



## Big Changes May be Coming to Seven Corners

Mall-centric no more: This aging suburb is being targeted for a sweeping make-over. As reported in the Washington Post on May 30<sup>th</sup>, it is hard to imagine the clogged roads and bleak streetscape of the Seven Corners section of Fairfax County transformed into a trio of villages featuring bike paths, outdoor cafes and as many as 6,000 new homes. Strip malls and faded big-box stores would give way to new residences, retail spots and parks, which potentially will generate hundreds of millions of dollars in tax revenue that county officials say is sorely needed to fund schools and other services.

In all, 218 acres would be redeveloped. Seven Corners Shopping Center would be replaced by at least one hotel, apartments, office buildings and a central plaza. Two low-income apartment complexes off Willston Drive would be turned into a mix of market-rate and affordable apartments, with restaurants, offices and another plaza nearby. The Sears site and some of the offices along Route 50 would become townhouses, restaurants with outdoor seating and a park.

On June 30<sup>th</sup>, July's Mason District newsletter tells us that the decision by the **Planning Commission** about the Draft Comprehensive Plan Amendment for Seven Corners is scheduled for **Wednesday, July 15, 2015 at 8:15 p.m.** The proposal, which had its public hearing before the Planning Commission on May 7<sup>th</sup> and the Public Hearing before the **Board of Supervisors** is scheduled on **Tuesday, July 28, 2015 at 4 p.m.**

## Please, PLEASE! Do Not Feed Woodlake's Cute Little Critters !!

We listen to them chirping in the morning while we wake up or are drinking morning coffee on the balcony. We watch the baby birds hopping along on the grass looking for morsels. Squirrels chase and play grab-ass with each other and munch on nuts or seeds, oblivious to their audiences. It is human nature to want to participate in their little creature-lives and help them along in frolic and fun. But **you've gotta control yourselves!**

There are folks who walk around or live close to the ground who think they are really kind to the animals by putting out little pieces of bread or seeds for the squirrels and birds. Other of us who live up higher and feel obliged to put bird seed and water on our balconies for the little songsters. The real truth of the matter is that **rats** love those pieces of bread and seeds you spread around, and look forward to your kindness. So do raccoons and possums. And that birdseed on your balcony? Once the **pigeons** start visiting you, there will be pigeon poop all over your balcony, and your neighbors' all around you. And angry birds will peck holes in your screens if they are particularly hungry. *Good luck with that!*



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

July 22 - Special Capital Reserve Budget Meeting 7PM Manchester Room

July 28 - Board of Directors Meeting 7PM Manchester Room

Aug 3 - Candidates for Board may pick up their Petition Forms

## Readers' Comments & Questions from June Accents

**Q.** Where can I read about the Virginia Homeowners Bill of Rights?

**A.** Senate Bill 1008 passed unanimously in January 2015. It creates **no** new obligations for Associations.

**Q.** What is one of the most helpful products to prevent bed bugs?

**A.** It is called **diatomaceous earth – food grade**, also called “DE Powder”, but you must ask for *food grade*. It works for other bugs as well. Check the internet for suppliers.

...and Nick Theofilos, a non-resident unit owner, writes a Letter to the Editor Re False Alarms:

*“Two simple solutions to the problem: 1- CAMERAS. One will argue expensive. How much money does the association spend on pest control and porters because of trash left outside trash rooms? What is more important? Protecting the interior of the buildings where people sleep comes first. More importantly, is there a price to be placed on the devaluation of the buildings as a result of the mattresses and furniture that might be left in the hallways? An example, a realtor is showing me a condo. My credit score is 800, I am gainfully employed, have never committed a crime, etc. If I see old mattresses or junky furniture in the hallways, **I walk**. The next person with a credit score of 400, may be employed on and off, but has enough funds to buy the property, since he can have 3-4 individuals like him/her jointly buy the property. Short story: more furniture and trash in the hallways, eg snowball effect. And a word of advice to Homeowners/ Investors: Select your renters carefully; if you don't, expect your condo fees to go up. And to renters, when the condo fees go up, it is certain that landlords will pass those increased condo fees on to you!*

*And the other simple solution #2- which I have alluded to above. Subtle notices to absentee owners that they will be giving their property away, as some are doing in certain areas. It is the residents that make the community. You can construct a billion-dollar building, and spend thousands per day in repairs, but eventually the building will be a slum if the residents are thoughtless, destructive and/or apathetic.”*

## Warren & Janis Ellsworth Went to Hilton Head, SC and Brought This Back....

“The first morning here we saw sea turtle tracks in the sand. She came ashore in the dark to make a nest and then returned to the sea (Fig.1). Volunteers patrol the beaches and mark nests. Or, if the turtle nests inside the high tide mark, the volunteers carefully relocate the nests (Fig.2). There can be as many as 120 eggs in the nests that can be as deep as two feet. So far, they have logged in 135 nests and one observer suggested they might hit 300 this year.”



