



# Newsletter

January 2004

## 2004 Neighborhood Events

*Mark your calendar for these events:*

February 21—Mardi Gras Party

May 8 – Spring Planting Day

July 4 – 4<sup>th</sup> of July Parade

September 12 – Neighborhood Picnic

November – Annual Homeowners Meeting

## Hail and Farewell

As many of you know, after more years than we can count, Carter Jones is stepping down from the HOA Board. We are so grateful for the many different ways he has served this neighborhood as President and as Chairperson of AECC. And although she wasn't a board member, Stacy Jones served for many years as our administrative assistant, planned the neighborhood picnic and handled all the disclosure documents for the HOA. Together, their dedication, commitment, talent and energy have shaped this community into a great place to live. They will be missed. |

## New Year's Resolutions

This is a good time of year to get things in good working order and improve home safety.

- Replace batteries in smoke detectors
- Clean or replace dryer vent hoses
- Have your chimney swept
- Clean the oven
- Make a fire escape plan

[www.shakerwoods.net](http://www.shakerwoods.net)

Community Information  
Activities calendar

Recommended service providers

Board contact info

AECC and Grievance forms

Neighborhood directory



**Don't miss the neighborhood Mardi Gras Party! Saturday, February 21, 7:30 pm at Laura**

We will be putting the neighborhood directory on our website in mid-February. It will be password protected. We hope this will be a great resource for everyone. If you *do not* want to have your information included, please let us know at [info@shakerwoods.net](mailto:info@shakerwoods.net).

# Treasurer's Report

(Preliminary)

	Actual	2003 Budget	(Over) Under	2004 Budget
<b><u>Revenues</u></b>				
Homeowner Dues	\$25,024	\$25,208	\$184	\$25,208
Less: Capital Fund Transfer	(2680)	(2,740)	(60)	(4,110)
	22,344	22,468		21,098
Disclosure Document Fees	900	500	(400)	600
Prior Year Dues Payments	175		(175)	
Late Payment Penalties	750	100	(650)	200
Interest Income	245	700	455	275
<b>Total Revenues</b>	<b>24,414</b>	<b>23,768</b>	<b>(646)</b>	<b>22,173</b>
<b><u>Expenses</u></b>				
Common Area Maintenance	8,370	10,000	1,630	9,000
Administrative Assistant	3,850	4,200	350	4,200
Insurance	1,815	2,500	685	2,000
Neighborhood Activities	2,117	2,000	(117)	2,500
Printing & Postage	989	600	(389)	950
Management Fee (inc. reimb exp)	870	800	(70)	950
Dues Rebate	1,225	1,288	63	1,288
Legal & Accounting Fees	253	1,500	1,247	750
Disclosure Document Costs	0	125	125	240
Taxes	185	350	165	125
Other	285	300	15	100
<b>Total Expenses</b>	<b>19,959</b>	<b>23,663</b>	<b>3,704</b>	<b>22,103</b>
<b>Revenues Over Expenses</b>	<b>\$4,455</b>	<b>\$105</b>	<b>(\$4,350)</b>	<b>\$70</b>
<b><u>Capital Reserves</u></b>				
Section 8	Entranceway sign & landscaping and lighting			\$6,175
Section 7	Entranceway sign & landscaping and Storm Water Drainage Pond			2,100
	Sidewalk sealing -Spring 2004			1,200
	Reserve for sidewalk paving			1,285 (1)
	Prior year escrow balance			1,285
Other	Reseal Basketball court			6,000
				<b>\$18,045</b>
<b>Fund Balances- December 31, 2003</b>				
	Operating Fund			\$30,016
	Capital Fund			\$20,569

## From the Treasurer –

Last year, revenues exceeded expenses by \$4,400. (See Treasurer's report for details.) The largest item under budget was common area maintenance. We budgeted for drought conditions and extra watering and it never stopped raining! Legal fees were also significantly under budget due to a reserve for a lawsuit that did not materialize.

On the income side, we collected \$750 in penalties. I hope this never happens again. The due date for assessments this year is **February 28, 2004**. Invoices were mailed in mid-January in envelopes with the Shaker Woods name and logo. If you do not receive one, call me. With the additional time allotted, there will not be a grace period.

We did not raise the dues this year; they will remain at \$184. Keep in mind that we have projected \$18,000 of capital expenditures for 2004 (carryover from 2003) and our capital fund reserve is being depleted. The majority of our capital reserve expenditures over the past three years was a result of the road construction and will not be recurring.

Feel free to call me with any questions or concerns. I wish you all a happy, healthy and prosperous New Year!

Carol Keeling

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We hope you enjoyed the red bows on your mailboxes for the holidays. We had a lot of great responses and we plan to recycle annually! Let us know if you don't want to be included next year.

Please...give us a sign!



*Coming soon to a corner near you!*

The Board is pleased to announce that we are in the final stages of bringing a neighborhood sign to the Heather Way entrance!! Because the site is on VDOT right-of-way, we have had to come up with a design that meets their guidelines and restrictions. Look for the sign to be installed this spring!

## We Need Your Input!

One of the main goals of the community website is to have it serve as a valuable resource for various services and providers, from house painting and plumbing to piano lessons. When someone new moves in, or a neighbor just needs a new service provider, it would be great to have a convenient and trustworthy source for his or her needs.

So please take a few minutes and think of anyone you would like to recommend for their service and value. We would also like to offer information about the services your neighbors can provide, from dentistry and accounting to custom carpentry, and of course babysitting and grass cutting. Please send information to [info@shakerwoods.net](mailto:info@shakerwoods.net).

Check out [www.shakerwoods.net](http://www.shakerwoods.net)

## Homeowners Association of Shaker Woods Board Members

**Sue Titus**, President

703-404-2686

**Carol Keeling**, Treasurer

703-404-9364

**Kurt Janssen**, AECC

703-406-3436

**Laura Hamilton**, Secretary

703-948-7565

**Daryoush Batmanghelidj**, Grounds 703-450-4646

**Cynthia Rouse**, Board Member

703-318-9566

**Liz Goldsby**, Administrative Svc 703-406-1547

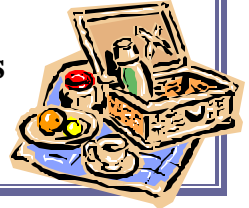
lgoldsby@aol.com

The Nominating Committee (Carol Keeling, Liz Goldsby and chaired by Laura Hamilton) is currently searching for another at-large member to

**Interested in organizing this year's Neighborhood Picnic?** Hot dogs, hamburgers, ice cream, moonbounce and other games and entertainment. Stacy Jones has put together an easy system based on her years of experience.

**Can you take over this fun project?**

Call Liz @406-1547.



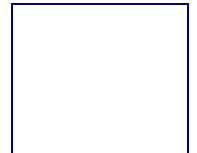
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*The Board will be conducting its annual spring inspection in March or April. Now is the time to spruce up the yard, get rid of debris, make exterior repairs, paint your trim. Remember, all of our home values depend on the appearance of the neighborhood as a whole!*

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Homeowners Association of Shaker Woods  
P.O. Box 222  
Herndon, Virginia 20172



ADDRESS CORRECTION REQUESTED