



The Needle

Pinewood Lake Homeowners Association

www.pinewood-lake.com

February 2009

NATIONAL DAY OF SERVICE

Promoted by Presidential Inaugural Com.

On Martin Luther King, Jr. Day

Burnette Scarboro, PLHA board member, organized a Service Event in Pinewood Lake. Eighteen volunteers from Pinewood Lake, the Mount Vernon Community and Georgia, Oregon, and Texas responded. They worked for over two hours picking up trash around the lake and adjacent park.



ROCKS THROWN INTO THE LAKE

Recently someone has been throwing our rocks that prevent erosion into the lake. This endangers our paths, the lake, and our wildlife. Please don't throw anything into the lake.

WHEN IT SNOWS:

- **park** cars in your parking pad (*always do this so visitors can use street parking*);
- **do not** park cars across the end of your parking pad;
- on Amblewood, Fernlake and the squares, snow will be plowed away from the parking pads (*cars on the street may be plowed in*);
- on the courts, snow will be plowed to the end of the court and piled in corners;
- **do not** shovel snow from your parking pad into the street (*this snow may or may not be removed by the contractor*);
- sanding and "salting" (*ice melt*) will be at street corners and intersections as needed;
- Lakepark, Lawrence and Central Park Drive are state roads plowed by the county;
- **shovel** the sidewalk in front of your house.

Be considerate of your neighbors and support our contractor during snow or ice storms.

Chris Ream

703-360-1712

On **January 28**, Lee District Supervisor Jeff McKay will be asking for input from local residents on the possible establishment of a Community Parking District (CPD) in Lee District. A CPD would prohibit large trucks, trailers, boats, and RVs from parking on streets in the CPD that includes Pinewood Lake. **The 7:30 PM meeting is at the Franconia Government Building, 6121 Franconia Road.**

KEEP PINWOOD ATTRACTIVE

- Secure trash bags
- Secure recycling materials
- Keep trash bags and recycle bins out of sight except for pick-up days
- Pick up trash and leaves that blow in the wind

MEMBERS OF THE PLHA BOARD

Members of the Board are elected for three year terms, on a staggered schedule, with elections held each December. This list of Board Members includes the geographical areas of Pinewood Lake for which they are responsible and their elected terms of office.

David McAuley, President

703-360-1712

David.mcauley@cox.net

Liaison: Maintenance Committee

Representative: Cedarlake & Lawrence

Term Ends: December, 2010

Nancy Razzino, Vice President

703-360-3642

nrazzino@cox.net

Liaison: Hospitality Committee

Representative: Oaklake & Pinelake

Term Ends: December, 2009

Delna Clark, Secretary

703-697-8619

delnac@gmail.com

Liaison: ACC & Pool Committee

Representative: Longworthe & Squiredale

Term Ends: December, 2011

Jack Kaufman, Treasurer

703-780-8746 Kaufmanjacob@hotmail.com

Liaison: Marketing Committee

Representative: Birchlake & Lakepark
(8141-8152)

Term Ends: December, 2009

Mark Brewer, Member at Large

dotori1@aol.com

Liaison: Neighborhood Watch & ACC

Representative: Central Park Drive & Saint
Annes

Term Ends: December, 2010

Brian Duggan, Member at Large

571-312-6983 burlarse@hotmail.com

Liaison: Neighborhood Watch

Representative: Amblewood, Fernlake &
Lakepark (8100-8140)

Term Ends: December, 2011

Bill Gleason, Member at Large

703-780-2007

Liaison: Maintenance Committee

Representative: Arendale & Scarborough

Term Ends: December, 2010

Richard Hall, Member at Large

plha@verizon.net

Liaison: Pool Committee

Representative: Gramercy Circle

Term Ends: December, 2011

Burnette Scarboro, Member at Large

BGOR1976@aol.com

Liaison: Publications Committee

Representative: Central Park Circle

Term Ends: December, 2009

Pinewood Lake Homeowners Association

www.pinewood-lake.com

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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: Nancy Razzino

Secretary: Delna Clark

Treasurer: Jack Kaufman

Members at Large: Mark Brewer

Brian Duggan Bill Gleason

Richard Hall Burnette Scarboro

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sanction of products or services by PLHA.

