

**WOODLAKE TOWERS  
CONDOMINIUM**

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**Reception Desk Hours**  
*Mon thru Fri, 8:15 a.m. to 8 p.m.*  
*Sat, 9 a.m. to 5 p.m.*

**Management Office Hours**  
*Mon thru Fri, 8:15 a.m. to 4:30*



2011 Community Association  
of the Year

Mailing Label

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February



WOODLAKE TOWERS CONDOMINIUM

# Woodlake Accents



## Happy Valentine's Day!



## Help Beautify Woodlake Towers ...

*Please don't leave your  
trash and other discards  
in the corridors.*

### Manchester St. Improvements

The hazards faced by Woodlake residents when they cross South Manchester Street have long been a genuine cause for concern. Now, finally, it looks as if we're finally getting some attention.



The Virginia Dept. of Transportation (VDOT) has erected signs on both ends of the crosswalk between Bldgs. 2 and 3, and it has promised to repaint the crosswalk in the near future. It has also agreed to meet with Woodlake representatives to discuss the problems faced by our residents and what other steps can be taken to improve residents' safety.

VDOT's Acting District Commissioner, Helen Cuervo, wrote: "The crosswalk adjacent to 3100 Woodlake Towers will be repainted. The NO PARKING area on the northbound side of South Manchester Street north of the crosswalk will be extended to improve line of sight. Additional pedestrian warning signs will also be installed at the crosswalk on the left side of the roadway in both directions. The signs and pavement markings should be installed within the next 4 to 6 weeks, weather permitting."

This sudden attention from VDOT was the result of a letter from Susan Leiber, President of Woodlake Towers, to the Commissioner of VDOT. The letter was also copied to our area's state senator and delegate to the Virginia General Assembly. These improvements are a start, but the ultimate proof will come when drivers slow down and Woodlake residents don't have to risk their lives crossing the street.

### We Need Committee Volunteers!

If you think the Woodlake Accents could be improved, **VOLUNTEER for the Newsletter Committee!**

If you're not happy with the appearance of the grounds, **VOLUNTEER for the Grounds Sub-Committee!**

If you think the building interiors need improvement, **VOLUNTEER for the Building & Grounds Committee!**

If you're unhappy with the appearance of the Library, **VOLUNTEER to help keep it tidy!**

Critics will never make Woodlake Towers a better place; only volunteers can. If you want to help improve your community, just let the Management Office know.

### Air Handler Cleaning Visits

Bldg. 1 has been completed. Bldg. 2 will get underway as soon as Virginia Power completes its underground electrical repairs and the resulting total cut off of electricity throughout Woodlake Towers. Management expects to complete Bldg. 2 by Feb. 28th, and Bldg. 3 should be finished by Mar. 15th.

### Save the Dates! (check the display cases for details)

- Feb. 18 - Presidents Day (Management Office will be closed)
- Feb. 26 - Board of Directors meeting - all are invited to attend
- Feb. 27 - Finance Committee meeting - all are invited to attend
- Mar. 4 - Bldg. & Grounds Committee meeting - all are invited to attend
- Mar. 11 - Community Concerns Committee meeting—all are invited to attend





### **Bldg. 3 Chiller Installed**

After months of planning, developing specifications, soliciting proposals, and about \$380,000, the **new chiller has been delivered and installed in Bldg. 3**. The project required opening the outside of the boiler room wall at the air ventilation vault and having a **large mobile crane remove the old disassembled chiller and then lower the new disassembled chiller into the boiler room** where it had to be re-assembled.

In the photo at right, one of the **assembly technicians explains the operating specifications** for the new chiller to Maintenance Director Joe Wilson.



**This chiller, like the one that will also be installed at Bldg. 1, will be a significant improvement over the old chillers they replace.** The old chillers constantly turned On and Off because they were designed to always operate at full power regardless of how warm it was outdoors. These **new chillers are designed to operate at variable power levels** according to the amount of cooling that's needed and that will **significantly reduce electrical consumption**.

