

# CVIII NEWSLETTER

Spring 2004

Management Office 703-525-5557

Volume 12, Issue 1

[www.colonialvillageiii.com](http://www.colonialvillageiii.com)

Although still in a developmental state, CVIII has a web site, [www.colonialvillageiii.com](http://www.colonialvillageiii.com), which is up and running. Pages for CVIII's bylaws, our welcome brochure, notices advertising upcoming board meetings and their agendas, and minutes for past board meetings are available at the present time. There will be pages for long-term projects such as landscaping renovations and problems like parking that never go away. A bulletin board and pages listing units for sale or lease, household items residents wish to sell, and events of interest to owners and residents will be accessible as soon as a protocol for verifying authorship is developed. The board doesn't want the mischievous to be able to sell or lease your unit out from underneath you. Eventually, owners will be able to use this web site to vote in board elections. Lorraine Eide, a resident owner, is the reason we have this web site. She was kind enough to volunteer her time to set up [www.colonialvillageiii.com](http://www.colonialvillageiii.com), and anyone who has visited it will testify that she has done a great job. Suggestions for improvements or additional features are welcome.

## 2004-2005 Parking Stickers

Parking permit stickers for 2004-2005 are now available at the management office at 1903 Key Blvd between 8:00 a.m. and 5:00 p.m., Monday through Friday. If you are unable to pick up your new permit during normal business hours, the office will be open until 6:00 p.m. on Wednesday April 21 and Wednesday April 28. Each unit is entitled to one sticker. Please complete the application form left at your unit's front door, and bring it along with your vehicle's state registration form when you come to pick up your 2004-2005 sticker. Tenants must bring a copy of their lease. 2003 stickers will expire at midnight on 30 April 2004. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

## Spring Cleaning Projects

If you would like to have the exterior sides of your unit's windows cleaned, please be on the lookout for a notice from our management office giving dates when this work will be done. As has been the practice in past years, you indicate which windows you want cleaned by removing their screens. The board also plans to have hallway carpets cleaned this spring. Mr. Hedrick will distribute notices as soon as dates for this work have been determined. Stan Kiman, our maintenance engineer, will begin repairing dents and gouges and touching up the paint on common area walls, ceilings and entry doors later this spring.

## Doormats

Doormats for use outside unit entry doors are available at no charge from the management office at 1903 Key Blvd. They look attractive. They are made of the same Mohawk carpeting recently installed in common hallways. They are intended to maintain and improve the appearance of common hallways. Over time, the areas in front of entry doors become some of the most soiled portions of hallway carpeting. Units that had no doormat at all have already gotten one. Units that have unbound carpet scraps or any type of doormat that is dirty or worn out will get one of these new mats shortly. If you have a doormat, and it is clean, bound and in good repair, it won't be replaced unless you so request.

## CVIII—A Gated Community?

The board is interested in the opinions of owners and residents on a recent proposal to restrict nonresidents' access to CVIII in order to increase the security of residents and their property and otherwise improve the quality of life in CVIII. George Hinkins, a resident owner, has suggested that recent incidents of vandalism in CVIII and longstanding problems with groups of late night revelers have been caused by residents of Rosslyn Heights and other complexes north and east of CVIII using the Queens Lane walkways as a shortcut to and from Wilson Blvd. To stop this unwanted pedestrian traffic, Mr. Hinkins proposed that CVIII install a fence with a gate equipped with a lock between 1816 and 1817 Queens Ln. and a similar gate and lock in the existing Wilson Blvd. fence. The cylinders of these locks could be set to accept residents' laundry room keys. Guests and tradesmen would still have free access to CVIII through the parking lot and the two Rhodes St. pedestrian walks. Mr. Hinkins, an architect by profession, has offered to design this fence and these gates and obtain a preliminary estimate of their costs. The board feels that George's proposal has considerable merit but recognizes that some may feel that what one resident describes as "locking down CVIII" will create inconveniences and might change CVIII's atmosphere in some unforeseen way. The board will be discussing this matter at upcoming meetings. If you have comments or suggestions, please stop by and share them with us.

