



■ **President's Message**

Robbi Farrell robbi_farrell@comcast.net

At its November 5 meeting, the Board approved the budget for 2009. As you might expect, we are planning for increased expenses in many areas next year due to the current rate of inflation. We're also expecting significant expenses for scheduled maintenance and repairs to our buildings. We're looking carefully at ways to reduce expenses where possible without compromising our commitment to maintaining a quality living environment. We're also taking steps to implement a sound and forward-looking investment strategy and protect ourselves against loss.

The Board voted unanimously to increase fees for the coming year to strengthen our ability to weather the effects of the current economy on the coming year's budget. We also considered the need to safeguard our long-term financial stability in order to protect our property values. This is more important now than ever before. Financial health of the Association is directly related to your ability to resell your condo, even in a booming real estate market.

The new fee schedule for 2009 will be:

- 1 BR: \$213
- 1BR w/loft: \$250
- 2 BR, 1.5 baths: \$265
- 2 BR, 2 baths: \$286

In future newsletters we'll include articles about how each resident can contribute to keeping our expenses down. In the meantime, if you have ideas of your own, please send them to me at robbi_farrell@comcast.net.

■ **Vacancy on the Board**

We are seeking an interested, energetic and dedicated owner-resident to fill the position of **Secretary to the Board of Directors**. The Secretary's official duties are to attend Board meetings, take notes of the Board's actions, provide drafts for Board review within a week of the subject meeting, incorporate changes and prepare the final document for approval at the next Board meeting. The Secretary participates in all discussion and voting. 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.

■ **Activities Committee Report**

The Fall Spooktacular held on Oct. 24th was a "howling" success. It was a very difficult decision this year. The turn out was wonderful and there were very creative pumpkin decorations. The winners of our pumpkin decorating contest were Ming Lee, Gil, and Stephanie, who received candy and caramel apples!!!. The activity committee thanks all those who participated.

Mark Your Calendars

Edgewater Condos Holiday Open House
Sunday, December 7th - 4-6pm

Drop by and share some holiday cheer and greet your friends and neighbors at this very special time of the year!!

Please bring non-perishable food items to include in a food basket for a family in need.

We will collect non perishable food items again this year for a family in need. Please bring items to the Holiday Open House on December 7th. If you can't attend the Holiday Open House please bring your non perishable food items to 1724 unit 22. Leave outside the door if no one is home or call Sue Van Meers 703 435 2253 for a pick up.



Pumpkins at Edgewater Condos' Fall Spooktacular

The Activity Committee will put luminaries at the entrance to our community on Christmas Eve. If you would like to help prepare the luminaries and distribute them

call Sue Van Meers or send an email sbarnette@mayfairtalent.com for details.

Edgewater Board of Directors

Robbi Farrell - President
robbi_farrell@comcast.net

Kathy Reddle - Vice President
Knred@comcast.net

Secretary - OPEN

Laurence Boorstein – Treasurer
lboorstein@att.net

At-Large: JoAnn Carlisle - jcarlisle2@comcast.net

Committees

Activities
Sue Van Meers
sbarnette@mayfairtalent.com

Landscaping
JoAnn and Michael Carlisle
jcarlisle2@comcast.net

Communications
Susan Merk -
sbmerk@comcast.net

Rec Center Board Reps
Ruth Cupernull - Carol Sim



REMINDERS...

THERMOSTATS: Please do not turn your heat off in your unit while you are away. If the temperature is below freezing there is danger of pipes freezing, bursting and flooding other units. Units should be kept at no lower than 70°. This is especially important for 3rd floor units as there are pipes in the ceilings whose sole source of heat comes from these units.



■ 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.

Get more household tips at:

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

■ New Committees Forming – Join one and contribute your ideas!

Committee on Trash Disposal Issues

We've recently had several disturbing incidents of improper trash disposal. These situations create blight and show a disregard for our community. But did you know they also cost us money? We are forming a committee to examine the problem from all angles and to propose a comprehensive plan to address it. If you are interested in being a part of a long-term solution, please send an email to Robbi Farrell at robbi_farrell@comcast.net by November 28.

