



An Editorial Note About Service Animals and Condominiums

As most Woodlake unit owners and renters are aware, Woodlake Towers By-laws and Resolutions prohibit residents from keeping pets of any kind in their units or even visiting on Woodlake property. **BUT** the Fair Housing Act, the Civil Rights Act, the Americans with Disabilities Act, and the US Dept of Housing and Urban Development all define Service Animals as **Working Animals, not house pets or simply companions** - and these laws **explicitly** prohibit discrimination in any form against people with disabilities who require the use of an assistance animal because of their disability any more than discriminate because of the need for a wheelchair.

No one, be they unit owner, renter, board member, manager or counsel wants to be faced with such an accusation or mired in an investigation under either Act by the U.S. Department of Justice. **And note, Federal law does supersede any state, local or condominium documents.** It is important, therefore, for any association to carefully consider options and obligations under both the ADA and FHA/HUD. Doing so will avoid misunderstanding and/or expensive litigation.

“NO PARKING” Notices to be Posted During the Month of June

Work on the curbs and parking lot paving will be done in three phases during the entire month of June. Notices will be posted each day in your parking lots to advise residents to park elsewhere at each day’s location, in the lobbies of buildings close to each of the sites and hopefully in mailrooms of each building. Vehicles will need to be removed by **7 am** of the day(s) work will be done **or they will be towed at the owner’s expense. Please check with the office the day before if you are not sure.**

False Fire Alarms Light Up All Three Buildings at the Same Time

Not funny. One night in the last week of May they went off one after the other, in all three buildings and rang for **hours**; firemen couldn’t locate the cut-off keys. And of course, they were false alarms, with lots of fire trucks and not a single fire. Amid all the confusion there was at least one or two, maybe even three vandals who didn’t have an IQ of 90 between them and perhaps thought it was just a silly prank.

Well, the joke is on Woodlake Towers unit owners who will be charged \$250.00 for **each fire department vehicle** that is dispatched to Woodlake in response to false alarms. And that will only increase condo fees. We want to remind us all that **it is a federal offense to set off a false fire alarm. And after this last burst of folly, we will be aggressively seeking, finding and prosecuting any person who deliberately sets off a false fire alarm. There will also be a reward paid to anyone with information leading to the arrest of such person or persons.**

Save the Dates! (check the display cases for updates

June 30 - Board of Directors Meeting 7PM, Manchester Room

July 1 - Finance Committee Meeting 7PM, Manchester Room

July 6 - Community Concerns Meeting 7PM, Manchester Room

June 30 – Last day to pay the 2nd installment of this year’s Special Assessment

Where do All These Rumors Come From?

Some of us believe anything we read, no matter where we find it. And there may be many truths offered up for us to give credence. But as with any rumors, gossip, snide remarks, mean-spirited comments, there are unfortunately some people who will believe **anything** no matter where they hear it or read it, and then enhance that tid-bit for the next person down the line “at the post office”, and so on. Please check the facts for yourself before spreading hurtful, hateful gossip.

It is true that we at Woodlake Towers have problems. All community associations do. Our problems are predominantly due to residents’ (unit owners and renters) unwillingness or apathy with regard to taking their own part in the business of their business – namely their own investment in their own property and belongings. It has become so easy to leave it up to the few “others” willing to try to do the best they know how, and then criticize, even crucify them for not being good enough or taking enough of their volunteer time to satisfy the masses.

For those of you who sympathize with our board of nine directors and feel like they are being mistreated and misunderstood, you may be right. Or not. The annual election of the Woodlake Board of Directors is coming up in a few months. There will be 4 or 5 seats open for new directors. Why not put yourself out there and help your community instead of bashing others? Your energy spent gossiping, berating and criticizing what you only hear from strangers or gossip-mongers while you sit snickering on the sidelines could really be spent helping your community thrive. So are you a part of the problem, or part of the solution? Your choice.

Look What the Neighbors are Doing!