## Real Estate Development in CVIII's Neighborhood

**Good News:** The Holladay Corporation, developer of 1800 Wilson Boulevard, the 154-unit residential building approved for construction across Wilson Blvd. where the used car lot was once located, has decided to convert this project to a condominium. This will be good for CVIII because owners take more interest in their residential neighborhood and are more involved in civic affairs. Pre-construction prices for 610 sq. ft. one-bedroom units have been advertised as beginning in the high \$200s, which is comparable to the \$270,000 recently paid for a slightly smaller one-bedroom unit in CVIII. **Bad News:** A Site Plan Review Committee of the Arlington County Planning Commission is reviewing an application to demolish the Rhodeside Grill and Il Radicchio restaurants and replace them with an addition to the National Science Teachers Association (NSTA) building. Arlington County adopted guidelines for this site in November 2003 calling for a building no more than five stories high whose exterior appearance has a relationship with existing buildings including a step back/treatment on its second floor that complements Colonial Village. As proposed, this addition to the NSTA building will be six stories high. Its main roof will be 75' high, which is 26' higher than the main roof of the existing NSTA building. Its first floor will have 10,000 sq. ft. set aside for restaurant or retail use. The exterior design of this proposed building has little relationship in terms "materials, colors, building heights, fenestration, etc." to any neighboring building. The side facing Clarendon Blvd. tilts out over the sidewalk. The upper floors closest to the intersection of Rhodes St. and Wilson Blvd. are curved and have been criticized by county staff as being "out of proportion with the building and the building's height" making it appear "top heavy and too chunky in the middle." A representative of CVIII's board will testify against the height and exterior design of this proposed addition to the NSTA building at upcoming hearings. If you wish more information or make comments, you can contact Frieda Wray of the Arlington County Planning Commission at 703-228-3525 or go to the [commission's web site](#).

# CVIII NEWSLETTER

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## **Crime Watch**

Residents should be aware of several crimes that have occurred in CVIII during the last four months. Most recently, in early July, a peeping tom was caught in the courtyard bound by the rear sides of 1720, 1724 and 1728 Queens Ln., 1829 Wilson Blvd. and 1727 N. Rhodes St. This man was arrested; and, within thirty days, he was prosecuted, convicted, and sentenced to jail for six months. Frank Metz should be thanked for spotting this man and calling the police. The resident whose privacy was violated should be commended for insisting that the police arrest this man and the commonwealth attorney prosecute him. Rich Donahue and John Muldoon deserve the community's appreciation for taking time off from work to attend the trial to demonstrate CVIII's interest in this case to the court. Earlier, in late May, someone gained access to the laundry room located in 1728 Queens Ln., most likely by removing a window screen, and defiled a resident's clothing. No arrest has been made in this case. The board is working to find a way to prevent laundry room windows from being used to gain unauthorized access and still allow these rooms to be ventilated.

## **You Can Help**

Community involvement is the first line of defense against crime. Please keep basement, laundry and storage room doors and windows closed. Report security lighting and door locks that aren't working. If you see a crime or suspicious activity, or suffer the misfortune of being a victim, call the police. Let George Hedrick, our property manager, know what has happened, so that other residents of CVIII can be alerted and corrective measures taken. The Arlington County Police Department does not automatically inform CVIII when a crime or suspicious activity has occurred on our property. The board and Mr. Hedrick did not learn of the peeper mentioned above until after his trial.

## **An Update on the Rhodes Street Parking Petition**

Residents have been asking what happened to Colonial Village's petition requesting that parking on N. Rhodes St. between Wilson Blvd. and Lee Hwy. be restricted to vehicles with Zone 4 parking stickers or visitors passes twenty-four hours a day, seven days a week. This petition was submitted to the Traffic Engineering Division of the Arlington County Department of Public Works on 1 August 2003. A decision on our petition was put on hold because, shortly after it was submitted, the Arlington County Board decided that the county's parking regulations and policies were not flexible enough to deal with current parking problems and did not have wide spread public support. It directed the Traffic Engineering Division and the county's Transportation Commission to hold a Parking Symposium and other meetings so that residential, commercial, business and institutional "shareholders" could explain their parking problems and suggest how the county could solve them. Consultants specializing in parking problems discussed how communities all over the United States deal with similar parking problems and how their solutions could be implemented in Arlington. County staff was directed to produce an "Arlington County Integrated Parking Plan" based on these meetings. They have done so, and this plan will be presented to the public and the county board later this fall. Once the county board adopts some version of this plan, it is possible that Colonial Village's petition will be approved. It is also possible that Colonial

