



■ New VA Laws Affect Condominium Associations

VA House Bill 516 which went into effect July 1, 2008 amended several significant provisions of the Code of Virginia ("Code") pertaining to common interest communities. HB 516 specifically establishes licensing requirements for managing agents, creates the Common Interest Community Board, the Office of the Common Interest Community Ombudsman (*see below*), amends certain provisions of both the Virginia Real Estate Time-Share Act and Virginia Real Estate Cooperative Act, and makes significant amendments primarily to the resale requirements of both the Virginia Condominium Act ("Condominium Act") and the Virginia Property Owners' Association Act ("POAA").



The Office of the Common Interest Community Ombudsman was established by the 2008 General Assembly and was created to:

- Assist members in understanding and exercising their rights in resolving issues with their Associations (condominiums, property owners' association, time-shares, and cooperatives).
- Issue non-binding explanations of laws and regulations governing Associations.
- Offer referrals to alternative dispute resolution services.
- Assist members in using the procedures and processes available to them in their association, including nonbinding explanations of laws or regulations governing common interest communities or interpretations thereof by the Board.
- Once regulations are in effect - the process is underway and expected to be complete by summer 2010 - the Ombudsman will receive notices of adverse decision from constituents who allege an Association governing body violated legal requirements (Virginia statutes or regulations).
- Such complaint notices must be filed within 30 days of an Association's final adverse decision, must be submitted in writing on Board forms (to be developed through the regulatory process), and must include a \$25 filing fee (statutory requirement).

For more info, contact:

Office of the Common Interest Community Ombudsman
Department of Professional and Occupational Regulation
9960 Mayland Drive - Suite 400
Richmond, Virginia 23233-1463
Phone: 804-367-2941
Email: CICombudsman@dpor.virginia.gov

Or go to the following for more info: <http://www.cai-valac.org/Legislative-Update~14311~10171.htm>

Several measures were also passed in 2009 which are available at the following (*click on Legislative Chart*) http://www.cai-valac.org/doc/toc.asp?assn_id=10171&doc_id=274344

Join the next Edgewater Board meeting on Wednesday, Sept 23, at 7pm in the clubhouse. Be a part of Edgewater's present and future plans!

■ Edgewater Women's Brunch Group Sat., Sept. 19 near fountain in Reston Town Center

Women's Brunch Group at Edgewater will meet again now that vacations are over for the summer. We have met for brunch occasionally on the weekends somewhere in the Reston area to get to know one another, share ideas, etc.



Let's meet Sat., 9/19 at 10am in the area around the fountain in Reston Town Center. You can get your food at any of the many good eateries then join the group at one of the tables near Chico's. We will have a sign which says "Edgewater Brunch Group". In case of rain, we will meet at Panera's, in the bottom level of the Reston Hyatt.

Please invite anyone else you know who might be interested and let Susan Merk know at sbmerk@verizon.net or 703-437-4386 if you plan to come.



■ Vacancy on the Board

We are seeking an interested, energetic and dedicated owner-resident to fill one position on the Edgewater Board of Directors. Meetings are held on the fourth Wednesday of each month, at 7:00 p.m. No previous experience necessary. Benefits include deep satisfaction that comes with knowing you're contributing to your community. The Board has not elected new officers for the upcoming year yet, however, will probably do so at the September meeting. Sue Van Meers will resign her position effective September 23. This will create a vacancy and anyone who is interested should submit a candidacy form at <http://edgewater-reston.org/docs/CandidateForm09.doc> to sheila.charter@procamva.com



■ Activity Committee

The activity committee is looking for new members and a chairperson. The current committee, after almost 5 years of planning, coordinating and encouraging residents to participate - needs a break! This is a great opportunity for residents with entertaining experience, creative ideas and energy to step up to the PLATE! Please contact Sue Van Meers at 703 435 2253 or sbarnette@mayfairtalent.com if you can help. The current committee is happy to help with the transition.

Please report damage or maintenance issues directly to our property manager
Sheila Charter
Sheila.Charter@procamva.com
(703) 266-6017 Fax (703) 266-6018
ProCAM, LLC
14301 Climbing Rose Way, Centerville, VA 20121
Emergency phone: (5pm-8am) 703-536-5200



REMINDERS...



NEWSPAPERS - If you have newspapers delivered, please ask the distributor to place them at your unit and not throw them in front of the buildings, which creates an eyesore for the rest of your neighbors. **All papers accumulating in front of buildings will be discarded if not picked up in a timely fashion.**

FOR SALE SIGNS are **not** permitted in windows or on the outside of the units, except during an open house.



USE DESIGNATED AREAS FOR PETS. Please do not let your dogs relieve themselves directly in front of or in back of condo buildings, which kills the grass and looks unsightly.

LOCK YOUR CAR DOORS - at all times: Do not leave your car running unattended, even for a minute. Do not leave any packages or anything of value on the seats. It is an invitation for someone to break into your car.



