



# The Needle

Pinewood Lake Homeowners Association

[www.pinewood-lake.com](http://www.pinewood-lake.com)

April 2010

## SPRING CLEANUP DAY

Saturday, April 17

8 AM – Noon

PLHA Office or Central Park Circle Gazebo

Students: Earn Volunteer Hours



Followed by a Volunteer Lunch:

Hot dogs, burgers and drinks provided

Bring a covered dish, salad or dessert

Did you change your smoke alarm battery  
when you changed your clock?

## EASTER EGG HUNT

Saturday, April 3

1:00 PM PLHA Office



This event is for children 11 and under  
accompanied by an adult over 18.

MUDDY HOLE GARDEN CLUB

## PLANT PLUS SALE

May 1

9 AM – 2 PM



PLANT SALE on Lawrence Street

YARD SALE at your house

Advertising in The Voice and  
The Mount Vernon Gazette

LUNCH on Lawrence Street  
Sold by the Swim Team from 11-1

## ACC NEWS

It is that time again. When you want to make changes to the outside of your house, you **MUST** submit a request to the ACC explaining the changes you want to make. We have a form you can use that can be obtained at the community office or online. Drawings and paint chips are helpful to include in your request.

**Diagonal Tongue & Groove and Diagonal Tongue & Groove look-a-like are the only approved styles for front fences.** Do not assume if a homeowner has installed any other style of fence that it was approved by the Association. You must **submit an ACC request prior to installing any fence** in your yard.

Any homeowner that would like to plant a **vegetable garden MUST receive prior approval from the ACC.** Please submit your forms.

## PINEWOOD LAKE POOL

Think Spring. The pool will open, as usual, Memorial Day weekend. This year that is 11 AM, May 29. The pool will be open until Labor Day, closing at 8 PM, September 6.

The 2010 pool pass application is in this issue. A schedule for renewing pool passes will be in the May Needle. Consider hosting an after-hours pool party. Encourage your children to join the swim team.

Although the pool rules have not changed, here are some reminders:

- Admission only with a pool pass or a multi-use guest pass.
- Booklet of 10 guest passes costs \$25.
- No guest passes purchased at the gate.
- Guests are your friends and family who do not live in Pinewood Lake.
- You may include only permanent residents on your pool pass.
- Adults must be within arm's reach of non-swimmers.
- Only adults may supervise children in wading pool.
- Family members of residents behind in their Association assessments will be denied entrance to the pool.

## POOL PASSES IN 2010

The procedures have not changed:

- If you have no changes to last year's pool pass, just print your name and your address on the application, print "No Change" at the top of the form, and sign it. You will go to the head of the line.
- If you have changes, you must bring written documentation to prove that your additions are truly permanent residents.
- You must purchase guest passes for people who do not live in Pinewood Lake year round.

If you have your laminated pool pass:

1. Complete the Pool Pass application
2. Bring your card(s) to the Association office on one of the scheduled pool pass days in May.

3. Association volunteers will affix a 2010 sticker to your cards. They will also take new pictures for children who have appreciably changed since last year or who fall into a new age category.
4. If you want to add people to your pool pass, you must bring written documentation to prove that your additions are truly permanent residents.
5. If anyone on your pass application has lost his/her card, volunteers will issue a new card but you must pay \$5 per card for reissue.
6. Enjoy the pool starting on May 29, 2010 at 11AM.

If you are new to the community since last pool season or did not apply for a pool pass last year, follow the steps below:

### Pinewood Lake Homeowners Association

[www.pinewood-lake.com](http://www.pinewood-lake.com)

8159 Fernlake Court  
Alexandria, VA 22309-1209

Phone: 703-360-6212

FAX: 703-360-6771

email: [plha@verizon.net](mailto: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: Dave McAuley

Vice President: Bill Gleason

Secretary: Vicki McLeod

Treasurer: Jack Kaufman

Members at Large: Delna Clark

Brian Duggan Richard Hall

Tom McCuin Brian Palazzolo

### 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.

1. Complete the Pool Pass application.
2. Come to the Association office on one of the scheduled pool pass days in May.
3. Association volunteers will prepare cards for your family and affix a sticker valid for the year 2010.
4. If any member of the family loses his/her card, the charge is \$5 per card.
5. Enjoy the pool starting on May 29, 2010, at 11AM.

## PRIVATE POOL PARTIES

An application form to host a private pool party is attached to the new policy resolution on pool parties, enclosed elsewhere in this issue. Changes are as follows:

- The refundable deposit has been increased to account for possible damage to the grill and the popcorn machine.
- Music may not be played over the pool system loudspeakers. Remember those who live close by.
- The host is responsible for the behavior of guests. Enjoy yourself, but be considerate of your neighbors.

## SPRING CLEANUP DAY

**Saturday, April 17 is our annual spring clean-up day!** As usual, all the neighbors are invited to join in the process of helping to spruce up the community. Folks are encouraged to meet at one of two places: The gazebo on Central Park Circle or at the office. Time??? Starting at 8 AM, **Refreshments and trash bags will be available!** After the rough winter we have experienced, we should be able to pick up quite a collection of trash and debris around our parks, alleys and our lake!

Following a morning of work and camaraderie, we will come together at the office for a lunch of hamburgers and hotdogs. Folks are also asked to bring a dish to share. A day of shared community work, spirit and good food --- what fun!!!