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residents; contact Kirsten Davis. For commercial
classifieds contact Lois Passman.

IMPORTANT COMMUNITY MEETING

Dear Community Leader:

Large trucks, boats, and recreational vehicles that park on neighborhood streets have long featured in the hit parade of community complaints. Until recently, communities wishing to restrict these vehicles from parking on their residential streets had to go through a lengthy and cumbersome process to get a Community Parking District (CPD) for specific streets in their area.

Last March, the Board of Supervisors approved a pilot program in Mount Vernon District. This program created a large area CPD covering the entire district. Unlike a traditional CPD, the streamlined process did not require a citizen petition. The pilot program was successful and now every Fairfax County district has the option of implementing this program.

These are the types of vehicles that would be prohibited from parking on residential streets in a district-wide CPD: Boats and camping trailers; boats; trailers or semi-trailers; vehicle with three or more axles; vehicles weighing 12,000 pounds or more; vehicle transporting 16 or more passengers (except school busses.)

There are definite advantages and disadvantages to a district-wide parking restriction and this is a decision that should be made by the Lee District community only after careful review

There will be a presentation on this topic at the **January 28 meeting of the Lee District Association of Civic Organizations**. This meeting is open to the public and I encourage you to attend. The meeting will take place at 7:30 pm in the community room of the Franconia Governmental Center at 6121 Franconia Road. In addition to a presentation by the Fairfax County Department of Transportation, there will be a Q & A session. If you cannot attend the meeting or have

questions, please contact my office at 703-971-6262 or at leedist@fairfaxcounty.gov.

Sincerely,
Jeffrey C. McKay
Lee District Supervisor

COMMUNITY VOLUNTEERS



OUTSTANDING HOME WINNERS



COMMUNITY THANKS BILL KIEHL FOR TEN YEARS OF SERVICE



OUR LAKE NEVER FREEZES SOLID

Talk with your children about the danger of our lake when it appears frozen. Moving water underneath the ice always makes walking on it unsafe.



FROM THE PRESIDENT

Greetings! I hope everyone is keeping warm this cold winter. As the newly elected President of the PLHA Board, I just wanted to share with the community a couple of brief thoughts.

First, your Board of Directors will work hard this year, as always, to continue maintaining our community's status as a great place to live and will keep our eyes and ears open for opportunities to help Pinewood Lake weather these tough times given the economy and housing market. That effort cannot be successful without the continued involvement of homeowners as volunteers on the various committees that keep our community running. So please consider getting involved! See the calendar on page 6 with the list of committee meeting dates this month and attend one to see what is going on and how you might be able to help.

Second, the Board heard the concerns from homeowners at the annual meeting in December. The overriding question discussed was how homeowners can rely on Board decisions such as the new paint standard adopted last year if the Board can change the standard at any subsequent meeting. The Board decided at their January 2009 meeting to address this concern by asking the ACC to draft a policy resolution on the timing and process for modifying ACC standards. Once the Board adopts this resolution, it will provide a structure that will govern the Board in

making changes to ACC standards. Each category of the standards will be reviewed on a cycle to be recommended by the ACC based on factors such as the cost of changes to the standard and the average repair/replacement cycle for the item. Once a standard comes up for review, it will go through a process detailed in the policy resolution. This process will include the principles of ACC study and recommendations, community input, and thorough Board review before adoption of changes to standards. If you would like to learn more about this resolution or provide input to the ACC proposal, please attend the February, March, and April ACC meetings. The ACC will be presenting the draft policy resolution for the Board's consideration at the April monthly meeting.

David McAuley

703-360-1712

ACC REMINDERS

The ACC is reviewing the current fence standard. The committee will be making recommendations to the Board of Directors in June that will affect every homeowner. **The committee encourages each and every homeowner to attend the ACC meetings the next few months.**

The inspections that I perform on your homes require that I inspect the back of your home. Many homeowners leave their dogs in the back yards during the day. Please make sure that your dog is secured in your yard.