STOP WATER DRIPS: Toilet or faucet - bathroom or kitchen - Please do your share to conserve water and control our shared water expenses.

■ Household Tips Night Security



As we lose more and more daylight, it makes sense to use our porch lights to enhance security. Remember that we live in an urban area and this is not a gated community. Leaving the porch light on during the hours of darkness, particularly on the first two floors, spreads the light and helps all of us. This addition to security costs each of us just pennies.

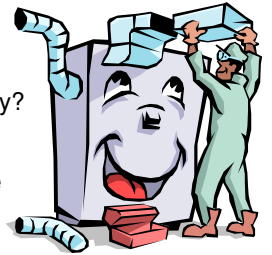
Utility Closets

As winter approaches, it's time to take a good look at how you have used your outside utility closet. We all are guilty of "just shoving" stuff in those closets - out of sight, out of mind! But you have the unit heating system and the hot water heater under, or next to, all of that stuff you have piled in this area. Both depend on open flame for their operation. When winter comes and that heat is on, can you guarantee that nothing you have packed in there will overheat and flame up? Take the time to reorganize and clear the danger areas. If ever that area caught fire, the whole building would be in trouble. And if a resident causes the problem through neglect, they are liable for damages to everyone else.



■ Why do I have to check for leaks? Sheila Charter Sheila.Charter@procamva.com

Each year Edgewater residents are reminded to have their furnaces checked, both in the spring for air conditioning and the winter for heat. Why?



Winter is obvious; if the system is not working you will not have heat. If a pipe freezes because there is no heat or insufficient heat, it is the responsibility of the unit owner. Please check the utility room during the winter months to ensure the heat is working. Do not leave the doors to the utility room open. Please check the insulation on the pipes. The unit owner is responsible for making sure all proper maintenance is completed. If you see a pipe without insulation and you believe it an association pipe, please report it to the Property Manager, Harry Anderson.

In the summer, a different but equally important set of problems occur. Each furnace has a drainpipe leading from the furnace to the main drain which is the white pipe that comes down from the ceiling to the floor in each unit. On the first floor it leads out of the building. The pipe from the furnace to the main drain can become clogged, even after having it serviced in the spring.

Each year there are incidents of a unit owner's drain pipe becoming clogged. Condensation backs up in the AC units and overflows down into the utility room of the unit below. The damage to each unit can be quite extensive. In every case, had the residents been checking their utility room on a weekly basis as recommended, the problems would have been discovered sooner, resulting in much less damage or no damage at all.

It is recommended that each owner take time to become familiar with the utilities serving their unit. Owners need to know where the shut off valves are and if they work. **Better to know the shut off works when there is not a leak than to find it doesn't when there is one.**

Here is a short list of items each owner and resident should do/know:

1. Have the furnace serviced, preferably 2 times a year, once in the spring and once in the fall. **See Pol. Res. #2004-2 "Inspection of Unit HVAC Equipment" on website.**
2. Know the location of the master shutoff valve for the water to your unit. Verify that it works and if it does not work, have it repaired.
3. Keep handy the telephone number of the gas company. If you smell gas, **call the gas company immediately!**
4. If you notice a water leak coming from above, say into the kitchen, go up stairs to your neighbor. They may have a problem with their dishwasher, icemaker or drain line.
5. Get to know your neighbors, above, below, next to you. Get their telephone numbers. In case of an emergency you may need to contact them or they may need to contact you.

Edgewater's Newsletter is published on a bi-monthly basis. It is accessible on the website in **COLO**R with live hyperlinks and will be sent by email to anyone who sends a request to: sbmerk@verizon.net (Use "Edgewater Email List" as subject). Residents are encouraged to submit articles for consideration. Advertising space is also available (see pg. 4)

Get more household tips at:

<http://edgewater-reston.org/docs/index.htm#tips>



News From Reston Town Center...

■ World Tour Wine Tastings at Market Cellars

Every Saturday in September and October 2pm-5pm
11873 Market St., 703.437.WINE (9463) www.marketcellars.com

Taste and learn wines from around the world as distributors demonstrate different countries and regions.

- | | |
|-----------------------------|--------------------------|
| Sept 19 - Spain | Oct 10 - Italy |
| Sept 26 - Washington/Oregon | Oct 17 - German |
| Oct 3 - Emerging Regions | Oct 24 - France - Part I |
| | Oct 31 - France - Part 2 |



■ Road Rides at The Bike Lane

Every Saturday thru December 9am

11943 Democracy Dr., 703.689.2671 www.thebikelane.com

Weekly 30 mile moderate pace (18 mph) road ride around Reston and Herndon.



