



Board Members Elected at Annual Meeting

The Annual Meeting of the Woodlake Towers Condominium Unit Owners Association was held October 12, 2010. There were five candidates vying for three vacancies on the Board of Directors. A total of 270 ballots were voted, resulting in the following:

Susan Leiber	212 votes	25.9%
David Whitehorn	210 votes	25.4%
Nick Skidan	136 votes	16.3%
Lawrence Povinelli	93 votes	11.3%
Prakash Nepal	49 votes	6.5%

Glen Baker Appointed to Board Vacancy

Following the mailing of the ballots for this election, Brian Dickson submitted his resignation from the Board of Directors. As provided in the Woodlake Bylaws, the Board of Directors must appoint someone to fill the seat vacated by Mr. Dickson until the Annual Meeting in October 2011.

At its first meeting since the Annual Meeting the Board of Directors appointed Glen Baker of #2-829 to fill the vacancy. He will serve until the Annual Meeting of October 2011. Glen is an attorney with the Department of Justice and was a member of the Elections Committee for the 2010 Annual Meeting.

Board Member's Turn

Dear Residents and Friends,

It is my privilege to serve as President of the Woodlake Towers Condominium Unit Owners' Association. With three new Board members, and one returning member, it is my hope that new ideas and improvements will follow. I urge you to get involved by joining committees and attending meetings. As promised before the election, you can always reach me with your ideas and concerns at 3101sue@gmail.com.

This is not original, but it is heartfelt ...

This is my community.

It is composed of people like me.

We make it the way it is.

It will be friendly, if I am.

Its meetings, committees, and functions will be filled, if I help fill them.

It will be a community filled with decency, respect, and cooperation, if I am.

*If I make others feel needed, then I will serve my community well,
and my community will always need me.*

*My community will be filled with friendship, if I bring friendship with me
whenever I walk through the door.*

*Therefore, I shall dedicate myself to the task of being everything
I want my community to be.*

It is my hope that each community member takes this message to heart.

Sincerely,
Susan Leiber
President

2010-2011 Board of Directors

The following unit owners will serve as the officers and directors of Woodlake Towers during the coming year.

Susan Leiber, President
Fran Wilson, Treasurer
Wafika Albani, Director

David Whitehorn, Vice President
Al Rizkalla, Director
Nick Skidan, Director

Bill Pomerance, Secretary
Erin Schumacher, Director
Glen Baker, Director

Unit owners and residents can contact Board members by sending an e-mail to office@woodlakecondo.org, or by sending or delivering a letter to the Management Office. The office promptly relays to all Board members, without exception, all e-mails and letters addressed to the Board of Directors.

Woodlake Towers Meeting Dates

Board of Directors: Regular monthly meetings are held on the **last Tuesday of each month** and begin at **7:00 P.M.** Special meetings are held when needed and are posted in advance in the display cases in the lobbies and mailrooms.

Building & Grounds Committee: Monthly meetings are held on the **2nd Monday** of each month at **7:00 P.M.**

Finance Committee: Monthly meetings are held on the **1st Wednesday** of each month at **7:00 P.M.**

Unit owners and tenants are invited to attend these meetings and to join the committees. Most meetings are held in the Manchester Room in Bldg. 2. Please check the display cases for meeting announcements and any changes in dates, times and locations.

Committee Volunteers Urgently Needed

Bystanders never make anything happen; only those who are willing to roll up their sleeves. If you've ever thought, "What this community needs is ...," here's your chance to make a difference.

In addition to the need for new members to join the **Building & Grounds Committee** and **Finance Committee**, there is also a genuine need for volunteers to serve on a **Social Committee**, a **Newsletter Committee**, and the **Neighborhood Watch**. These committees can make valuable contributions to the quality of life at Woodlake Towers.

If you are interested in joining one or more of these committees, then just call, write, or e-mail the Management Office at (office@woodlakecondo.org) and the office will see that your interest is brought to the attention of Susan Leiber, the President, and the proper committee chairperson.

By-Laws Amendment Ballots Needed

It is **not too late to send in or drop off your ballots for the proposed Bylaws Amendment** that would establish occupancy limits for Woodlake Towers. So far, about 150 ballots have been received. It will take more than 550 votes to adopt the amendment. This is a process that is expected to take at least a few years, but the sooner everyone casts his or her vote, the sooner the question can be settled, one way or the other.

No Condo Fee Increase in 2011

On September 14th, the Board of Directors approved the 2011 Budget. As a result, **there will be no increase in condo fees in 2011 from current 2010 levels.** This will mean Woodlake Towers unit owners, by December 31, 2011, will have enjoyed three successive years of condo fees at the same level.

This is a truly remarkable achievement when we realize that Woodlake Towers has spent almost \$3,000,000 in capital improvements during the past two years, and it still is **saving enough money in its Reserve Funds to be able to meet all its foreseeable needs for the next 30 years.** There are very few condominiums in the metro D.C. area that can claim that kind of financial strength.