Committee on Guest Parking

We're forming an ad hoc committee on parking to consider some of the issues that have recently come to light, including unregistered vehicles, vehicles stored for long periods, and hospital staff parking in our guest parking areas. If you are interested in participating, please send an email to JoAnn Carlyle at jcarlyle2@comcast.net by November 28.

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 owner's 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. <http://edgewater-reston.org/docs/petlaws.htm>

For more info, go to: <http://edgewater-reston.org>
Residents'/Owners' Section – Pol. Res. #6 – 9/25/99

New residents are encouraged to complete the directory questionnaire on EW's website and return to Sue Merk (see address on form) so you can receive a copy of the Edgewater Residents' Directory.



edgewater-reston.org/docs/directory-questionnaire.doc

■ Recycling Guidelines at Edgewater

IMPORTANT NOTICE – The large dumpster is NOT to be used for plastics, glass, cans or garbage.



The smaller garbage cans are for commingled recyclables (*plastics, glass, cans*). ALL GARBAGE goes in the compactor. If non-recyclables are mixed in with recyclables, they have to be separated or the load can be rejected. It is the residents' responsibility to

break down ALL boxes before being put in the newspaper dumpster. The cooperation of all residents is appreciated. Please keep in mind that we have visitors and potential residents on site throughout the week and especially on weekends and overflowing dumpsters do not make a good impression.

Apartments and condominiums built **BEFORE July 2007** are required to recycle mixed paper and cardboard. The owner or Management Company must provide a recycling system for these materials, according to Chapter 109.1 of the County Code. Apartment and condo residents can also use one of the county's recycling drop-off centers to recycle glass bottles, metal food and beverage containers, mixed paper and cardboard and plastic bottles. If you are a resident or owner with questions, you can **Ask the Recycle Guy** at

fairfaxcounty.gov/dpwes/recycling/biz-ask.htm Get more info at:
fairfaxcounty.gov/dpwes/recycling/multifamily.htm

Below are some basic guidelines on Recycling Do's & Don'ts

▶ Paper/Cardboard

Recycle: Junk mail, newspapers, office paper, telephone books, cereal boxes, packing boxes, magazines.

Preparation: Flatten all boxes. Bag any paper that is shredded. Remove wax paper liners from boxes.

NO: Used paper towels or tissues, wet or dirty paper or cardboard, waxed paper/boxes, milk cartons.

▶ Glass:

Recycle: Clear, green and brown glass bottles and jars.
Preparation: Rinse and discard lids.

NO: Light bulbs, window glass, mirrors, cookware or other colors of glass.

▶ Metal:

Recycle: Steel and aluminum cans and lids;
Preparation: Rinse to remove food residue.

NO: Pots and pans and no food residue.

▶ Plastics:

Recycle: Plastic bottles/jugs for milk, soda, detergents etc.
Preparation: Rinse and discard lids.

NO: Plastic bags (take to grocery stores to recycle), yogurt cups, margarine tubs or any plastic container that doesn't have a narrow neck

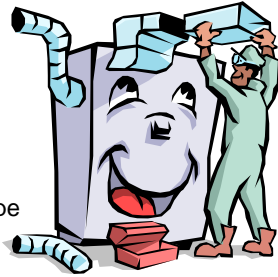
For more info about recycling at Edgewater, go to:

<http://edgewater-reston.org/docs/recycling.htm>

■ Why do I have to check for leaks?

Harry Anderson Harry.Anderson@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 Condo's newsletter is published bi-monthly. It is also on the website in **COLOR** with live hyperlinks and will be sent by email to anyone who sends an email to sbmerk@comcast.net with "Edgewater Email List" in subject line.

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.

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>

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>

Harry Anderson - Community Manager

Harry.Anderson@procamva.com
(703) 266-6017 Fax (703) 266-6018
ProCAM, LLC
14301 Climbing Rose Way
Centreville, VA 20121

Advertising in Edgewater's Newsletter

If you own a small business (or know someone who does) advertising in Edgewater's newsletter is an inexpensive way to reach 174 residences 6 times per year. 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 limitation.



News From Around Town...

