

**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 a.m. to 8 p.m.
Sat, 9 a.m. to 5 p.m.

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

After-hours Emergencies
Call: 703-931-2900
and listen to the voice-mail message



2011 Community Association
of the Year

Mailing Label

2012 -- Issue #5

May



WOODLAKE TOWERS CONDOMINIUM

Woodlake Accents

Pool Season Starts Saturday, May 26th!

**Don't Miss the Barbecue
at Noon the Same Day!**

Family Dentistry

Free Exam and Consultation for Woodlake Towers Residents
(Offer Good Until May 31st with this Certificate)

Regular \$60.00 Value

Call (703) 671-2222 for an Appointment

Office Hours:

Monday 7am - 2pm
Tuesday 9am - 5pm
Wednesday 7am - 2pm
Thursday 9am - 5pm

Family Dentistry at Woodlake Towers 3100 S. Manchester St., #T-4 (703) 671-2222

Window Survey & Town Hall Meeting

Last month's issue of Woodlake Accents included a survey on whether to refurbish or replace the building windows and sliding glass doors. The Board of Directors urges every unit owner (no tenants please) to respond to the survey no later than Saturday, May 26th. The Board needs your opinion to know how to proceed.

If you have questions about the survey and the windows, a Town Hall Meeting is scheduled for 7 P.M., Monday evening, May 14th in Bldg. 2. Board and management will make every effort to answer your questions at that time.

Save the Dates! (check the bulletin boards for details)

- May 14 - Town Hall Meeting: Windows - all owners are invited to attend
- May 14 - Community Concerns Committee meeting - all are invited to attend
- May 26 - Pool season begins
- May 29 - Regular Board meeting - all are invited to attend
- May 30 - Finance Committee meeting - all are invited to attend
- June 4 - Bldg. & Grounds Committee meeting - all are invited to attend

Fire Lane Parking Enforcement

Woodlake Towers is required to enforce the ban on parking in Fire Lanes (yellow painted curbs), and has contracted with a towing company to patrol our property. They will remove illegally parked vehicles from Fire Lanes, and from handicapped parking spaces and those that exceed the allotted time in the 30 Minute spaces in front of each building. The towing charges are \$125 and up.

If you are expecting a delivery (pizza, Chinese food, etc.), warn your delivery person that Fire Lane parking can result in their vehicle being towed. Better yet, wait for the delivery in the lobby vestibule so the delivery person can quickly leave.

President's Report

Dear Community,

Our management and Board of Directors want to provide good service to our residents. We need your help. When you need service, have a complaint or a concern, or have questions, you want a prompt reply.

We are asking that these issues be handled in writing so that nothing is "lost in translation," or just plain "lost." There are forms in the office to file complaints, and work requests for needed repairs that can be completed in the office as well. You can also send an e-mail to agm2008@woodlakecondo.org, or send your e-mail to the Board of Directors at jmolina@woodlakecondo.org.

As always, you can contact me at 3101sue@gmail.com.

Sincerely,

Susan Leiber, WLT Unit Owners' Association President

False Fire Alarms

Woodlake is experiencing a rash of false fire alarms. Someone is activating corridor fire alarm pull stations. This is a violation of federal laws and can result in 5 years of imprisonment. If you see someone doing this, please report it to the management office or call the Fire Dept at 911. False alarms place firemen and their equipment at risk and may lull residents into ignoring a real fire alarm when it happens.

Calling All Community Gardeners!

If you've given any thought to **growing your own vegetables and flowers**, now you can!

The Board of Directors has **authorized converting the triangle of unused open ground behind the tennis court** at Bldg. 3 to be used for by those residents who desire to grow some of their own vegetables and flowers. Management has arranged with the **landscape management contractor to till the soil to make it suitable for planting.**

If you're interested in participating in this opportunity and having a plot of your own, please contact Estee Boston as soon as possible at etoilestar@live.com for more information. The planting season is slipping away.