Balcony Repairs Are Done

The **balcony repair project has been completed** in all three buildings. The original approved contract was for \$2,279,485 for all three buildings. In the end, the actual cost was \$1,828,904, **a savings of \$450,587.**

Please Sign The Petition

The Board of Directors has **approved circulating a petition**. The goal of the petition to get elected officials of Fairfax County to **install speed humps on South Manchester Street** before a Woodlake Towers resident is injured or killed by speeding traffic. This is a public safety issue every Woodlake Towers resident has an interest in. When someone comes to your door with this petition, please take the time to have every adult member of your household sign it.

New Parking Permits Required

Effective Monday morning, November 8th, all vehicles parked in the Woodlake Towers parking lots must either display a new Woodlake Towers Parking Permit (tree logo, black on light blue background), or a valid Visitor's Pass. Any vehicle not displaying either one will be towed at the vehicle owner's risk and expense.

On September 28th, 29th & 30th, management office personnel were on hand in each building to assist residents in re-registering their vehicles. However, many Woodlake residents still have not re-registered their vehicles and obtained the new permits. **Residents who need to re-register their vehicles must come to the Management Office, and bring with them their driver's license, their current vehicle registration card, and the old Woodlake Parking decal.**

Bicycle Registration & Disposal

Effective Monday morning, November 15th, all bicycles stored in a Woodlake Towers Bicycle Room must display a new Bicycle registration decal. Any bike that doesn't display that decal will be removed and donated to the Fairfax County Police without further notice to residents.

Woodlake Towers is running out of space in its Bicycle Rooms. Part of the problem stems from the number of residents who move out, either forgetting their bikes or abandoning them. To cope with this problem, all bike owners are required to visit the Management Office and register (or re-register) each bicycle they have stored in any of the Bicycle Rooms. They will need to provide a description of each bike and apply the new decal that will be given to them.

Safeguard Your Bike From Theft

Sad to say, but **bikes that are left unsecured or poorly secured in the Bike Rooms do sometimes get stolen**. Bike owners should realize theft is a possibility and secure their bike to a bike rack with a very sturdy bicycle padlock and/or locking cable. They should also consider additional insurance if their bike was a very expensive purchase.

Resident Storage Room Cleanout

Effective Monday morning, November 22nd, management will begin removing padlocks from storage lockers whose owners have not called the Reception Desk to register, or re-register, their locker number. Any property found in those lockers will be donated to charity or disposed of in an appropriate manner.

If you have personal property stored in a storage locker in one of the storage rooms, please call, e-mail, or visit the Reception Desk to record that information in the Management Office computer database. Please do so even if you believe the office already has that information. Regrettably, in years past, the Management Office did not maintain a completely accurate log that identified the resident using each storage locker.

Management has found it necessary to take this action because there are not enough storage lockers, and it is likely some lockers in use are filled with property abandoned by former residents. Once these lockers have been identified and emptied of their contents, those lockers will be made available to other residents.

A Friendly Reminder

Payments of more than \$5.00 in the Management Office must be made by check or money order. This applies to parking decals, meeting and guest room deposits, as well as payment for the use of those facilities.

This "Check or Money Order Only" policy is intended to protect the Reception Desk staff from robbery attempts, as well as to minimize the risk of accidental or deliberate loss of cash in the Management Office. **Small amounts of cash will only be accepted as payment for copying or faxing services.**

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.



Enjoy the Holidays!
*But please remember to send in your
Bylaws Amendment ballot.*



Door Prize Raffle Helps Achieve Quorum

Reaching a quorum at the Annual Meeting is always a challenge. To help achieve that goal for the past two years, the Woodlake managers have solicited door prizes from contractors and vendors. The attendees at the 2010 Annual Meeting benefited from the generosity of 22 gift cards from the following:

Mill Direct Flooring — \$200 card
Commercial Waterproofing – five \$100 cards
Structural Solutions – \$100 card
American Combustion – two \$50 cards
J. Manougian Insurance – two \$50 cards
Precise Chemical – two \$50 cards
Clean Advantage – \$50 card

Quality Air Services – two \$25 cards
Solutex – two \$25 cards
One Call Pest Control — \$25 card
All Plumbing — \$25 card
Truland Electric — \$25 card
Executive Lock & Key — \$25 card

Each of these firms does business with Woodlake Towers, and we thank each of them for their willingness to show their appreciation, and for their generous support of the Woodlake Towers Condominium Annual Meeting.

Our Next Projects?

Woodlake Towers has some funds available for special projects to improve our community in the 2011 Budget. One idea is to upgrade the appearance of the public restrooms near the meeting rooms. Some want to see an upgrade to the Guest Rooms. New property entrance signs have been proposed. **You probably have some worthwhile ideas of your own.**

If so, then plan to attend the **next meeting of the Building & Grounds Committee** and submit your ideas for consideration. The Board has given the B&G Committee the task of compiling a list of desirable projects and recommending to the Board which projects should be given priority. **This is your chance to influence decisions that will affect the appearance of Woodlake Towers within the next year.**