■ Reston Interfaith's Hypothermia Prevention Program – Dec.1 thru Mar. 31

In order to prevent weather-induced illness and loss of life among unsheltered homeless adult men and women in our community, Reston Interfaith will operate the North County Hypothermia Prevention Program again this year in partnership with Fairfax County. Last year, over 130 volunteers catered home-cooked meals, collected wish list items and assisted with a variety of activities for 150 program participants. We need your help to ensure the program's success again, so please confirm your or your group's interest in participating this year! See flyer attached to this newsletter for ways you can help or contact Mandy Guernsey at Mandy.Guernsey@restoninterfaith.org or at 571/323-9565. View more volunteer info at <http://www.restoninterfaith.org>



■ GRCC - Ethics Day for HS Seniors



Tue., Nov. 25, 7:30am - 3:00pm
Sheraton Reston Hotel, 11810 Sunrise Valley Dr.

Greater Reston Chamber of Commerce Ethics Day is an opportunity to help the 400+ graduating South Lakes High School Seniors understand the implications of ethical decision making in their adult lives. Be a part of one incredible day where these young adults, who will someday become a part of your workforce, face real-life ethical dilemmas and must decide the appropriate solution. This 18-year old program has become a model for similar programs recreated throughout the country. It is a proven success and has been credited by graduates as having changed their lives. You may volunteer to be an adult guide leading a small group of 8 students through the different scenarios to facilitate and encourage vibrant discussion. To learn more about volunteering as a table leader, contact Olga Gordiyenko at 703.707.9045 or at olgag@restonchamber.org or go to restonchamber.org/Portals/3/docs/Table%20Leaders%20Form.pdf

Report from the Treasurer (08/2008) – by Laurence Boorstein

Financial results for 2007: In July 2008, the Association's auditors, OAO Mohn & Allen PC, presented their draft audit of the condominium's financials for the year ended December 31, 2007. Income for the year 2007 was \$541,753, and expenses were \$387,462, resulting in net income before provision for income taxes and contribution to reserve of \$154,291. The provision for income taxes was \$4,668 and the contribution to reserves was \$158,611, resulting in a net loss of \$8,988, compared to a net loss of \$6,426 in 2006. This loss resulted in a decrease in unappropriated members' equity from negative \$4,717 as of December 31, 2006 to negative \$13,705 as of December 31, 2007. The auditors recommend that the Association maintain 10 – 20% of annual assessments in unappropriated members' equity to provide for future unexpected expenditures.

The Association's contribution of \$158,611 to reserves in 2007 compares to \$140,041 in 2006. The 2007 contribution to reserves and the transfer of \$700 for electrical work resulted in an increase of replacement reserves from \$510,296 at December 31, 2006 to \$668,907 at December 31, 2007. Total members' equity, including the replacement reserves of \$668,907, landscaping reserves of \$1,197 and the negative unappropriated equity of \$13,705 stood at \$655,699 as of December 31, 2007 compared to \$506,776 at December 31, 2006. Liabilities on December 31, 2007, totaled \$44,442, including deferred landscaping of \$12,826, accounts payable of \$18,241 and prepaid assessments of \$13,375. Total assets -- including \$664,375 of cash and investments, up from \$517,308 a year earlier -- were \$700,141 as of December 31, 2007, compared to \$545,551 as of December 31, 2006.

Reserves, maintenance and condition: The Association is accumulating reserves for future major repairs and replacements, in accordance with the governing documents. As noted by the auditor, these reserves were not fully funded at December 31, 2007, due to the deficit in unappropriated members' equity.

Synergy ENG prepared a condition assessment and developed a reserve fund plan for the community in May 2005. The effort, conducted by a Community Associations Institute designated Reserve Specialist, found that the community was "in generally good condition and appeared to have been well maintained," but indicated that "as the community common elements age a series of on-going life extension measures and late-term replacement projects should be anticipated" and that an increase in funding levels was needed.

