

# SHAKER WOODS

September 2006

# HIGHLIGHTS

A Publication of the Shaker Woods Homeowners Association —PO Box 1017, Herndon, VA 20172



SWHOA  
Board of Directors

**President**

Kathy Devany  
kdevany@comcast.net  
703-430-6607

**Vice President**

Deirdra McLaughlin  
deirdramclaughlin@gmail.com  
703-689-0071

**Vice President**

Konrad Huppi  
wfsc@starpower.net  
703-404-3593

**Secretary**

Eileen Moore  
eileen-moore@excite.com  
703-450-2891

**Treasurer**

Bill Duggleby  
wduggleby@comcast.net  
703-925-9799

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**Newsletter Production**

Nancy Callaghan  
nancycall@aol.com

## Message from the President

The SWHOA board is pleased to welcome Konrad Huppi as a member. He agreed to fill a vacant position and brings a lot of experience—not to mention help—to the group. In a matter of weeks, Konrad sorted through the problems to get our web site operational again and thanks to his efforts, we are looking forward to making significant progress on it in the coming months. His experience with other associations as well as his willingness to pitch in with the workload has made him a great addition.

As all of you know, the SWHOA board is an entirely voluntary group who manage to meet on a regular basis and attempt to get out regular newsletters. On the latter, this board would like to post information on the Shaker Woods web site and send the newsletter electronically to save time (and expense). Tom Stluka has agreed to bring our web site up to date and keep it current. The content of our site will be discussed at the annual meeting.

## Meeting Updates

The annual SWHOA meeting will be held at 7:00 pm on October 30, 2006 at the **Reston Regional Library**. The location was changed due to difficulties in scheduling Armstrong Elementary School. The terms of three board members are expiring and nominations are being sought. Anyone interested in serving on the SWHOA board should notify Kathy Devany and include a brief statement of interest and background.

Meetings are currently held at the Reston Library; the dates of upcoming SWHOA meetings are:

**SWHOA Board Meetings:**

November 7, 2006  
December 6, 2006

**SWHOA Architectural Review Committee:**

November 6, 2006  
December 4, 2006

## Community Affairs

The board has received inquiries as to the status of the repair of the path washed out in a storm that goes over a culvert near the crosswalk on Wiehle Avenue. The board is getting estimates and hopes to contract for the repair in the next few weeks.

Among other things, the board is updating the Architectural Review Guidelines based largely on homeowner's suggestions. If individual homeowners would like to make suggestions, please email them to Kathy Devany.

From time to time, the board hears from homeowners who wish to report a problem. While many of these complaints are legitimate concerns, most problems do not violate the association rules and the only action that can be taken is to let homeowners know that these are issues. Here are the areas where the board has heard from homeowners:

- Shaker Woods does not allow boats or RVs to be parked or stored in a homeowner's driveway. There are, of course, brief periods when these vehicles are being serviced or someone is visiting but please be aware that this practice violates our covenants and is a concern to many homeowners.
- Recently, a scout troop organized a soccer game on our common grounds and parents discovered that the field had to be cleaned before they could play because homeowners had not cleaned up after their dogs. *Please* be considerate of others and scoop.
- The board has received several complaints recently about cars parked in the street. As long as the cars or trucks are in working condition with current tags this is legal and the board has no authority to act. However, many cars parked on the street is unsightly and many neighbors would be grateful if homeowners would park them in their garage or driveway.
- In many parts of the neighborhood, the fences installed by the county when Wiehle Avenue was built are in poor condition. These fences are owned by the homeowner's on whose property they are located and it is their responsibility to keep them maintained. Many homeowners have complained that the fences are not being kept up and detract from the appearance of the neighborhood.

- The paths were recently repaired and/or repaved and generally look great. If a path runs along your property, please make sure that the bushes and brush on your property do not overhang the path; there are places where anyone using the path has to get off on the grass because bushes make the path impassable.

## Neighborhood Watch

The board would like to thank Angela and Sanjeet Harpalani for their years of service in overseeing the Neighborhood Watch program in our community. In order to continue this program, we will need volunteers. If you are able to help, please send Eileen Moore an email.

## Architectural Review Committee

Wes Moore  
moore.wes@ensco.com 703-450-2891

Marilyn Natolie  
mjnatoli2002@yahoo.com 703-464-0302

Angela McCafferty  
ajmccafferty@verizon.net 703-318-8470

Hollis Clapp  
HollisClapp@netzero.com 703-904-9338

\*\*Ivette Retrey-Golinsky  
IvetteRG@aol.com 703-904-9044

\*\*Please send all applications to Ivette Retrey-Golinsky.

Don't miss the annual meeting on October 30, 7:00p.m. at Reston Regional Library! The meeting agenda and absentee ballot are attached.

Shaker Woods Homeowners Association  
Year End Treasurer's Report 2006

The following summary is for the Shaker Woods Homeowners Associations (SWHOA) Fiscal Year 2006 ending September 30<sup>th</sup>, 2006.

Combined Statement of Net Worth-Includes both Operating Fund and Capital Reserve Fund.