Elevator Cab Remodeling Is Underway

After years of waiting, the remodeling of Woodlake's elevator cabs is underway. The **freight elevator in each bank of three elevators are nearly completed**, and should pass their full load tests by May 11th. The freight elevators have been covered with **floor to ceiling panels of textured stainless steel** and have a new **grey porcelain tile floor.**



Once the freight elevators have been returned to operation, work will begin on the passenger elevator cabs. One cab will be done in each of the four banks of elevators (Bldgs. 1 and 3 have one bank each and Bldg. 2 has two banks) and then those will have to pass their full load tests before being returned to operation. Only then will the contractor proceed to remodel the second passenger cab in each bank of three.

Each passenger cab will feature the same grey porcelain tile floor with the walls below the handrail covered in smooth stainless steel and above the handrail with panels of a laminate that simulate cherry wood grain. Kudos to the Building & Grounds Committee for coming up with the selection of materials and colors to achieve a clean and stylish new "look" that will complement the new carpeting in the corridors.

Memorial Day Weekend Barbecue

Don't forget to join your neighbors at the **barbecue being held to kick off the start of the swimming pool season.** The barbecue will be held at Noon on Saturday, May 26th at the gazebos on the plaza deck of Bldg. 2. There will be **hot dogs, sodas, munchies, and who knows what else** that our residents will contribute. **Bring a favorite dish** if you'd like to share.



Woodlake's social events have been getting even bigger and more enthusiastic turnouts, so this is a **great chance for you to renew acquaintances** with fellow residents you may not have seen in awhile **and meet some new friends** as well.

Services Available to Woodlake Residents

By contacting the Management Office, Woodlake residents can obtain **two FREE services** that they should make use of whenever they feel the need.

Are you having a **problem with roaches, ants, or other minor pests**? If so, Woodlake Towers has contracted with **Western Pest Control** to provide free extermination services (with a few exceptions, such as bedbugs) in your unit.

Do you have a **dripping faucet or a running toilet**? **H₂Options** has been contracted to make free repairs so **Woodlake can avoid paying for wasted water** on its water & sewer bills.

Free Notary Service

Woodlake residents who **need a document notarized** can **get it done in the Management Office.** Rick Goldberg performs the **service free of charge.** Just call Rick ahead of time to be sure he will be in his office when you stop by.

Swimming Pools Open May 26th

Both Woodlake Towers swimming pools will open on Saturday, May 26th. Residents will need to obtain their pool pass at the Reception Desk to be admitted to the pools. **Those unit owners (and their tenants, if any) whose accounts are more than 60 days in arrears will not be issued pool passes** until their accounts have been paid in full.

The Bldg. 3 pool will now be open 7 days a week. The hourly schedule for each pool in 2012 will be:

	<u>Main Pool</u>	<u>Bldg. 3 Pool</u>
Monday thru Thursday	11am to 8pm	3pm to 8pm
Friday	11am to 9pm	4pm to 9pm
Saturday & Holidays	11am to 9pm	Noon to 9pm
Sunday	11am to 8pm	Noon to 8pm

Both pools will open at 4pm on weekdays when Fairfax County schools are in session.

Office Equipment For Sale

A **Hewlett-Packard Laserjet P1005** printer is still available for purchase for **\$75.00** in the Management Office. This is a great little printer. Once you use a laser printer, you won't want to go back to using an inkjet printer. Laser prints are clean and won't smear or smudge.

Woodlake Accents 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 more than 2,000 residents. **Call 703-931-2900 to discuss placing your ad in the Woodlake 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

(Beginning January 1, 2012, there will be a 6% discount for 6 months and a 9% discount for 12 months.)

Business Cards (2 1/4 x 3 1/2 in.) \$50.00 per issue, 6 months for \$280.00, 12 months for \$540.00.

YOUR REAL ESTATE AGENT FOR WOODLAKE TOWERS AND BEYOND...

This month at Woodlake Towers:

Units for Sale:

- 1 Bedroom/1 Bath available at the starting price of \$138,000**
- 2 Bedroom/1 Bath available at the starting price of \$165,000**
- 2 Bedroom/2 Bath available at the starting price of \$179,000**

Efficiency \$85,000

Units for Rent:

- 2 Bedroom /2 Bath From \$1,750**

Nathalie Cadot

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