### **New Water Shut-Off Dates**

The Board of Directors **approved a revision to Policy Resolution No. 50**. That resolution establishes a regular monthly date in each building when residents can request a water shut-off for plumbing work in their units without having to pay a fee for the service. **The revised resolution allows management to change the date as circumstances arise without the need to obtain further approval from the Board of Directors.**

**Effective, March 1, 2013, water will be shut-off at no charge if requested at least 2 days in advance, on the first Wednesday of each month in Bldg. 1, on the first Friday in Bldg. 2, and on the first Thursday in Bldg. 3. **Management does not foresee any further change in this schedule for the foreseeable future.**** Non-emergency shut-offs will be performed at a charge to the unit owner making the request.

### **Convactor Closet Storage**

Most units have a closet where their convactor, or air handler, is located. Many residents make use of the empty space to provide additional household storage. If you are one of those residents, please be aware, you do so **AT YOUR OWN RISK**.

What can go wrong? First, as long as the pipe wrapping on the vertical pipe at the back of the closet is undamaged, there is no danger. However, any **torn wrapping could release asbestos fibers into the air ducts** of the unit. Second, any **chemicals, such as household cleaners, may give off fumes** that could also be transported through the air ducts and throughout the unit. Your safest course of action is not to store anything in the convactor closet.

### **Balcony & Patio Use**

Residents are reminded that, to maintain the appearance of the community, **there are rules restricting the kinds of items that can be stored on balconies and ground floor patios**. Permissible items include outdoor casual furniture and containers for plants. Satellite dishes are permitted provided they comply with Woodlake Tower's rules; **there is a free handout in the management office that explains the dish mounting rules** in simple terms.

**Ground floor residents are also reminded that storing anything behind the shrubs on either side of the patios is also a violation of the rules governing the use of the common elements.**

### **Illegally Parked Cars**

Residents concerned about **cars parked illegally on the service road in front of Bldg. 1, or on South Manchester Street in front of Bldgs. 2 and 3**, should call the Fairfax County Police and ask them to come and ticket them. The police will respond **if there are no other more pressing matters requiring their attention**. It's understandable that the police must give traffic accidents and criminal activity a higher priority.



## **Fix My Drips !**

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

**Call the Office at (703) 931-2900  
and say "Fix My Drips !"  
and we'll get 'em fixed! FREE !!!**

### **Noisy Neighbors?**

**Every Woodlake resident is entitled to the quiet enjoyment of his or her home.** That is Woodlake Towers policy and it is a policy the Board, the Covenants Committee, and management enforce. If you are troubled by unacceptable noise from a neighbor, management will help, but **it's up to you to take the first step**.

That **first step is to have someone witness the noise and attempt to verify the source**. The solid concrete ceiling and floors decks of our buildings can have the effect of causing sound from some distance away to seem as if it's coming from directly overhead.

If you hear objectionable noise **during the business day, call the management office at (703) 931-2900**. A manager will immediately come to your unit to witness the noise and attempt to pinpoint its source. **After hours, call the same number and the answering service will dispatch a Woodlake Towers patrol officer** to your unit.

**With an independent witness** from the management of staff, there is **no need to fill out a Complaint Form or to appear before the Covenants Committee**. Without an independent witness, the unit owner has to fill out a complaint form and appear before the Covenants Committee. Understandably, the committee members have a very hard time taking one person's word against another's. The word of an independent witness is much more believable.

### **Window Replacements**

Although the proposal to levy a special assessment to purchase and install new windows was defeated last Fall, **a number of owners have been urging the Board to revisit the question**. In fact, **the margin of defeat was fairly narrow; a change of about 10 votes would have swung the decision to the other side**. In response to the continued interest in new windows, the Board is investigating having a structural engineer try to estimate the costs of continued maintenance and repairs to the existing 40+ year old windows over the next 20 years.

In the meantime, **all unit owners are reminded that all exterior windows and sliding glass doors are common elements** and are not the property of individual unit owners. **No unit owner may proceed to replace them without the prior written approval of the Board of Directors.**

### **Advertising Rates**

**Advertising in the Woodlake Accents can be a boost to 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 total population of about 2,000 residents. **Call 703-931-2900 to discuss placing your ad in the Accents.**

|  |   |
|--|---|
| <b>Inside 1/4 page advertisement, \$70.00 per issue</b>  | <b>Outside 1/4 page advertisement, \$80.00 per issue</b>  |
| <b>Inside 1/2 page advertisement, \$120.00 per issue</b> | <b>Outside 1/2 page advertisement, \$140.00 per issue</b> |

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