Village will be allowed or asked to choose how parking is regulated on streets within its confines from a wider range of options with respect to hours of enforcement, exemptions, eligibility, permit charges, and allocation mechanisms. Sarah Stott, who is Arlington County's Parking Manager, has offered to attend a CVIII board meeting or a meeting that would be open to residents of all of Colonial Village's communities to explain and answer questions about the "Arlington County Integrated Parking Plan." Notice of meetings on this topic will be posted on hallway bulletin boards. In the meantime, the board continues to explore ways CVIII can solve its parking problems on its own.

### **Temporary Parking Restrictions**

CVIII has two projects scheduled this fall that will require temporary parking restrictions. The first is removing two very large Yellow Poplar trees from the ravine that runs parallel with Rhodes St. This will require temporary parking restrictions to be in effect on the east side of the 1800 block of N. Rhodes St. from the entrance to our parking to at least as far as the pedestrian bridge and the northwest corner of the parking lot close to the car wash area. Access to some garages may also be blocked. The second project is replacing the chimney behind 1729 Queens Ln. The contractor will need the stalls on the east side of the parking lot, to the immediate right and left of the stairs, as a staging area for equipment and supplies and a dumpster. Please be on the lookout for notices of exact dates from association management.

### **CVIII's 2004 Annual Meeting**

CVIII's 2004 annual meeting is scheduled to take place on 20 October 2004 at 7:00 p.m. in the conference room in the management office at 1903 Key Blvd. Please attend! Our 2005 budget will be approved at this meeting. Two seats on the Board are up for election. Both seats are for full three-year terms on the board. If you are interested in serving on the Board, please contact George Hedrick, our association manager, for additional information. If you cannot attend, please return the proxy form for the board seat elections because we need a quorum of 25% of the common interest in person or by proxy to conduct business at the annual meeting.

### **New Towing Service**

Advanced Towing Service has replaced Community Towing as the contractor used to remove motor vehicles parked in our lot in violation of CVIII's rules and regulations. As with previous contracts for this service, neither CVIII nor CMI receives any financial benefit from Advanced. However, if your motor vehicle is parked on CVIII's lot and it has a dead battery or flat tire, or you have locked your keys in it, Advanced has offered to provide free jump starts, lockout service, and tires changes. Their phone number is 703 241-2211. If you have occasion to take Advanced up on their offer, please let George Hedrick, our property manager, know how prompt their response was.

### **New Hallway Lighting Fixtures**

Several new styles of common hallway lighting fixtures have been installed at 1801 and 1805 N. Rhodes St. Both provide more illumination than the old rectangular fixtures. If you have an opportunity, check them out, and let the board know how you like them.

### **Security Fence and Gates**

The board has resolved a number of difficulties with respect to installing a security fence between 1816 and 1817 Queens and gates at this location and the Wilson Blvd entrance to CVIII that would be equipped with locks that accept laundry room keys. Satisfying building code requirements for safe egress appears to be the remaining obstacle to proceeding with this project.

# **CVIII NEWSLETTER**

December 2004 Volume 12, Issue 3

## **President's Message**

Greetings unit owners and residents of CVIII!

2004 was a very productive year in our community! We saw the debut of CVIII's website [www.colonialvillageiii.com](http://www.colonialvillageiii.com), holly trees replace the mismatched and dying junipers bordering our parking lot, improvements made to our storm water drainage system in hopes of preserving the integrity of our buildings and grounds, reconstruction of the "leaning chimney of CVIII" to improve the safety in and around our community, and the installation of 10 new doors at main building entrances just to name a few key milestones.

2004 also saw the election of a new, capable Board member in Eric Nicoll, the re-election of CVIII Board stalwart Dennis Gerrity, and the departure of two very commendable Board members, Cheryl Connelly and Charles Vanderlyn. Cheryl's replacement, Melissa Bailey, joins the ranks in January 2005, and we look forward to having her fresh ideas on your Board!