The reserve and condition study included, among others, asphalt roadways, concrete sidewalks, steps, railing, concrete, curbs and gutters, the dumpster enclosure, retaining walls, fountain, gazebo, light poles, roofing, siding painting and caulking, trim painting and replacement, stone veneer cleaning and repair, balcony decking boards and restoration, breezeway concrete, concrete stair treads, window replacement, electrical room doors, door replacement, building-mounted lighting, fire alarm control panels and devices, electrical preventive maintenance and modernization, mailboxes and notice boards.

The study provided a budget and schedule for each item, and an analysis of the funding requirements over the life-cycle of the community. The study also included preventive maintenance guidelines to assist the community in the development of a routine maintenance program. The study notes that "the development and implementation of a maintenance checklist and annual condition survey will help extend the useful service lives of the community's assets." It is also recommended by the reserve specialist and our auditors that the reserve fund plan be updated every three to five years.

The information in this article is presented only as a brief overview of financial results, and the accuracy of the information and any interpretations or opinions regarding the information in this article are not guaranteed. This information should not be used as a substitute for consultation with professional accounting, tax, legal or other competent advisers. The auditors' report in its entirety and the original figures in the financial statements (available by contacting ProCAM) should be reviewed before taking any decisions or actions based on the financial information discussed here.



Reston Interfaith, Inc.
North County Hypothermia Prevention Program

Volunteer Opportunities

Meet the immediate needs of one of the most vulnerable populations in our community this winter season! **The North County Hypothermia Prevention Program needs your commitment of support and participation to prevent weather-induced illness and loss of life among unsheltered homeless adults.** Make a difference by serving in any of the following ways:

Dinner Caterers & Servers

- Purchase food and prepare dinner for 40 adults from your location using our *Food Preparation Guide*.
- Deliver, set up, serve dinner buffet style and clean up.
- Who: Volunteers 18 years old and above; 2 – 4 volunteers per date.
- When: 5:30 – 7:30 pm; preferred weekly commitment for at least one month (ex. Fridays in February).
- Training: Highly recommended for all Dinner Servers; required minimum of one trained Server per group. Training is not necessary for Caterers who do not serve the meal on-site.
- Contact: Emily Dahlkamp at Emily.Dahlkamp@restoninterfaith.org or 571/323-1383

Activity Leaders

- Plan, obtain materials for, set up and lead recreational activities such as bingo, cards, trivial pursuit and other board games.
- Who: All volunteers should be at least 18 years old; 2 – 4 volunteers per date.
- When: 7:30 – 8:30 pm
- Training: Highly recommended for all Activity Leaders; required minimum of one trained Activity Leader per group.
- Contact: Mandy Guernsey at Mandy.Guernsey@restoninterfaith.org or 571/323-9565

Evening Assistants

- Welcome guests and assist them to settle in for the evening.
- Verify supply inventory.
- Set up, serve food buffet style, clean up, package and transport left over food to the Embry Rucker Shelter (if Dinner Servers are not scheduled).
- Who: All volunteers should be at least 18 years old; 1 volunteer per date.
- When: 6 – 9 pm (ending time is flexible based on volunteer availability); Preferred weekly commitment for minimum of two months.
- Training: Required for all Evening Assistants.
- Contact: Mandy Guernsey at Mandy.Guernsey@restoninterfaith.org or 571/323-9565

Bagged Meal Caterers

- Purchase food and prepare 20 – 100 meals from your location using our *Bagged Meal Preparation Guide*;
- Deliver meals to the Embry Rucker Shelter.
- Who: Volunteers of all ages are welcome; group size may vary.
- When: flexible depending on volunteers' availability
- Contact: Emily Dahlkamp at Emily.Dahlkamp@restoninterfaith.org or 571/323-1383

Wish List Donation Coordinators

- Organize and schedule a collection of critically needed items from your location using our current *Wish List*;
- Lead the collection and deliver items to the Embry Rucker Shelter.
- Who: Volunteers of all ages are welcome; group size may vary.
- When: flexible depending on volunteers' availability
- Contact: Emily Dahlkamp at Emily.Dahlkamp@restoninterfaith.org or 571/323-1383

Questions? Contact Mandy Guernsey - Mandy.Guernsey@restoninterfaith.org or 571/323-9565.