Early in April of this year, the Montgomery County Council in Maryland passed Bill 45-14 into law. This law will require every member of the county’s community association boards of directors to take basic training in community association management and law from the Commission on Common Ownership Communities (CCOC) **within 90 days after being elected to the board.** The law will take effect in January 2016. This is thought to be the first program of its kind in the U.S., but will undoubtedly not be the last. Will Fairfax County or the state of Virginia take up the challenge of providing board members with the tools to better understand their legal and fiduciary responsibilities?

Window and Door Replacement

We have reached the numbers!! We have 100 signed contracts, 252 windows and 88 doors.

Carpeting

Sufficient carpeting and rugs must be installed in all units located over other units. Bylaws, Sect. 5.8(a)(10) includes at least 3/8 inch thick padding, and coverage must extend to all high traffic walkways, under dining room chairs and 80 percent of all rooms.

Draperies, curtains, or blinds

Must be installed in the windows of all units and be maintained at all times. From the exterior they must appear to be white or off-white.

Quiet Hours

Between the hours of 11:00pm and 8:00am., no one may operate a sound producing device (TV, stereo, musical instrument, etc.) at a volume that can be heard by other resident

Balcony and Terrace

May not be used to store any personal property other than casual outdoor benches, chairs, tables, flower pots and planters and satellite antennas.

Protect Your Skin from the Sun and Radiation

From the Mayo Clinic Health Letter, February 2015



As you get older, your skin has fewer melanocytes, the pigment-producing cells that help protect against radiation from the sun. As a result, older adults are more susceptible to skin cancer, and sun protection remains critical throughout your life.

To minimize skin damage from the sun, avoid midday sun – seek shade or stay indoors between 10 a.m. and 4 p.m. Wear a *broad-brimmed hat, clothing that covers your arms and legs, and sunglasses*. Use a broad-spectrum sunscreen with a sun protection factor (SPF) of at least 15.

And remember, tanning beds aren't a safe alternative to natural sunlight. Ultraviolet radiation damages your skin, whether the exposure comes from tanning beds or natural sunlight. In fact, tanning beds emit UVA rays – which might increase the risk of melanoma, the deadliest form of skin cancer.

Know the Signs of Skin Cancer

From Robert Sheeler, MD, Medical Editor, Mayo Clinic Health Letter, May 29, 2015

Learn to recognize the signs and symptoms of the three types of skin cancer. Even melanoma, the deadliest form, can usually be successfully treated if caught early. And remember, no matter what your age, minimizing your exposure to ultraviolet (UV) light will help reduce your risk of skin cancer and premature aging.

Melanoma – Although melanoma can occur in any area of your skin, it often develops in a mole or other dark spot. Examine your moles and look for these ABCDEs identified by the American Academy of Dermatology:

- **Asymmetry.** One half of the mole doesn't match the other.
- **Border irregularity.** The edges are often ragged, notched, blurred or irregular, and the pigment may spread into the surrounding skin.
- **Color.** The mole may have shades of black, brown and tan, or areas of white, gray, red, pink or blue.
- **Diameter.** Melanomas are typically larger than a pencil eraser, although early melanomas may be smaller.
- **Evolving.** Look for changes in the size, shape, appearance or color of a mole over a few weeks or months. Changes may include scaling, oozing, bleeding, itchiness, tenderness, pain, the appearance of a bump or the spread of pigment from the border into the surrounding skin.



Asymmetry



Border



Color



Diameter

Basal cell carcinoma – This may appear as a small, raised, smooth, shiny or pearly bump that's whitish to pink in color. Over time, it may scab, crust or turn into an open sore and bleed. Basal cell carcinoma grows slowly and rarely invades internal organs, but it can spread to nearby tissues if left untreated.

Squamous cell carcinoma – Most often this type of skin cancer appears as a raised, scaly, crusty or wart-like bump, ranging in size from a pea to a chestnut. Squamous cell carcinoma can spread internally if left untreated.