On a sad note, your Board would like to note the passing of Betty Davis, a longtime member of the CVIII community. Ms. Davis' giving spirit and help with Board activities will be sorely missed.

Looking forward to 2005, your Board of Directors has three primary goals for the calendar year:

1. Installing a security fence and gate between 1816 and 1817 Queens Lane and replacing the existing Wilson Boulevard gate with a new security gate.
2. Widespread landscaping improvements.
3. Conducting a study of CVIII's reserve accounts.

During the past year, non-resident traffic through our community has measurably increased. Over that same period, vandalism, littering, and crime in CVIII have also increased. In an attempt to stop our community from becoming a thoroughfare for non-residents, your Board, with the help of CVIII resident and architect extraordinaire, George Hinkins, is currently pursuing a building permit for a fence and gates that would effectively block the most common route of non-resident trespass through CVIII. If successful, look for construction to begin by Summer 2005.

Board member Dennis Gerrity also has plans to improve our landscaping. Highlighting these improvements will be new plants around a number of building entrances, new ivy beds along the building foundations, and the replacement of older, unhealthy trees with new, more strategically located flora.

Lastly, it is time to evaluate the state of CVIII's financial reserves. Every 5 years, your condominium association is required by State of Virginia law to hire a licensed engineering firm to conduct a study of the state of our grounds and buildings. This study will include projections of expenditures necessary for the replacement and long-term maintenance of CVIII's physical plant. Your Board will use these projections, along with estimates of inflation, to determine if any adjustments need to be made to current annual reserve account contributions. It is your Board's hope that, should they be required, any adjustments will be minor.

Thank you for your time, and Happy

Holidays! Sincerely,

Stanton Stafford

**President  
Colonial Village III Board of Directors**

## **Delinquent Assessments**

Given that a sizable number of units have changed ownership during the past several years, the board feels that it would be helpful to state CVIII's rules for when assessments are payable and our procedures for dealing with delinquent assessments. Assessments are determined on an annual basis. They are due in twelve equal monthly installments, each due the first of the appropriate month. If a payment is not received by the fifteenth of the month, then it is considered delinquent and a \$20 late fee is charged; and CMI, our management firm, mails a late notice to the delinquent unit owner. If an overdue payment is not received after forty-five days, then CMI turns the delinquent unit owner over to CVIII's law firm, Chadwick, Washington, which sends a letter to the unit owner warning that a lien for the delinquent assessment(s), late fee(s) and CVIII's legal costs will be placed against the unit's title. If this overdue payment is not received after sixty days, then CVIII's law firm obtains a lien. When this happens, the delinquent unit owner's assessments for the balance of the year are accelerated and are due in full and immediately. Obtaining a lien does not get CVIII any money unless the unit is sold. Except when a lender has foreclosed on a mortgage, CVIII has always gotten its money when a unit is sold. The immediate effect of a lien is to cloud the title of the delinquent unit owner, which in turn may tarnish their credit record. If this overdue payment and associated late fees and legal costs are not received after seventy-five days, then CVIII's law firm sends the delinquent unit owner a letter offering three options. The first is to pay immediately and in full all delinquent assessments, all late fees and all legal costs incurred by CVIII. The second is to arrange an acceptable payment schedule with CVIII's law firm and sign a promissory note for all monies owed CVIII. The third option is for CVIII's law firm to sue for judgment that CVIII is entitled to the unit owner's delinquent assessments, late fees and whatever legal costs CVIII has incurred, which leads to garnishment of wages or rental income, or foreclosure. If a delinquent unit owner chooses either of the first two options and then reneges, then he or she has chosen the third option.

## **Late Fees**

If you want to avoid late fees, use our direct debit option. You won't have to worry about the post office letting you down. You will also save postage. We have received no complaints of bank errors from those owners who already use this method to pay their condo fees. Please contact the management office for more information and appropriate forms.

**CVIII's Board of Directors** Stanton  
Stafford, president Michael McGregor,  
vice president Melissa Bailey, treasurer  
Dennis Gerrity, secretary Eric  
Nicoll, at large

