



Woodlake Accents

Election Results

Despite some problems with the mail service delivery of ballots, owners should have been pleased to have numerous choices of candidates for board positions. The results of the voting are:

Al Rizkalla- Commercial	15.6182%
Terrence Modglin-	12.0367%
Fran Wilson-	9.7272%
Tu Tran-	6.9218%
Brian Briscombe-	5.2864%
Jose Fontana-	5.2589%
Nima Shahidinia-	4.8888%
Rodney Sham-write in	.1342%
Abstain-	15.8184%

Due to the resignation of Ellen Brooks, Tu Tran was appointed for a 1 year term to fill the board vacancy.

Board election of officers :

President- Patrick Clark

Vice President- Wafika Albani

Treasurer- Bill Pomerance

Secretary- Terry Modglin

A number of committees also serve the community. All are welcome to attend meetings and to participate. Meetings of Finance, Buildings & Grounds, and Community Concerns are posted on the bulletin board. Get involved. Be informed.

DECEMBER HOLIDAY PARTY PLANNED



Join us for holiday fun on Saturday, December 6th. We will meet in the Manchester Room from 6-8:PM. Enjoy food, music, and friendship. No politics, no agenda, no debates, just a good time for all. We will provide food and beverages. You are encouraged to bring dessert and good will. Hope to see you there!

Save the Dates! (check the display cases for updates)

- Dec. 6 Holiday Party 6pm-8pm
- Dec. 9 Board Meeting 7pm
- Dec. 25 Christmas Day (Management office will be closed)
- Jan 1 New Year's Day (Management office will be closed)

Are you insured?

In October, a fire destroyed an apartment in building 2 and seriously damaged another.

There was water damage throughout the tier. This leads us to ask the question, if this happened to you, are you insured? The following is a re-run of an article printed in a previous issue.

It is very important that you read it and review your coverage.

INSURANCE IN CONDOMINIUMS

Why do I need insurance if there is a building policy? I rent: and my owner has insurance and so does the condominium; so why would I need even more insurance? Isn't renters insurance a waste of \$125 per year? These are questions I have heard over and over in my property management career. The reality is that if you don't have personal liability and belongings insurance you are living very dangerously.

There was a fire across the street from my apartment in Glendale condominiums in 1988. At 1:00 a.m. a renter's children decided to cook French fries in a pan. They added oil turned on the gas stove and five minutes later flames were three feet high. The woman ran across to get me to put out the fire. The Fire Marshall said another fifteen seconds and the kitchen cabinets would have caught and the entire building would have been ablaze. This was an accident, the building insurance paid, and then subrogated against her for \$2,500 because she was a renter. If the building had gone up she could have been sued for the cost of the building, a couple of hundred thousand dollars, plus the cost of each persons personal belongings. She needed an HO-4 policy.

In the same complex there was another fire caused by drapes that the wind blew in the window and around a lamp when the owner was at Safeway. She came home to flames shooting out the window and eight fire trucks. The unit was gutted. Fortunately she had insurance that not only replaced all that could be purchased, but added a little money to the insurance and upgraded her carpet and wallpaper. Her insurance also put her up in a motel for the two months it took to rebuild the apartment. The upstairs neighbor sustained \$1,500 in smoke damage to the apartment that was covered by the building policy but all his personal belongings, couch, bed, chairs, clothes, etc. were not covered. He had to pay more than \$1,000 to get his stuff cleaned because he did not have insurance. He needed an HO-4 policy.

WINDOW REFURBISHMENT

A number of questions have arisen about window refurbishment. Below is a summary of information presented at the annual meeting. More information will follow in December.

What is included in refurbishment?

1. Remove window
2. Install new track
3. Install new rollers
4. Install new weather stripping
5. Remove old caulk
6. Caulk
7. Re-install window

Our staff cannot do this work.

They cannot hang outside high windows.

We are not insured for this dangerous work.

Our windows are 40 years old. No one has rollers for these windows. Only one company has been willing to make custom parts. No other company, to date, has been willing to make a bid to do this. Other companies will do weather stripping and caulk, but none will make parts for us.