Even though the ACC is currently working on a recommendation for the Board of Directors to consider a change to the current fence standard, Tongue & Groove and 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.

Karen Jones

703-203-4506

MARKETING COMMITTEE

Our annual meeting has taken place, three directors have been elected, the new Board has selected its officers, and Pinewood Lake continues to function as a well-run self-governed community. Let us all do our part by supporting the Board and by keeping our homes neat and tidy in keeping with our standards. As we drive through the neighborhood, we are pleased with the many finely appointed homes. But then there is that “eyesore” home that detracts from all the good work that others have done. Unfortunately, we do not have control over the parking of unsightly vehicles on the State roads. These roads are Lawrence, Lake Park and Central Park Drive. Some people have taken advantage of this lack of jurisdiction and have cluttered our community with unsightly vehicles. The best we can do is to encourage these individuals to develop a sense of community.

There seem to be only a few foreclosures remaining and hopefully no new ones will materialize. Homes continue to sell but at a very slow pace. We may have seen the low point in values.

Route One, between Ft. Belvoir and the beltway, has a few new happenings since the last report. Shopping centers have not been idle. The new 7,000 square foot K&M Shopping center is almost complete on Fordson Road and the owners have signed a Greek restaurant, a telecommunications business and maybe a bagel shop. Work is ongoing to develop the former church at the intersection of Sherwood Hall Lane and Richmond Highway. Mount Vernon Crossroads Shopping Center is making improvements to its sign and facility. Gum Springs Shopping Center is in the process of making façade improvements. The former Groveton School Site is planning to develop a mixed complex of office, retail, and apartment facilities. There has been no activity on the Multiplex. Goodwill Industries has temporarily located a drop area and small office in the old

Barnes Furniture Store. Goodwill is evaluating whether the site would be good for a permanent location. The Engelside Car Care property may soon have new owners who will potentially give the site an entirely new look.

Within the PLHA community, we hope to look at ways to improve our crosswalks, enhance our signage, continue to improve Lawrence Street, and work toward the improvement of our PLHA office.

As one can see, there is a lot going on and much of it should be good for us in Pinewood. So let's keep our own property in tip-top shape and the future could be very bright for all of us.

Dick Knapp

703-360-1941

MAINTENANCE LOG

In 2009, the Maintenance Committee will be looking at several new projects around the community. We will be looking at repairing and/or replacing the street of Longworthe Square. Last year we renovated some planting beds on Central Park Drive and we hope to continue that progress this year. Finally, toward the end of the year, we plan on looking at re-doing the park near the Community Center. Please come and join us on the fourth Tuesday of each month to help us with these projects and to provide the committee with any additional ideas for improvement.

SNOW

Now that we are in the coldest and snowiest part of winter, I wish to remind all homeowners that it is important to park your vehicles in your parking pads or assigned spots before, during and immediately after any snow storms. By having fewer cars on the streets, the snow plows will be able to remove more snow from the streets by not having to plow around cars. The result will be less digging out for us. Your help is greatly appreciated.

Chris Ream

703-360-1712

DELINQUENT HOMEOWNER TAKEN TO COURT

Currently there are 18 homeowners who are over \$1,000 behind in their dues to the homeowners association. A number of these 18 defaulters owe multiple thousands with an overall aggregate of over \$55,000. All of them consistently fail to respond to any entreaties, registered mail, phone calls, or lawyer processes. These people apparently believe that their neighbors [YOU] should pay for their trash removal and all other services. The association has always pressed members falling in the arrears to work out an agreed payment plan commensurate with their financial status. Also, the Board has long agonized over how to solve this voluminous non-payment and eliminate the need of our responsible owners to carry these discredited debtors.

One of these 18 homeowner debtors has demonstrated an unmitigated disregard and disrespect for their supporting neighbors by piling up a debt of over \$7,000 spanning numerous years, all the while dodging all communication. One of the very few alternatives the association had was to take the culprit to court and obtain a financial judgment. This was done and the court sided with association.

