

CVIII NEWSLETTER

Spring 2005

Management Office 703-525-5557

Volume 14, Issue 1

A “Super-Sized” Condo Is Coming to CVIII’s Neighborhood

Elm Street Development, Inc. is asking Arlington County to rezone the land occupied by Dr. Dremo and Taco Bell so that it can build “2000 Wilson Boulevard” — a ten story, 167-unit condominium with 36,000 sf of commercial space. Members of the Site Plan Review Committee, county staff, representatives of the Radnor/Ft. Myer Heights and Clarendon-Courthouse Civic Associations have all pointed out that the height and mass of “2000 Wilson Boulevard” greatly exceed guidelines approved by the Arlington County Board for redevelopment of this site. Questions have been also raised about the impact of this building on neighborhood parking and how well it is connected with Colonial Village. CVIII’s board has written Arlington County officials to say that Colonial Village III is very much in favor of redeveloping the Dr. Dremo-Taco Bell site, but it cannot support Elm Street Development’s proposal for “2000 Wilson Boulevard” until it meets the following conditions: (i) it conforms with guidelines in *The Rosslyn to Courthouse Urban Design Study* for height and mass for this site; (ii) it is neutral in its effects on street parking in adjacent neighborhoods; and (iii) it links itself to Colonial Village by incorporating a landscaped courtyard in its design. Elm Street Development and its architects have accepted an invitation from CVII and CVIII to make a presentation on “2000 Wilson Boulevard” followed by a question and answer session at 7:00 p.m. on Monday May 2nd in the meeting room in 1701 N. Troy St. If you are concerned about the impact of 167 additional households on CVIII’s parking problems and what Colonial Village’s neighborhood will look like in the future, then you should attend this meeting!

Arlington County’s Residential Permit Parking Program

Arlington County staff has proposed changes in the county’s Residential Permit Parking Program based on public discussion at a series of citizen forums held over the past two years. These proposed changes would reduce the number of vehicles eligible to park in zones by establishing a maximum of three (3) permits for each residential address. At the present time, there is no limit on the number of permits for vehicles registered at eligible households. Fraud will be reduced by creating short-term and long-term visitor passes that cannot be easily reproduced and that display an expiration date. Each short-term visitor pass would be for twenty-four hours, and each household would be allowed 100 short-term passes a year. Long-term visitor passes would be issued for a specific number of days ranging from 10 to a 60-day maximum, and each household would be allowed 90 days of long-term visitor passes a year. A user fee of \$20 per year will be charged for each decal. Eligible households will get ten short-term visitor passes for free, but will have to pay \$1 each for additional short-term passes. Each long-term pass will cost \$20. Enforcement will be improved by reducing the number of different sets of hours of restriction. Restrictions on the number of permits per household for current residents of parking zones will go into effect in 2008. New residents of parking zones after the date the County Board approves these changes will be allowed only three permits. User fees for decals and visitor permits for current residents of parking zones will be phased in over the next five years. New residents of parking zones after the date the County Board approves these changes will pay these user fees in full. A process that will allow residents to apply for and renew decals and obtain short-term and long-term visitor passes online, by phone or mail and in person will be instituted. These changes will be submitted to the county board for their consideration sometime this summer. You can go to www.parkarlington.com for more information.

Update on the Security Fence and Gates

CVIII has received the permits and approvals from concerned Arlington County agencies needed to build a metal fence with a locking gate between 1816 and 1817 Queens Ln. and replace the Wilson Blvd. gate. Mr. Hedrick and the board, with George Hinkin’s much appreciated help, are currently working to refine proposals from contractors to get the fence and these gates supplied and installed as designed. It will be at least two more months before a contract is awarded, and several months to actually build the fence and install the gates. Good things are worth waiting for.

Stanton Stafford Leaves the Board

Stanton Stafford resigned from CVIII's Board of Directors effective 11 April 2005 because he planned to sell his unit. Stanton joined the Board in 2001 and served as President of the Board from October 2003 until earlier this month. Major improvements in CVIII's storm water drainage system and landscaping and much of the preliminary work on the security fence and gates were accomplished while he was President. Stanton's efforts as a board member reflected his desire that CVIII be an attractive and affordable place to live. The Board takes this opportunity to thank him for his service. The board is looking for a unit owner willing to be appointed to this seat until they, or whoever gets the most votes, is elected at CVIII's 2005 annual meeting to fill the remaining year in the term to which Mr. Stafford was elected. If you are interested, please contact George Hedrick.

