

**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



2011 Community Association
of the Year

Mailing Label

Advertising Rates

Advertising in the Woodlake Accents can boost your business. Woodlake Towers consists of 824 residential apartments ranging in size from 464 square foot efficiencies to 1,954 square foot penthouses, with a population of about 2,000 residents. Call 703-931-2900 to discuss placing your ad in the Accents.

Inside 1/4 page advertisement, \$70.00 per issue Outside 1/4 page advertisement, \$80.00 per issue

Inside 1/2 page advertisement, \$120.00 per issue Outside 1/2 page advertisement, \$140.00 per issue

(6% discount for prepaid 6 months and 9% discount for prepaid 12 months.)

HAPPY HOLIDAYS



Sharon Wentland, Editor

2015 -- Issue #12

November



WOODLAKE TOWERS CONDOMINIUM

Woodlake Accents

Recent Happenings here at Woodlake Towers

By Sharon Wentland

*Back in October the WLT Condo Association held its annual meeting and election for the 2016 Board of Directors. Of the 5 candidates, elected were Jose Fontana, Bill Pomerance, Sharon Wentland, and Patrick Clark. The following week the Board chose its officers; Dr. Al Rizkalla (President), David Whitehorn (Vice President), Terry Modglin (Secretary), and Bill Pomerance (Treasurer). Then, because Dr. Rizkalla doesn't actually live here at Woodlake, even though he spends most of his daytime hours in his dental office here, he felt it necessary to resign as president at the December meeting of the Board of Directors. The Board chose Susan Leiber as his replacement; she is a recent past president of the Woodlake Board and spends half her time at her condo here at Woodlake and the other half at her home in Philadelphia.

*On Halloween (November 28th) we had a party and approximately 150 kids and adults came and celebrated the holiday. There was plenty of food and candy for everyone. The cutest costume I saw was a 3-month-old baby who was dressed as a baby shark!

*On December 5th we held our annual Holiday party where the ladies and some residents prepared a variety of foods and drink for attendees. Dixie Miro and her band of volunteers did an exceptional job.

*This past week you may have noticed that the 2016 coupon booklets you just received are in error. The mistake will be corrected and new booklets reflecting the real 3.5% increase in condo fees for 2016 will be printed as soon as possible and mailed out to residents.

News From From Fairfax County

On November 18th we hear from Kristi King (WTOP News) that Fairfax County has adopted new noise regulations [to replace last year's interim regulations]. The new regulations will take effect on February 17th, 2016.

Evening noise restrictions between 10 pm and 7 am cover amplified music, loudspeakers at athletic fields and more. Overly loud or extensive animal noises, including barking, howling, meowing and squawking, also are prohibited between those hours. In the summer months, when daylight lasts well into the evening, lawn mowing won't be allowed. Noise restrictions for lawn mowers and power equipment begin at 9 pm. Early morning start times for allowable lawn maintenance vary depending on distance from dwellings and golf course proximity, but **leaf blower use is prohibited everywhere before 7 am or after 9 pm.** Noise from activities such as unloading trucks, fixing cars and collecting trash are also banned between 9 pm and 7 am. Some noises aren't subject to the new rules. They include generators used in emergencies, snow removal, Metro trains and first responder sirens.

County rules pertaining to noise were **rewritten** because a "reasonable person" standard for violations was declared too subjective by the Virginia Supreme Court. Fairfax County noise ordinance violators can be charged either civilly or criminally. Criminal convictions would be Class 2 misdemeanors, which could result in a fine of up to \$1,000 and/or up to six months in jail. Civil penalties are \$250 for first offenses and \$500 thereafter.

Finally, Help for Low-Income Homebuyers!

From *THE WEEK*, September 25, 2015

Apparently Fannie Mae is revamping its mortgage program for low-to moderate-income households, said Lisa Provost in *The New York Times*. Under the HomeReady program, set to relaunch in December, lenders can qualify borrowers based on income generated by non-borrowers living in the household and on income from non-occupant co-borrowers, such as parents. The move is meant “to better accommodate today’s financial and familial realities.” More people are sharing homes and finances with extended families, including about 19 percent of African-American households and 24 percent of Hispanic households. The program, formerly known as MyCommunity Mortgage, will also no longer require borrowers to be first-time homebuyers. By expanding eligibility, Fannie Mae hopes to also help homeowners who lost home equity when property values plummeted in the housing crash.

And then from Fannie Mae itself on September 29, 2015,

“If you’re looking to buy a HomePath home, whether you’re buying your first home or your fifth, the experience can be exciting, confusing, overwhelming and wonderful – all at once! Buying a Fannie Mae-owned home isn’t much different. We’re here to help you through the process with the tools and resources.” https://www.homepath.com/ready_buyer.html

As you pour through the information about Fannie Mae’s program, you will find out about the classes you will attend and even the down-payment assistance programs for first-time buyers.

But pay attention here, in the Washington Post a few weeks ago in **The Nations’s Housing Section**, Kenneth R. Harney tells us that there has been sharp criticism from condo association boards that FHA’s once prominent role in helping to finance condos, especially in the starter-home, moderate-price ranges has undergone some marked changes in onerous “recertification” procedures, which *require entire condo developments to pass prescribed standards or be banned from FHA lending on any individual Unit*. Only about 20 percent of previously eligible developments across the US can now use FHA financing. It seems that when the recertification became something that had to be re-applied for every two years, most condo properties didn’t think this new rule applied to them since they’d already gone through the lengthy process once.

If you are at all interested in buying an FHA-approved condo, you can rest assured that **Woodlake Towers successfully completed its recertification process as of 11/04/2015 and is good until March 2017** (when the recertification process is due once again as per regulation.) <https://entp.hud.gov/idapp/html/condo1.cfm>



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

Jan 18 - Holiday Office closed

Jan 26 - Board of Directors Meeting 7PM

Jan 27 - Finance Committee Meeting 7PM



Fix My Drips !

Dripping faucets and running toilets waste LOTS of MONEY, and they’re annoying, too.

Call H2Options 703-242-2201

Readers’ Questions and Comments

Q. What is “Airbnb”? Do we have this in Falls Church?

A. “Airbnb (air bed & breakfast) is a website for people to list, find, and rent lodging. It has over 1,500,000 listings in 34,000 cities and countries. Founded in August 2008 and headquartered in San Francisco, California, the company is privately owned and operated by Airbnb, Inc.” The story goes that two roommates could not afford the rent for their loft in San Francisco. They converted their living room into a bed and breakfast, accommodating three guests on air mattresses and providing homemade breakfast for people attending local hotel meetings and conventions that couldn’t find other short-term lodging. Fast-forward to this year, Airbnb is raising a new round of funding that will place their company at a \$20 billion valuation. And yes, there are some listings in Falls Church in private homes. And **no**, Woodlake Towers prohibits this sort of arrangement in our documents and By laws, with serious legal consequences. For **tons** of information on Airbnb, just type it out and search the internet.

Q. Would it be possible to have a reminder or map in the newsletter that shows all of the “no-play” areas? Recently the back of my building has become a gathering place for several shrieking children that of ten goes on for over 2 hours. And there were no porters or guards to tell them to get back inside. Help!

A. Well, according to the rules here at Woodlake Towers, the “no play areas” are anywhere with grass on it, and use of the sidewalks is limited to walking (not riding on anything with wheels). Children can be in the parking lot areas, but parents are loathe to tell their kids to “go play in the street!” Right now, parents, would you **please** ask your kids to be considerate of the other people who live here and not squeal or scream when they are outside. Another possibility might be found in the article below on Fairfax County’s newly passed noise ordinance.