From The Voice of Reason (as in “What is the reason for...”) By Sharon Wentland, Unit Owner I-122

If another person moans to me about the Woodlake Windows I’m gonna scream. The majority of unit owners have no realistic idea what is going on with our/their property and are content to allow the *status quo* take care of itself. “Let ‘the Association’ take care of the (whatever); I leave that stuff up to them.”

And the Voice of Reason asks, *And just exactly what stuff are you talking about?*

Oh you know, the folks in the office, the electric and the trash company and the guys that mow the grass – that kind of thing – and fixing things that break. That’s what the condo fee is for. But they always want to talk about raising the condo fee so they get more money!

The Voice of Reason asks, *Who are the they you’re talking about?*

The Association, of course, the people that run this place.

The Voice: *But **you** are the Association. Every single one of the unit owners is a member of the Association. Anyone who buys a condo here owns his home and owns an equal part of the common elements on the grounds of Woodlake Towers. Every single brick, every single part, every single blade of grass.*

Oh yeah. And I suppose when something goes wrong, every single owner is responsible for fixing it, too. Right?

The Voice Responds: *In a manner of speaking, yes. When buying a condo, owners we all must agree to follow the **same** rules and be equally responsible for our/their property. Many folks do not understand about the condo concept, and are under the mistaken idea that their home is an island and let the rest of the property just be there. But that’s just not the way it is. There are laws that explain that for the state of Virginia. And at Woodlake Towers there are additional resolutions (regulations) that we **all** have agreed to follow, because we all live in the condo concept. No one has a ‘get out free pass’.*

So what’s the deal with condo fees? Isn’t that supposed to take care of everything?

The Voice: *Yes and no. Woodlake’s Board of Directors (every condo owner has a vote to elect them to represent us) determines, after careful study, how the budget is figured out every year. They plan for the usual expenses (the gas and electric bills, the staff salaries, our insurance, the contractors who cut the grass and empty the trash, swimming pool maintenance, etc). They also plan for things to replace, such as underground cables, generators and batteries, chillers, light poles, hallway carpeting. The big stuff. Some of the big stuff is planned for years in advance (called the reserves).*

And what about the windows?

The Voice of Reason: *First you must understand that our buildings are over 40 years old. I repeat, our buildings. Including our bricks, blades of grass, and our windows. We **all** take routine care of them, just as we are required to do. But – here it comes! – please remember that 40 years of wear and tear, acts of nature, and other phenomena (weird things) have also visited Woodlake over the years. 40 years of mortar between the exterior bricks, exterior caulking around windows and doors, tracks and bearings under those windows and doors – all have served us over the years, but are showing their age and need attention. They’ve needed attention for several years now and we notice it. Like when you opening a window and it sounds like fingernails on a chalkboard....Or having winter wind (rain, snow, all) come thru the tops and sides of windows and doors).... And having the driving rain and melting snow coming through the crumbling mortar surrounding the bricks only to appear rudely through the walls, ceilings and floors of our buildings and individual units. (And don’t get me started on the pin-holes in our aging water pipes!) These are things that are to be expected, eventually, in aging buildings, some sooner, some later. But they cannot be ignored, if we stick our heads in the sand. Even then, the wind and rain will blow in on you somewhere. These are things that are not routinely figured into our budget, but must be addressed. The elements of a perfect storm. If you just ignore them, your precious monetary investment in your property will come crumbling down around your shoulders. And with your head in the sand and the wind blowing up your, will you see who is to blame? **Them? They? The Association? Ooops, that’s you!***

**WOODLAKE TOWERS
CONDOMINIUM**

3100 South Manchester Street
Falls Church, Virginia 22044

Phone: 703-931-2900
Fax: 703-931-6849
E-mail: office@woodlakecondo.org

Reception Desk Hours
Mon thru Fri, 8:00 a.m. to 8 p.m.
Sat, 9 a.m. to 5 p.m.

Management Office Hours
Mon thru Fri, 8:00 a.m. to 4:30 p.m.



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