Eric Nicoll Elected President of CVIII's Board of Directors

CVIII's Board of Directors unanimously elected Eric Nicoll President effective Mr. Stafford's resignation. Eric is a Deputy Assistant Secretary at the United States Energy Department and brings excellent management skills to the job. He has served on CVIII's board for just six months, and he already has completed a thorough review of CVIII's insurance coverage.

Internet Distribution of CVIII Info to Owners and Residents

If you would like to receive email notices containing information such as warnings of applications of chemicals to control weeds and pests, water cutoffs, holiday office closings, etc. from CVIII's management office, then let the Website Committee know via colonialvillageiii@hotmail.com. Notices of Board of Director meetings, the minutes for those meetings and other information relevant to the day-to-day and the long-term operation of CVIII will also be available. You can use the subject line to indicate how much or little you would like to receive. Your address won't be shared with any other party. You won't receive "Spam" or advertising from CVIII.

2005-2006 Parking Stickers

Parking permit stickers for 2005-2006 are now available at the management office at 1903 Key Blvd between 8:00 a.m. and 5:00 p.m., Monday through Friday. 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. 2004 stickers will expire at midnight on 30 April 2005. 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.

CVIII NEWSLETTER

www.colonialvillageiii.com

Summer 2005

Management Office 703-525-5557

Volume 14, Issue 2

CVIII's 2005 Annual Meeting

CVIII's 2005 annual meeting is scheduled to take place on 17 October 2005 at 7:00 p.m. in the conference room in the management office at 1903 Key Boulevard. Please attend! CVIII's 2006 budget will be discussed and approved at this meeting. This year there are three vacancies on the Board. All must be filled by election. One position is for a three-year term. Two positions are for one-year terms to complete the terms of board members who have resigned. If you are interested in serving on the Board, please contact George Hedrick, our association manager, for additional information. A proxy form for the election for the three vacancies on the board will be sent to unit owners three weeks before this year's annual meeting. If you cannot attend, please return the proxy form. CVIII must have a quorum of twenty-five percent of the common element interest in ownership represented in person or by proxy to conduct business at its annual meetings.

A Security Fence with a Gate and a New Wilson Boulevard Gate

Look for installation in September of a security fence between 1816 and 1817 Queens with a gate equipped with a lock that accepts CVIII laundry room keys. The Wilson Boulevard gate will be replaced with a sturdier gate that also can be locked. The board has not decided whether to lock the Wilson Boulevard gate at all times of the day. CVIII faces a trade-off between convenience and public safety. The Wilson Boulevard gate is the primary pedestrian entrance to our community for most of our residents, but reducing vandalism and trespass is the reason the fence and gates are being installed. The board seeks your input on what hours of the day, if any, this gate should be locked. If you wish to comment, please e-mail the board at colonialvillageiii@hotmail.com or attend one of the board's monthly meetings.

Exterior Painting to Be Done This Fall

Crews from Renaissance Painting will be painting CVIII's exterior trim, gables, dormers, fascia, cast-stone sills and building entry doors this fall. Rotted and damaged wood will be replaced. A notice of exact dates will be posted on hallway bulletin boards so painters on ladders outside windows won't surprise residents.

Talking Trash

CVIII has begun using a new trash service, Thompson Hauling. The board wants to take this opportunity to remind residents of the rules governing the use of CVIII's trash rooms. **Household Garbage:** All household garbage must be in sealed bags and placed in the appropriate containers. Pet waste must be double bagged. **Recyclable items:** Glass, metal cans, plastics, and newspapers should be separated from household trash and deposited in the appropriate containers. Light bulbs, fluorescent tubes, window glass, crockery, coat hangers, metal foils, telephone books, and corrugated boxes are not being recycled at the present time by our trash service. **Bulk Trash, Paint, Antifreeze and Household Chemicals:** CVIII's Owners Association is only obligated to arrange for the disposal of regular household trash, not paint, antifreeze, household chemicals, worn out tires, unwanted mattresses or similar bulky items. If you have

furniture or other large items you want to get rid of, please make your own arrangements for their disposal. There are dozens of firms that haul away bulk trash listed in the yellow pages. Colonial Village uses Thompson's Hauling (703-299-8880) or Clean Advantage Corporation (301-495-5858) when it needs this type of service. CVIII's website has a link to Arlington County's Department of Environmental Services for information on where you can dispose of paint, antifreeze, household chemicals, etc.