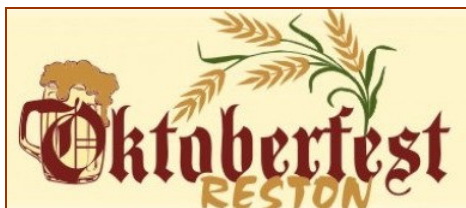
■ Join the Residents of Reston Town Center group on facebook

Get to know your neighbors, share ideas, links and photos, find out what's going on in the neighborhood by joining **Residents of Reston Town Center** group on facebook. Membership is growing daily. facebook.com/group.php?gid=65260582948



■ Oktoberfest is coming!

October 9th – 11th in the Reston Town Center Pavilion



Oktoberfest Reston, held in Reston Town Center is presented by The Greater Reston Chamber of Commerce. This annual event brings the heart and soul of German traditions with food, drink and entertainment. This year's event will also feature a carnival along with the 1st Annual Anthem Great Pumpkin 5k Run.



Go here for more info <http://oktoberfestreston.wordpress.com>

■ Steps to Limit Spread of Influenza

Please practice these measures to help limit the spread of influenza and other illnesses: (1) if you are sick please stay home, (2) direct coughs and sneezes into a tissue or the inside of your arm at the elbow, (3) wash your hands regularly with soap and warm water for at least 20 seconds, (4) if you are contagious or near someone who is contagious keep at distance of six feet or more. Get more info at

<http://www.vdh.virginia.gov/flu/FluToolkit/StayAtHomeToolkit.pdf>



■ Recession Special!

Rate Decrease for ads in EW's Newsletter!

How many costs do you see **decreasing** nowadays? Well, here's a great bargain in honor of our current recession! **You can now advertise your business, (no matter how large or small) in Edgewater's newsletter for incredibly low rates.**

- | | |
|---|------------------------------|
| Business Card: \$5/issue | 1/4 Page: \$15/issue |
| 1/2 Page: \$25/issue | Full Page: \$50/issue |
| Advertiser-provided mailer Insert*: \$50/issue | |

If you know a vendor who could benefit from this opportunity, send them a sample copy which can be accessed at: <http://edgewater-reston.org/newsletters> where our Ad Policy can also be downloaded. Free classified **non-commercial** ads will be accepted from residents/owners with a 25-word limit.



JK Moving & Storage Inc.
Serving the DC Metro area for over 30 years

Special Discounts available for Edgewater Residents!

Free In-home Estimates • Local, Long Distance & International Services • Packing, Moving & Storage Services • Licensed & Insured



Brian Amos
Certified Moving Consultant
703.574.6657 direct
703.725.2026 cell
brian.amos@jkmoving.com
www.jkmoving.com

Towing is in effect in Edgewater from 7pm to 6am for any vehicle not bearing a tag, not wholly within the lines and not parked in a designated space corresponding to the owner's building.

**If Your Vehicle is Towed Call:
703-378-0059 - 13925 Willard Road, Chantilly**

Directions to Battlefield Towing:

Take Fairfax County Parkway South to Rt 50,
Go west on 50 to Walney Road,
Turn left, go to Willard Road, turn left to 13925.

PARTY PLANNING?

The Edgewater Clubhouse is the perfect place to hold that Special Function. Call the Management Office at 703-266-6017 to reserve a date.



Download rental agreement from website:
<http://edgewater-reston.org/docs/EWrental-agreement0708.doc>

Mail condo payments to:

Edgewater at Town Center Condo c/o ProCAM LLC
PO Box 18036
Ashburn VA 20146-2536

To set up Automated Electronic Payment of Condo Fees, email accounting@procamva.com call 703-536-5200, or download form from web site at:
<http://edgewater-reston.org/docs/directdeposit.pdf>

Summary of Pet Policies

1. Animals Permitted: dogs and/or cats (total limit of 2); caged birds; aquarium fish
2. Pets must be registered with Edgewater Association (go to website for form).
3. Pets cannot be a nuisance due to noise, size, behavior, etc.
4. Except in owners' unit, pets must be carried or on a leash under control of responsible person.
5. Owners are responsible for removing pet waste from common elements and should be walked in designated areas (see website).
6. Owners shall abide by laws of Fairfax Co. re: inoculation, licensing, etc. (see website)

Go to: <http://edgewater-reston.org> Residents'/Owners' Section for more info.

FOR SALE: Ethan Allen bedroom furniture. Purchased in 2004. All in excellent condition. Dressers have sliding jewelry holders; dove tailed drawers. Bed size is queen. Selling all three as a set: bed, tall chest and dresser for \$1800 firm. Call 703-341-7872 (current price for these items at ethanallen.com is \$3,997.00) <http://www.ethanallen.com/product?productId=995>; <http://www.ethanallen.com/product?productId=992>; <http://www.ethanallen.com/product?productId=2871>



**HPE
PROPERTY MANAGEMENT**

“Your Northern Virginia Property Manager”

-Residential Property Management -Residential Sales
-Short Sales & Foreclosures

11741 Bowman Green Drive
Reston, VA 20190 - (703) 651-9169
www.hpepropertymanagement.com