Obviously, the association is very reluctant to go to court to solve its problems - much better to work it out between us. We urge homeowners to work with the association and help maintain our environment and excellent financial status. This should preclude the necessity of going to court in the future.

Bill Kiehl, Finance Committee 703-780-0181

LAND USE MEETING

At the January Land Use meeting the developers of the new Springfield Town Center gave another presentation. There are still many procedures to be done before final approval, but the time is soon. As you probably have noticed, the Mall is being

renovated now. The completed project will have a new look. The Town Center has proposed condos, swimming pools, tennis courts, retail stores, a grocery stores, theater, Macys, Penny's and Target. Frontier Rd. from the Metro to the Mall will be widened and Tag buses will provide transportation to the Metro. Land Use is still concerned about the need for better traffic patterns. This Town Center will be landscaped as a Village with greenery and open space. Proffers will be given to schools and parks in the area for a total of about one and a half million dollars. (A Proffer has to be given by the developer to the community when a project is built.)

Another application was the addition to Brown Academy of about 11 acres and an existing building to house additional classrooms for the school located on Telegraph Rd. Brown is a private school.

A meeting **On the Community Parking For Lee District** will be held on **January 28th at 7:30 at the Franconia Government Building, 6121 Franconia Road.** Your input is important.

Until Then,
Vicki McLeod 703-780-6245

PLHA Calendar	
<i>Regular meetings in PLHA office @ 7:30 PM</i>	
Feb 3	ACC
Feb 4	Muddy Hole Garden Club
Feb 9	Neighborhood Watch
Feb 12	Board
Feb 20	Needle Deadline
Feb 24	Maintenance
Feb 26	Marketing

- 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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PINEWOOD LAKE VOLUNTEER RECOGNITION DINNER



Seventy six Pinewood volunteers were named in the January Needle. Many of them attended a recognition dinner at Paradiso Italian Trattoria. **More volunteers are always needed. Make this the year you join a committee or help with a special project!**

2008 YEAR END PINESWOOD LAKE REAL ESTATE REPORT

by Keith Whited, CRS

SOME STATISTICS FROM THE PAST FEW YEARS

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>
Total Sales:	-33-	-44-	-50-	-57-	-49-	-41-	-27-	-17-	-57-
Avg. Sales Price:	\$152,034	\$182,493	\$212,399	\$246,783	\$301,880	\$400,429	\$413,005	\$363,229	\$266,687
Low Sales Price:	\$131,000	\$149,000	\$180,000	\$196,000	\$230,000	\$330,000	\$370,000	\$265,000	\$205,000
High Sales Price:	\$168,000	\$207,000	\$239,000	\$271,500	\$345,000	\$442,000	\$440,000	\$405,000	\$352,000
Avg. Orig. List Price	\$151,837	\$182,362	\$209,419	\$246,774	\$299,699	\$395,699	\$421,984	\$384,285	\$299,010
# of Homes Selling									
Less than \$150K	-13-	-1-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
\$150K+<\$180K	-8-	-1-	-0-	-0-	-0-	-0-	-0-	-0-	-0-
\$180K+<\$220K	-0-	-25-	-14-	-2-	-0-	-0-	-0-	-0-	-9-
\$220K+<\$260K	-0-	-0-	-20-	-11-	-1-	-0-	-0-	-0-	-22-
\$260K+<\$300K	-0-	-0-	-0-	-13-	-5-	-0-	-0-	-2-	-14-
\$300K+<\$325K	-0-	-0-	-0-	-0-	-18-	-0-	-0-	-0-	-7-
\$325K+<\$350K	-0-	-0-	-0-	-0-	-8-	-3-	-0-	-2-	-5-
\$350K+<\$375K	-0-	-0-	-0-	-0-	-0-	-6-	-1-	-7-	-0-
\$375K+<\$400K	-0-	-0-	-0-	-0-	-0-	-5-	-6-	-2-	-0-
\$400K+<\$425K	-0-	-0-	-0-	-0-	-0-	-20-	-12-	-3-	-0-
\$425K+-\$450K	-0-	-0-	-0-	-0-	-0-	-7-	-8-	-0-	-0-
* Expired Unsold	-0-	-0-	-0-	-0-	-1-	-3-	-1-	-22-	-10-
* Days On Market:	-27-	-21-	-22-	-15-	-13-	-18-	-64-	-105-	-112-
* Subsidy to Buyer	\$2,944	\$1,686	\$1,766	\$1,187	\$763	\$2,946	\$11,172	\$7,466	\$7,884
* Sub as % of Price	1.94%	0.92%	0.83%	0.48%	0.25%	0.74%	2.71%	2.06%	2.96%