Dog Owners — Leashes and Lawns

CVIII residents who own dogs are reminded that both the Arlington County Code and CVIII's Bylaws require that dogs be leashed when in public places and common areas. Dog owners are urged to comply with the leash rules at all times and to keep in mind that some CVIII residents may not want to come in contact with pets. Your continued cooperation will be greatly appreciated by your neighbors. In addition, dog urine, which can burn the lawn, has caused damage in areas where dogs have repeatedly urinated. Please consider street curbs and the woods north of the bike path. These are good places to take pets to relieve themselves.

Safe Installation of Flooring

If you plan to have wood or laminate flooring installed in your unit, then, for your safety and that of your neighbors, please make certain that your contractor uses a water-based adhesive. Do not allow your contractor to use a petroleum-based adhesive. The Hazardous Material Unit of the Arlington County Fire Department recently had to evacuate one of CVIII's buildings and break into a unit to install ventilation fans to disperse volatile fumes emitted by a petroleum-based adhesive being used to install flooring. The fire department told CVIII that fumes were present in this unit close to the threshold for an explosion that could be caused by an electrical spark. If you have questions about the safe installation of anything in your unit, please contact CVIII's property manager, George Hedrick.

Identifying Your Electric Meter and Heat Pump

Your unit's electric meter and heat pump and the electrical wiring, refrigerant lines, circuit breakers, and cut-off boxes associated with them are your property. They are not common property. Maintaining and replacing these items are your responsibility. Being able to identify your unit's meter and heat pump is crucial to timely and effective service and maintenance. The Board has learned that the electric meters and heat pumps for some units do not have the unit numbers marked on them. The Board recommends that you inspect your meter and heat pump to make sure that each has your unit number marked on it so that your service technicians can identify them. You can find your meter number on your electric bill.

Avoid Late Fees

Tired of those "pesky" late fees? Take advantage of our direct debit option. You won't have to worry about the post office letting you down. You will save postage. You will avoid the hassle of writing a check every month. 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

Eric Nicoll, president
Michael McGregor, vice president
Melissa Bailey, treasurer
Dennis Gerrity, secretary
Cheryl Concelman, member at large

CVIII's Management Office

1903 Key Boulevard
703-525-5557
703-525-5558 (fax)
Email: colonialvillage@netzero.net
George Hedrick, association manager
Lee Moore, administrative assistant
Stan Kiman, maintenance engineer

CVIII's website is www.colonialvillageiii.com
Email the board directly at colonialvillageiii@hotmail.com

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Winter 2005

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Volume 14, Issue 3

President's Message

The holiday season is a time when many of us reflect on the past year, and look forward to the coming year and what we hope to achieve. I hope you will also take some time during the holiday season to reflect on our community here in Colonial Village III.

During 2005 your Board of Directors addressed a number of areas where we felt we could improve the quality of life in our community. Here are a few of the issues we have focused on in 2005:

- We have continued the gradual implementation of our long-term landscaping improvement program by installing a number of new shrubs, bushes and trees throughout the property which are more complementary to the character of our property.
- Recognizing that changes beyond our community will have an impact on CVIII, this year the Board has become actively involved in plans for new development in our neighborhood. Board members have participated in numerous meetings of the County Board and Arlington County commissions which review proposed development. Our goal has been to minimize the impact these developments will have on our parking situation.
- The Board authorized a professional study of the CVIII reserve accounts during 2005. The study found that, while we are well funded in the immediate future, unless we take immediate action our reserve funds will face a shortfall of more than \$452,000 between 2015 and 2019. CVIII has never had special assessments, and this Board is determined to avoid the need for such assessments in the future. We have taken the first step to address the shortfall by approving a 2006 budget which will increase contributions to the reserve accounts by 10.43%. We will be doing more to ensure that your Association is well funded for years to come.
- We have executed a contract to apply a fresh coat of paint and caulk to the exterior of the buildings, and we have signed a new contract which will allow us to order touch-up painting in the hallways on an as-needed basis.
- We replaced our previous trash removal service for poor performance, and have hired a much more reliable contractor.
- While it has taken longer than we would like, we are in the process of installing a new locking gate at the north end of the property. A sturdier and more attractively designed gate is going to be installed at the Wilson Boulevard pedestrian entrance. We hope installation will be completed soon.
- This fall we asked the Arlington County Police Department to conduct a security survey of the property. Thanks to owner Laura Haag, members of the community had an opportunity to participate in a Self Defense Class sponsored by the Police Department, and later this winter we will sponsor a Crime Prevention presentation for interested residents.
- The Board of Directors conducted a survey of CVIII owners to get your opinions on a number of issues. The results of that Survey are included in the minutes of our November meeting. These results will help guide the decision-making of the Board in 2006.

