

WOODLAKE TOWERS CONDOMINIUM

3100 South Manchester Street
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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



Don't Miss the Sept. 1st Ice Cream Social !!

Dear Neighbor,

Do you wake up with dull headaches, stiff or sore jaw muscles?

If so, you may have a condition called "bruxism," a habit of grinding or clenching the teeth. Many people are unaware they even have the disorder because it often occurs while they are sleeping

Stress, sleep disorders, an abnormal bite or crooked or missing teeth may cause bruxism. Patients can literally grind away parts of their teeth, leaving them with worn surfaces, fractures enamel and even damaged dental work.

Luckily, treatment for bruxism is available. If you think you might be grinding or clenching your teeth, schedule an appointment to talk with us about your symptoms and possible treatment plans.

As always, we look forward to providing you with outstanding dental care.

Sincerely,

Dr. Rizkalla and Team

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

DEDICATED TO EXCELLENCE

2012 -- Issue #8

August



WOODLAKE TOWERS CONDOMINIUM

Woodlake Accents

Calling All Candidates!!!

October seems like a long time off, but it won't be long until the Annual Meeting on Tuesday, October 16, 2012. **Nominating petitions are available at the Reception Desk in Bldg. 2. You will need time to get 20 signatures by the filing deadline of 4:30 P.M., Friday, September 7th.**

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

- Aug. 13 - Community Concerns Committee meeting - all are invited to attend
- Aug. 21 - **Special Finance Committee meeting (2013 Budget only)**
- Aug. 28 - Regular Board meeting - all are invited to attend
- Aug. 29 - Finance Committee meeting - all are invited to attend
- Sept. 1 - Ice Cream Social - Bldg. 3 Gazebo**
- Sept. 3 - **Labor Day** (Management Office will be closed)
- Sept. 7 - Nominating Petition filing deadline
- Sept. 17 - Bldg. & Grounds Committee meeting - all are invited to attend

No Condo Fee Increase in 2012?

After warning everyone for the past year to expect at least a small one, it now appears possible there may not be a condo fee increase in 2013.

There was a very sharp decline in the cost of gas for heat and hot water, and the recently completed Replacement Reserve study permitted restructuring the Reserve schedules for a smaller annual contribution. The result was sufficient savings to offset all the increases that are included in the 2013 Budget. The Finance Committee and the Board still need to approve the proposed 2013 Budget, but it does look very promising.

As proposed, the 2013 Budget breaks down as follows:

- 27% ... electricity, gas, and water & sewer;
- 23% ... employee salaries, benefits, payroll taxes, and workers' comp insurance;
- 22% ... contributions to the various Reserve funds and Special Projects;
- 72% ... or \$3,932,630
- 9% ... annual maintenance service contracts;
- 9% ... repair contractors and supplies used by the Woodlake staff;
- 7% ... administrative expenses, including legal fees, management fees, & telephones;
- 3% ... income & real estate taxes, and property & liability insurance.
- 100% ... of \$5,434,390

New Windows Up for a Vote

The Board of Directors has voted to put the question to the unit owners of **whether or not to purchase and install new windows and/or sliding glass doors**. The question will be part of the Annual Meeting package and the ballots at the Annual Meeting.

If a quorum is met at the Annual Meeting (25% of the common element interest of all the units, in person or represented by proxy), then **the question will be decided by a simple majority of those unit owners voting**. For this reason, it is very important that every unit owner make his or her own wishes known by ballot.

If the majority vote in favor of purchasing new windows, it will result in a special assessment spread out over at least 4 years to generate enough money to go through with the project.

Actual project costs will depend on how much inflation affects the cost of the materials and labor during the 4 years it will take to complete the purchase and installation. **If actual costs are less, the difference will be refunded to the unit owners.**

Elevator Cab Remodeling Continues

Work has now been completed on two of the three elevators in each group of three, and they have been returned to service. **It is expected that all the elevators will be remodeled and back in operation by the close of business, Wednesday, August 22nd.**

A New Woodlake Resident

We get new residents at Woodlake all the time, but this one set up house-keeping on top a light fixture above the Bldg. 3 Terrace level side entrance. No one noticed this "squatter" (he/she isn't paying any condo fees) until the awning above the entrance was removed to prepare for a new replacement.