	Fiscal 2006 Actual	Proposed Fiscal 2007 Budget
Beginning Balance	\$176,283	\$184,993
Total Revenue	\$49,849	\$48,111
Total Assets	\$226,132	\$233,104
Total Expenditures	\$41,139	\$49,945
Ending Balance	\$184,993	\$183,159

#### **Operating Fund vs. Capital Reserve Fund**

**Operating Fund:** Used for the normal expense of managing and maintaining community property (i.e. landscaping of common property, utilities, legal expenses, insurance, capital improvements, etc) plus excess funds to be used for unexpected costs. Current balance = \$105,695

**Reserve Fund:** Mandated by Virginia State Law to be maintained at levels tied to a formal study of existing capital assets. This fund is to be used for the repair and replacement of those capital assets. The study must be conducted at least once every five years. The latest study for SWHOA was done in 2003 and determined that an initial deposit of \$63,000 and an annual contribution of \$7,674 was required. Current Balance = \$79,298.

#### **Summary of Fiscal Year 2006 Income and Expenses**

A detailed statement is attached to this report. The following highlights should be noted:

- Income exceeds expenditures primarily because of significantly lower legal costs than were budgeted in FY2006 and slightly lower than budgeted landscaping costs. Also, budgeted capital improvements to install new entrance monuments at several locations were not undertaken as originally planned.
- Capital repairs to the asphalt paths were completed at a cost of \$10,000. Other budgeted capital repairs to a bridge, entrance monuments, and picnic tables were not conducted.

#### **Fiscal 2006 Budget**

- Revenues are expected to be similar to revenues in Fiscal 2006. Expenditures are budgeted to allow for maintenance/repair of entrance monuments and construction of new monuments at several entrances.
- The dues assessment to homeowners will remain the same at \$178 per lot.

Shaker Woods Homeowners' Association  
 Fiscal 2007 Budget  
 As of September 30, 2005

<b>Operating Fund</b>	Fiscal 2006 Budget	Fiscal 2006 Actual	Proposed Fiscal 2007 Budget
Beginning Balance	97640	97640	\$105,695
Revenues			
Dues	35,422	\$35,472	35,422
Interest	\$2,400	\$3,197	\$2,400
Disclosure Packages	\$525	\$525	\$525
Total Receipts	\$38,347	\$39,194	\$38,347
Expenditures			
Total Operating Expenditures	\$31,352	\$23,465	\$26,271
Capital Reserve Contribution	\$7,674	\$7,674	\$7,674
Entrance Improvements	\$8,000	0	\$8,000
Total Expenditures	\$47,026	\$31,139	\$41,945
Surplus/(Deficit)	(8,679)	\$8,055	(\$3,598)
Ending Balance	\$88,961	\$105,695	\$102,097
<b>Capital Reserve Fund</b>	Fiscal 2006 Budget	Fiscal 2006 Actual	Proposed Fiscal 2006 Budget
Beginning Balance	\$78,643	\$78,643	\$79,298
Revenues			
Annual Contribution	\$7,674	\$7,674	\$7,674
Dividends	\$1,140	\$2,981	\$2,000
Total Receipts	\$8,814	\$10,655	\$9,764
Expenditures			
Bridge Repair	\$4,800		0
Trail Maintenance	\$8,262	\$10,000	0
Picnic Area	\$7,000	0	0
Entrance Monument Repointing	\$4,8000	0	\$8,000
Total Expenditures	\$24,862	\$10,000	\$8,000
Surplus/(Deficit)	(16,048)	\$655	\$1,764
Ending Balance	\$62,595	\$79,298	\$80,972

# **Shaker Woods Homeowners Association (SWHOA) ANNUAL MEETING**

Please take note that the Shaker Woods Homeowners' Association (SWHOA) Annual Meeting of Members will be held on:

Monday, October 30, 2006, 7:00–9.00 p.m.  
(Refreshments will be served)

at

Reston Library  
Bowman Towne Drive  
Reston, VA 20190

## **AGENDA**

### **I. President's Welcome and Report**

### **II. Regular Business**

- A. ARC Report
- B. Treasurer's Report (see attached)
- C. Secretary's Report
- D. Election of 2007 Board Members (see attached)

### **III. New Business**

- A. Electronic Communications
- B. Repair of Little Bridge

### **IV. Adjournment**

Please mark your calendars and plan to attend this meeting. If you are unable to attend, please complete and return the enclosed proxy ballot. Your vote is important!

# Shaker Woods Homeowners Association Ballot

The 2006 Shaker Woods Homeowner's Association (SWHOA) Annual Meeting will be held on Monday, October 30, 2006 at the Reston Library. A quorum is needed to conduct essential Association Business.

If you are unable or believe you will be unable to attend the Annual Meeting, please take a moment to complete this ballot and return it by US Mail to:

SWHOA  
P. O. Box 1017  
Herndon, VA 20172

There is only one ballot allowed per household. Only ballots received on or before October 30, 2006 will be counted.

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1. There are three open positions for the Board of Directors. The nominees are:

Select Three:

- Kathy Devany (incumbent)
- Deirdra McLaughlin (incumbent)
- Konrad Huppi (incumbent)
- \_\_\_\_\_  
Write In
- \_\_\_\_\_  
Write In
- \_\_\_\_\_  
Write In

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

SWHOA Property Address \_\_\_\_\_

Lot Number \_\_\_\_\_

Shaker Woods Homeowners Association  
PO Box 1017  
Herndon, VA 20172



The October 2006  
Meeting Agenda, Bal-  
lot, Treasurer's Report,  
and Budget are en-  
closed.