(Editor's note: I recently came across the following article in a Management Association publication this month and though it provided a different approach to community association perspectives. July 2015)

## **Management's Perspective: Business v Politics or Management v Board**

By Julie Adamen, Management Consultant, Greater Seattle Washington Area, [Julie@adamen-inc.com](mailto:Julie@adamen-inc.com)

### **POLITICS: "The often internally conflicting interrelationships among people in a society."**

"The word "politics" seldom has a positive connotation and for good reason. Many is the governing body beat down, slowed down, or paralyzed altogether by politics and the management industry is no exception; indeed, community associations are immediately and directly affected by their politics. Boards of Directors live with their constituents where feedback is immediate and visceral. Conflicting and complicated interrelationships, indeed.

"Community managers, though peripherally aware of the community politics, are by demand, task-oriented, They want to move, and take action with lightning efficiency as their time to spend on the issues of any one community is finite – there are only so many hours in the day. Concrete spalling? Here's the protocol for repair. Tree removal? Here's a sample policy. Reserve study? Here are three bids. The manager's primary relationship is with the Board, and once their majority approval is achieved...Let's move on! There is more work to do!

"On the other hand, Boards are process-oriented and will move at a far slower pace in coming to a decision, especially when that decision entails a) spending money, b) changing a specific aesthetic, c) raising assessments or special assessing, or d) pursuing legal action. Unlike staff, the Board must necessarily calculate the political ramifications of their upcoming decisions and sees the need to build consensus, or a positive political base from which to operate. The larger the issue, the more time it will take to assuage those "*internally conflicting and complicated interrelationships*" and the more the difference between business efficiency (management) and political process (the Board) becomes evident.

"No matter what, most Boards just want the community to be happy with the decisions they render. Happy communities mean fewer phone calls and emails. Happy communities mean Board members may attend a cocktail party without fear of being eaten alive, or hit the links without an impromptu town hall meeting on the back nine led by the torch-and-pitchfork crowd. Happy communities mean more people want to volunteer for future positions because they like being a part of something positive.

"The role of management is and remains, as always, that of the impartial consultant, doling out information as requested and supporting the Board in its effort to build consensus and waiting (patiently) for the process to unfold itself and for the dissenter(s) to come ever closer to agreement. Management is business-efficient, Boards are politically-expedient. One moves far more quickly than the other. Understanding the significance of this process is paramount to any manager's success."

**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

## **Fix My Drips !**

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

**Call H2Options 703-242-2201**  
**and they get 'em fixed! FREE !!!**

### **Introducing the Carlyn Lifeguards....**

Mr. Serii Krymniak (from Sokyriany, Ukraine) and Mr. Pongsathorn Teammoke ("Pong" for short from Bangkok, Thailand) spoke with Warren Ellsworth about themselves when he asked to interview them. The men are third year university students, Serii majoring in Transportation Management and Logistics and Pong studying Production Engineering and Manufacturing Management. Both are interested in improving their command of English. For fees paid to "agents" who run the programs (*Study UA* in the Ukraine and *Click Work and Travel* in Thailand), participants are offered opportunities in such areas as fast food, housekeeping, and lifeguarding. The agents provide training in whatever field they choose. American companies send representatives to interview and test selected participants. Additional training is provided specific to the placements in the USA.

Our lifeguards are certified by the American Red Cross in Lifeguarding, First Aid, CPR and AED. They also are certified in Pool Management. Their employer is Premier Aquatics who has provided a training manual and requires the guards to participate in training sessions at times they are not guarding. When asked what WTC residents could do to make their jobs easier, they replied they would like swimmers to stop, look, listen and obey instructions when the guards blow their whistle. For safety's sake, they hope swimmers do not run on pool grounds or participate in horseplay. And, Serii and Pong really encourage Woodlake residents to engage them in conversation so they can practice their English!