A kind hearted soul took pity on the bird (it's called a "Mourning Dove") and placed a pink umbrella over the nest until the new awning was installed. Thanks to the proposed 2013 Budget, the dove won't be paying any more in condo fees next year than it did this year.



Electrical Upgrades Require Board Approval

It's perfectly normal for unit owners to want to improve their units, and **one of the ways they do that is to upgrade appliances and even the electrical circuits.** Therein lies the problem. Woodlake Towers was constructed in the mid-60s, and the electrical circuits were designed for the average household of the time. That was the time before home computers, big screen TVs, and powerful microwave ovens.

These buildings were designed to provide a total of 100 amps of electricity to each tier of units, or about 10 amps per unit. A large microwave oven can consume 10 amps all by itself! When the residents in any single tier simultaneously operate enough appliances totaling more than 100 amps, **that will cause the circuit breaker to shut off all the electricity to all the units in that tier.**

Unfortunately, **it would cost millions of dollars in each building to increase that available supply of electricity.** That's why the Woodlake Bylaws say no unit owner can add appliances that were not part of the original unit design. Similarly, **no unit owner is permitted to upgrade the capacity of the circuit breaker panel** in his or her unit without the prior written approval of the Board of Directors. These restrictions are designed to minimize the risk of residents losing electric power in their unit because of an overload in a neighbor's unit.

National Night Out

Tuesday evening, August 7th, was National Night Out at Woodlake Towers. It was an opportunity to Woodlake residents to get together for soft drinks, snacks, and even some watermelon. Unlike last year, when it was very hot and humid, this evening was quite pleasant. Unfortunately, there wasn't much of a turn out, perhaps because people were at home watching the London Olympics.

Several candidates for election to the Board were on hand seeking signatures for their nominating petitions.

Thanks goes to Dixie Miro for putting together the refreshments and helping to make it an enjoyable evening for those who came.



Free Extermination Service Available

Remember, Woodlake Towers has made arrangements for free treatment of roaches and other common household pests. Just call the office at (703) 931-2900 and your name will be added to the list for the following Friday.



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 !!!**

Power Outage & Storm Damage

The recent major storm caused a considerable amount of damage to Woodlake Towers. The most visible damage were all the broken tree limbs and fallen trees. Less obvious was the loss of a major part of the Bldg. 1 air conditioning system, some electric motors, and a number of damaged electric circuits. **When power is restored, a sudden major surge of electric current enters the building. When that happens, delicate electrical circuitry can be damaged or destroyed.**

In addition, there have been elevators out of service in Bldgs. 1 & 3. Sometimes the damage can be fixed immediately, in other cases, a "cascade effect" causes several levels of damage that must be uncovered by repairing something else. The damage can cause intermittent problems that can't easily be repaired because the technicians can't find the source of the problem until they can actually cause it to occur.

Keyfob Re-Registration Reminder

All residents are required to re-register their keyfobs beginning Tuesday, September 4th and no later than Friday, October 5th. Re-registration will take place at the Reception Desk in the Woodlake Towers Management Office in Bldg. 2. **On October 5th, any keyfobs that have not been re-registered will be rendered inoperable.** For more information, please contact the Management Office.

Sell & Donate Old Items On Line

Leaving abandoned household items in the corridors leaves the corridors looking unsightly and makes more work for the Woodlake staff. There's no longer any need to do that. If you have household items you no longer need, you can **use the Woodlake web site to post a free advertisement to your fellow residents.** You may find a buyer who will pay you money for it, or a neighbor who will be happy to take it off your hands free of charge. **Just log on to www.woodlakecondo.org/link/linkshow.asp?link_id=54927.**

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.**

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.)

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