(Year End Report continued on next page - - following 4th Qtr. Statistics.)

2008 FOURTH QUARTER PINWOOD LAKE RESALE STATISTICS

<u>Settlement Date</u>	<u>Property Address</u>	<u>List Price</u>	<u>Selling Price</u>	<u>Subsidy</u>
Oct. 10, 2008	4301 Gramercy Circle	\$299,895	\$293,000	\$4,000
Oct. 10, 2008	7927 Central Park Circle	\$245,900	\$245,900	\$12,000
Oct. 20, 2008	4310 Gramercy Circle	\$239,850	\$240,000	\$14,400
Oct. 24, 2008	4400 Longworthe Square	\$239,000	\$239,000	\$7,170
Oct. 29, 2008	8104 Oaklake Court	\$214,900	\$220,000	\$7,000
Dec. 05, 2008	4430 Scarborough Square	\$239,900	\$230,000	\$13,000
Dec. 08, 2008	8108 Lakepark Drive	\$299,900	\$300,000	\$9,917
Dec. 12, 2008	8116 Lakepark Drive	\$209,900	\$219,900	\$6,370
Dec. 18, 2008	4302 Lawrence Street	\$210,000	\$210,000	\$5,500
Dec. 28, 2008	4403 Longworthe Square	\$225,000	\$220,005	\$11,000

*** 4th Quarter Average Sales Prices - - \$241,781 ***

***** YEAR END PINWOOD LAKE MARKET REPORT – CONTINUED FROM PREVIOUS PAGE

2008 was Worst Year for Real Estate in Pinewood Lake History!

I wish there were a way to 'sugar-coat' the statistics. Unfortunately, the best I can write is that Pinewood Lake homes are still holding their value and salability better than many similar communities.

The average sales price for the entire year has dropped to \$266,687. This is a decrease of \$96,542 (nearly 27%) from the 2007 average price of \$363,229.

The 1st Quarter average price of \$306,333 increased about \$6,000 more than 2007's 4th Quarter average. Unfortunately, each succeeding quarter brought lower sales prices - - 2nd Qtr: \$285,083, 3rd Qtr: \$258,023 and 4th Qtr: \$241,781.

In some respects the 3rd Quarter was the best quarter of the year. Twenty seven homes sold (highest quarterly total in PWL history). Sales were stimulated by legislation which ended Down Payment Assistance Programs after October 1st. Buyers rushed to buy before DPA's disappeared.

Although the largest price drop also occurred during this quarter the high activity was crucial to reduce a bloated inventory. A huge inventory of homes at the beginning of the slow winter season would have caused an even greater decline in prices.

At the present time (1/16/08) there are 11 homes for sale in Pinewood Lake. Eight are either listed as foreclosures or 'Short Sales'. The average asking price is \$237,936 indicating that closing prices during the first half of 2009 will fall again.

There are far too many variables to predict the market beyond the next few quarters. Much will depend on policies of the new administration and the effects of the most recent 'economic stimulus plans'. Many months will pass before the success or failure of new policies and stimulus packages can be evaluated.

For the short term there are many excellent values and buying opportunities available for those with the ability to take advantage of them. Prices won't fall forever. By the time it becomes obvious that the market has turned around the best values and opportunities will be gone. The next year may well bring further price reductions but a purchase today is almost certain to look like a smart investment when viewed 5 years from now.

Watch for my next update in the May issue of the Needle. In the mean time – Keep Warm!!!

Keith Whited, CRS