In 2006, we will add some new issues to our agenda:

- We will be petitioning the Arlington County government to extend the hours that parking in our

neighborhood is restricted to Zone 4 residents.

- We will begin a long-anticipated program to repair the exterior brick walls of the buildings. There are numerous locations on the buildings where mortar is cracked and eroded because of the effects of weather over the years. More extensive damage is possible because water may

be able to penetrate walls through these cracks and erosion. Repair of the walls will be a multi-year project. In 2006, we will begin by contracting for a thorough assessment of the exterior walls. We will then carefully select a contractor to begin performing the repair work, before water damage can begin.

I hope you will agree with me that our sense of community continues to make CVIII one of the best places to live in Arlington. I hope that each of you will enjoy a happy, healthy and safe holiday season. I look forward to seeing you in 2006!

Sincerely,

Eric Nicoll
President, Board of Directors
Colonial Village III, A
Condominium

CVIII's Board of Directors for 2006

CVIII's 2005 annual meeting took place on 17 October 2005. Michael McGregor was elected to a three-year term on the board. Melissa Bailey and Cheryl Concelman were elected to one-year terms. Eric Nicoll was elected president of CVIII's board of directors; Michael McGregor, vice president; Melissa Bailey, treasurer; Dennis Gerrity, secretary; and Cheryl Concelman, member-at-large. It has been the practice of past boards, and one that the current board will continue, that individual board members assume oversight responsibilities for various aspects of CVIII's operation, with the authority to act for the full board on non-controversial matters. A board member is assigned to each building in CVIII to monitor maintenance issues and compliance with CVIII's Bylaws. This results in shorter and more focused board meetings and better administration of CVIII's affairs. Accordingly, Eric Nicoll will chair the public safety committee. Mr. McGregor will monitor the efforts of CMI and Chadwick, Washington, CVIII's law firm, to collect CVIII's delinquent assessments. Ms. Bailey will concentrate on the treasurer's responsibilities of auditing CVIII's finances and managing its assets. Mr. Gerrity, in addition to his responsibilities as secretary, will chair the landscaping committee and produce CVIII's newsletter and manage CVIII's website, www.colonialvillageiii.com. Ms. Concelman will monitor CVIII's towing service and will take on other projects.

Public Safety

Security Assessment: The Arlington County Police Department has provided CVIII with a security assessment of its common areas from based on several visits to CVIII by representatives of the police department in late October and early November. The police department said in a written report that it found CVIII generally in good shape. The police made the following recommendations:

- Trim arborvitae in front of windows to a height of four feet.
- Trim trees along the fence behind Buildings One and Two.
- Install additional signage to help first responders find specific addresses within CVIII.
- Repair or replace security lighting behind 1725 and 1729 Queens Ln., 1821 N. Rhodes St., and along the bike path on the north side of CVIII.

Mr. Hedrick and Mr. Kiman are making sure that security lighting repairs are completed as soon as possible. The board plans to install additional signage this spring to help first responders find specific addresses within CVIII. Trimming shrubbery and trees will also begin this spring.

Crime Prevention Presentation: The Arlington County Police Department offered to make a crime prevention presentation to a meeting of Colonial Village residents. The board accepted this offer. It has scheduled the meeting for 30 January 2006. A notice giving the exact time and location of this security presentation will be posted on hallway bulletin boards soon.

Criteria for Replacement Windows in CVIII

Several unit owners have recently replaced their windows, and others are planning to do so in the near future. The board wants to take this opportunity to remind unit owners that there are criteria for replacement windows in CVIII, and you must obtain written permission to install replacement windows from both CVIII's Board of Directors and the Historical Affairs and Landmark Review Board of Arlington County (HALRB). Colonial Village III has been designated a historic landmark by the HALRB. This means CVIII is subject to certain architectural controls by the HALRB. Among other items, these controls govern what type of replacement windows can be installed in units and common areas. If a unit owner installs replacement windows without a certificate of appropriateness from the HALRB and these windows don't meet the approval of the HALRB, the HALRB has the statutory authority to make this unit owner remove these windows and replace them with ones it does approve. The HALRB has used its authority to enforce these criteria in CVIII on two occasions. Further, Article VI, Section 7 of CVIII's Bylaws states: "No Unit Owner shall paint or alter the exterior of his Unit, including the doors and windows, nor shall any Unit Owner paint or alter the exterior of any building, without the prior written consent the Board of Directors." The Board has worked with the HALRB to develop criteria for replacement windows in CVIII. These criteria are listed below:

- The replacement technique must be "complete frame," not "replacement frame" or "sash pack."
- The exterior color of the replacement window must be white.
- The replacement window must be of the same dimensions as the window installed when CVIII was converted to a condominium community.
- The replacement window must be a double hung sash window.
- Capping must be done with a pre-finished aluminum coil and must match the dimensions and design of the capping installed when CVIII was converted to a condominium community.
- The replacement window must have the same number of lights (glass panes) as the window installed when CVIII was converted to a condominium community.
- The replacement window must have either true divided lights or simulated divided lights (SDL), and the division of the lights must be identical to that of the window installed when CVIII was converted to a condominium community.
- The replacement window must have narrow muntin bars or external grids, no less than 3/4" and no more than 7/8" inch wide and a minimum of 3/8" deep.
- The replacement window must be made of wood with its exterior side clad in metal or vinyl.
- The replacement window cannot be made entirely of metal, vinyl, or any other synthetic material.

You may obtain detailed information on how to apply for permission to install replacement windows, including what supporting documentation you must provide, from the property management office at 1903 Key Blvd There are links to this information on the *Home* page and *Useful Information* page on CVIII's website — www.colonialvillageiii.com.

Survey of CVIII Unit Owners

The board conducted a survey in October 2005 of CVIII's unit owners on the current operation of CVIII and proposals for changes. CVIII's owners generally had favorable opinions on the operation of their condominium. There is a link to the complete results of this survey on the *Home* page on CVIII's website — www.colonialvillageiii.com. Results of immediate interest are summarized below:

- Unit owners favored expanding Zone Four parking restrictions on Rhodes St. 72% to 28%.
- Unit owners favored reducing the number Zone Four permits each household receives from three to two 85% to 15%.
- Unit owners opposed CVIII building its own parking garage 53% to 47%.
- Unit owners favored locking the new Wilson Boulevard gate 67% to 33%.

Rhodes St. Parking Petition

CVII and CVIII have worked together to circulate a petition asking Arlington County to expand the hours that motor vehicles without Zone Four Residential Permit Parking Program stickers are prohibited from parking in the 1700 block of N. Rhodes St. This expansion would include the periods of 5:00 P.M. to midnight seven days a week and 8:00 A.M. to 5:00 P.M. on Saturdays and Sundays. This petition was signed by seventy-three of the ninety-six households in the 1700 block of N. Rhodes St. This petition will be submitted to Arlington County in the first week of January 2006. Following receipt of the petition Arlington County will survey the 1700 block of N. Rhodes St. two times during each of the time periods that CVII and CVIII have requested expanded restrictions. These surveys must show that at least twenty-five percent of the total number of available spaces are occupied by vehicles that do not have valid Zone Four Residential Permit Parking stickers before Arlington County will make the changes requested in the petition.

Shared-Use Parking

Arlington County Board has approved the National Science Teachers Association's Site Plan application to build an addition to their existing building. To obtain the county's approval, NSTA agreed to make eighty-four spaces on the combined first floors of its existing building and proposed addition and a surface lot southwest of NSTA's existing building available at no charge to the public on a shared-use basis from 9:00 P.M. to 8:00 A.M. on a daily basis. These eighty-four parking spaces will be available in about four years when construction of NSTA's addition is completed.

CVIII's Website — www.colonialvillageiii.com

CVIII's website will be redesigned in 2006. New pages and new content will be added to facilitate quicker access to more information that will help you make the most of life in CVIII and Arlington. There will be new pages for CVIII's Bylaws, CVIII's board meetings, and other activities in CVIII and Colonial Village. There will be new pages that focus on issues such as public safety, parking, pet compartment, and criteria for replacement windows. There will also be several new pages to help residents deal with Arlington County. If you have suggestions for improvements that will make CVIII's website more useful for you, please let the board know. If you have digital photos of CVIII that you feel are special and you would like to share with your neighbors, the board would like to consider using them to improve the appearance of our website. Please email your suggestions and photographs directly to Dennis Gerrity at colonialvillageiii@hotmail.com.

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