Frank Holub

703-799-4788

## MUDDY HOLE GARDEN CLUB

With the start of April, we can truly believe that there should not be any more snow in our future!!! Having broken a 111 year old snow record, spring showers are welcome and we all are glad to see colorful flowers blooming around us! The daffodils broke out early in March and brought color to the community followed by other shrubs and certainly the various trees that started to bloom and yes! Caused us to suffer from allergies!! But, what the hay-fever! It is spring!!! Things bloom! Flowers pollinate! And yes! We suffer!!! Sure beats shoveling snow and aching backs???

Our annual **Plant Plus Sale** is on **Saturday, May 1**, from **9 AM to 2 PM** at our usual "stomping ground" on Lawrence St. There will be a wide variety of annual bedding plants to suit everyone's needs. If you have a special request, please contact a garden club member and we will see if we can fill your needs or leave your request at the office. The **Swim Team** will be selling **Hot Dogs/Hamburgers** from **11 AM to 1 PM**.

You are encouraged to set up a **yard sale** in your driveway too. This is a **community-wide** event and we want everyone to participate. That is why it is called the "Plant Plus Sale!" We want everyone to join in and have a good time! This event is sponsored by the Hospitality Committee, Muddy Hole Garden Club and Swim Team. That's a good start – Right? After a harsh winter, we need to get out and have some fun!! So get your yard sale organized, come to the plant sale, and buy some plants to spruce up your yard and make our community look nice!

Remember, the garden club meets on the first Wednesday of the month at the Frank Holub Community Center at 7:30 PM. We invite anyone to come join us. Green thumbs are not necessary to become a member.

Frank Holub

703-799-4788

## LDACO Meeting

At the February 24<sup>th</sup> LDACO meeting, Bill Hoover, Lee District resident and retired FCPS teacher spoke about what was happening in the Lee District Real Estate Sales this winter and also about the fact that appraisers are coming from other areas and do not know our neighborhoods and the market value of our homes. Foreclosures came under 3 factors 1. Poison Pill Loans 2. Marginally qualified borrowers and rapidly escalating prices-hit affordability ceiling. Factors that affect new foreclosure listings: 1. supply of bank owned properties i.e. new foreclosures 2. Banks releasing new listings onto market slowly 3. Work outs and Short Sales. Our area and Springfield had the most foreclosures. Hopefully in a year or two the market will make a comeback. Handouts from this meeting are in the office.

### **MT. VERNON COUNCIL: BUDGET MEETING MARCH 8<sup>TH</sup>**

The Human Services Committee voted on these services not to be removed from the 2011 Budget which they will now turn over to the Council:

Dept. of family services	\$404,707
Health Dept.	-0-
Dept. of Neighborhood and Community Services	\$172,545
Dept. of adm for Human Services Juvenile and Domestic Relations Service Board	-0- \$1,344,138
Fairfax-Falls Church CSB	\$44,000
Dept. of Housing	-0-
Office to Prevent and End Homeless Housing Blueprint FY 2011 Funding Requirement	-0- TBA

### **Land Use: Meet every Monday in March**

At the moment Lee District Land Use committee is going through their APR reviews. APR stands for Annual Plan Review. These APR's are meant to be nominated to amend The Fairfax County Comprehensive Plan. The nominations are at [www.fairfaxcounty.gov.dpz](http://www.fairfaxcounty.gov.dpz): (1) watershed

improvement plan; (2) look at the Pinewood Lake school site and add it to the open space for the Park authority; (3) Mount Vernon Gateway project to be built on Rolling Rd/Janna Lee and Buckman Rd. a town home community. I will keep you updated on the votes.

Until next time

Vicki McLeod, Rep for LDACO/Land Use

## **PROPERTY ASSESSMENTS**

Many of you may be concerned about the property assessment notice you received in late February from the Fairfax County tax office. Your property may now be assessed \$100,000 or more below what you paid for it. That is because Fairfax County bases its assessments on home sales for "fair market value" that took place in the neighborhood the previous year. (Fairfax County excludes "duress" sales, such as those as a result of foreclosures.) Your assessment will be a percentage (usually between 90% and 95%) of the average fair market sale. In turn, assessments will differ between end unit and interior unit properties.

In other words, your property assessment is a direct reflection of the real estate market. When it goes down, your assessment will go down. When the market rebounds, your assessment will go back up. Assessments in Pinewood Lake peaked in 2007, and today they are about a third of the way between their 2004 and 2005 values.

However, let us look at things in historical perspective. Between 1987 and 1990, assessments increased almost 50%. Then, there was no change until 1995, when they decreased 6%. Next assessments were constant through 2000. Finally, between 2000 and 2007, assessments tripled.

All of this reflected the housing market. There was a bubble in the late 1980s and very early 1990s and then in most of this decade. In both instances the bubble burst. People who bought at the peak (about 1991) the last time could not break even

until 2002. Only time will tell whether the market will take as long to recover this time as it did the last time.

For details visit the Fairfax County tax office, [www.fairfaxcounty.gov/dta/realestate\\_faq.htm](http://www.fairfaxcounty.gov/dta/realestate_faq.htm). You can look up the details of your property at a different part of the web site, <http://icare.fairfaxcounty.gov/Search/GeneralSearch.aspx?mode=ADDRESS>. Just type in your address or any other address you want to look up. In addition to the assessment, you can find property details and recent sales prices. In a bar at the upper right, you can click to see all the neighborhood sales that went in to your assessment.

### PLHA Calendar

Regular meetings in PLHA office @ 7:30 PM

Apr 6 .....	ACC
Apr 8 .....	Board
Apr 12 .....	Neighborhood Watch
Apr 16 .....	Needle deadline
Apr 20 .....	ACC
Apr 21 .....	Pool
Apr 22 .....	Marketing
Apr 27 .....	Maintenance

#### 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

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