and luxurious look will keep you at peace. Let's do it!

...

OVER 65 YEARS OF FAST DEPENDABLE SERVICE



# Griffin

## Plumbing and Heating, Inc.

8601 RICHMOND HWY.  
ALEXANDRIA, VA 22309  
780-5400

MATT MATHES



**FAIRFAX REALTY, INC**

*The Realtor® with an insider glimpse*


**Dany Abebe**

Mobile: (703) 989-0893  
Email: Danyabebe@gmail.com

**Homeowner in Pinewood Lake since 2003**

**Your Target Price, My Objective**

I will make a \$250.00 donation to The Pinewood Lake Swim Team for each successful closing resulting from your referral



**Free Estimates!**

The tax credit is back!  
Local company since 1978.  
Family owned and operated.

Lifetime warranty. No Subcontractors.

**We Manufacture, We Install, We Service.**

From your first visit to our factory and showroom to years after your windows have been installed, our company is at your service every step of the way. We ensure excellent quality products at low cost.

Virginia's Largest Factory and Showroom  
8815 Telegraph Rd. Lorton VA 22079  
**FREE INSTALLATION!**  
Call today for details: 703-550-7766 or visit our NEW website: [www.vinyl-lite.com](http://www.vinyl-lite.com)

## Board candidates

they want with their property, there are situations where neglect has created situations well below a common acceptable standard. Rewriting the documents will be the easy part, getting responses from the community to reach a quorum of vote will be the difficult task.

...

### Vicki McLeod



I arrived in Pinewood in 1972, picked out an empty lot on Central Park Circle, and began a 45 year life as a homeowner in Pinewood Lake. I spent those years as a very active volunteer. First networking and getting to know neighbors, bridge club and forming the Muddy Hole Garden Club. We were members of the National Federation of Garden Clubs and won for our arrangements.

The next saga of my life was spent volunteering in the schools as PTA President at the elementary schools my children attended and Mt. Vernon Highschool. I volunteered to be on the first board for Pinewood.

Yes we made a lot of mistakes but all communities have a beginning and we have come a long way and still have ongoing problems but working as one we will continue to solve issues.

I have served on all committees in Pinewood and on outside committees in and for Pinewood: SFDC, LDACO, Land Use, New Horizons, HHS, Mt Vernon Highschool Building. To have a voice and be involved with FXCO will reap rewards for our community. I have been on the Board several times but I still remember the first with fond memories. I am retired from Fairfax County Government as a social worker and sub taught for the school system for many years.

3 issues that concern me are we need more volunteers to serve on committees so business can move faster, closer partnership with board and residents, a welcome committee. There are those who come and go and no one knew them.

...

### Nancy Razzino



I have lived in Pinewood Lake since 1982. With the exception of 2010, I have served on the Board of Directors since 2004 as member at large, vice president, president and most recently treasurer. I was employed by Pinewood as the Assistant Community Manager for several years. I feel that my previous employment as assistant community manager and my years on the board give me a lot of

experience. I work part-time processing payroll, accounts payable and receivable, HR and general office work. My interests outside of work include, swimming, reading, needlework and my family. If you elect me to another 3 year term, I will do my best to serve you as a board member.

The three problems I see facing Pinewood are:

A need to update our governing documents, especially the Declaration of Covenants, to allow the Association the ability to keep homeowner's accountable for their dues, the rules, and their properties.

Managing the aging infrastructure by keeping a healthy reserve account to fund the projects as they become necessary.

Finding new ways to attract volunteers to assist by serving on committees and planning fun community activities. The Board needs to keep up with the ever changing technology as ways to involve and inform community members.

...

### Warren Wesley



My name is Warren Wesley. I'm an accountant with 30 years of experience. Why is this important to you?

\* I'm very familiar with the finances of the community and I've participated in five budget cycles. A recent budgeting item that I identified was to separate the utility costs from capital project costs in our financial statements. This allows us to track our expenditures more accurately and make appropriate adjustments in these areas as necessary.

\* I know that I can bring clarity and openness to the act of budgeting the monies that we all pay on a monthly basis so that we obtain maximum value in community improvements and maintenance. A strong focus on the budget will allow us to address maintenance issues and potential replacement costs based on the reserve study and its suggested maintenance guidelines.

\* PLHA has been my home for the last 20 years and I wish to see it looking its best at the least possible expense and I believe my experience can assist the community in achieving this goal. I welcome the input of the community and will strive to represent you with clarity and transparency in financial decisions. I respectfully ask for your vote and I would be honored to serve on the Board of Directors.

...

***Look for your voting packet in the mail.  
The PLHA annual meeting will be December 1.***



## Around our community

### Marketing Committee hosts Supervisor McKay

On September 29, the Marketing Committee hosted Lee District Supervisor Jeff McKay at the PLHA office for a community meeting. The meeting was intended to give the community a chance to get updates on important Fairfax County matters, including transportation on Route 1.

...



### Community cleanup

Thank you to those who helped out during our community cleanup on October 15. If you weren't able to make it, please feel free to pick up litter any time you see it!

...



Photos by Donna M. Wright and Gina Toro