

# CVIII NEWSLETTER

www.colonialvillageiii.com

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Spring 2006

Management Office 703-525-5557

Volume 15, Issue 1

## **CVIII Has a New Property Manager and Administrative Assistant**

David P. McPherson is CVIII's new association manager. Mr. McPherson was hired in January by CMI, Colonial Village's property management firm. He has an impressive background with experience in managing many different types of properties. Mr. McPherson will only be managing Colonial Village properties, and, because of this, CVIII's board feels that he will have the time available to do a first-rate job managing our community. Colonial Village also has a new administrative assistant, Devonia Gibson, who most recently served in a similar capacity with the federal government's Office of Management and Budget.

## **Update on the Security Fences and Gates**

The locks on the Wilson Blvd. and the North gates were activated on March 27<sup>th</sup>, and they are serving their purpose. The number of people using CVIII's grounds as a public thoroughfare has been greatly reduced. As expected, there has been some vandalism of the locks, but Stan Kiman, our maintenance engineer, has been making repairs as needed. If you see someone breaking these locks, please call the Arlington County Police. There has been a problem with people jumping over the Wilson Blvd. fence, and the board has approved a proposal from Ivey Welding to replace the existing four-foot high fence with a six-foot fence. We hope to have this new Wilson Blvd. fence in place by the end of June.

## **Rhodes Street Parking Petition**

CVII and CVIII submitted a petition signed by seventy-four percent of the households in the 1700 block of N. Rhodes St. asking Arlington County to impose further restrictions on those who do not have Zone Four residential permit parking stickers. If approved, these new restrictions will prohibit cars that do not have Zone Four stickers from parking in the 1700 block of N. Rhodes St. between the hours of 8:00 A.M. to midnight seven days a week. Unfortunately, just about every other neighborhood in Arlington County has also submitted petitions for changes in their parking restrictions, and county staff has been overwhelmed. The board spoke with Sarah Stott, Arlington County's Parking Manager, in late March, and she said she hoped by early May to be able to tell CVII and CVIII if the number of vehicles without Zone Four permits parked on the 1700 block of N. Rhodes during evening hours and daytime on the weekend was large enough for the county to act favorably on this petition.

## **Problems with Bugs or Mice?**

If you have a problem with bugs or mice, please contact the Key Blvd. management office without delay. They will provide you with ant motels and mouse traps free of charge. CVIII also provides free exterminator service for those who feel they need it. The Key Blvd. management office will assist you in scheduling a service call for your unit by American Pest Management.

## **New Roofs for 1813 and 1821 N. Rhodes Street and 1728 Queens Lane**

The roofs for 1813 and 1821 N. Rhodes Street and 1728 Queens Lane are seventeen years old. They are nearing the end of their expected service lives. Stan Kiman recently informed the board that water has been standing on one of these roofs after rain storms. Rather than waiting for leaks to appear, the board has taken a proactive approach and asked Mr. McPherson to obtain competitive proposals to replace the built-up roofs on these buildings with Sarnafil membranes by the end of this year. Residents of these buildings will be notified before work begins.

## Masonry Renovations

CVIII's buildings are over seventy years old. During this period weathering has caused significant deterioration in the mortar that binds CVIII's brickwork. CVIII has been advised by a civil engineering firm to repair this damaged mortar by tuck pointing or be prepared to deal with problems caused by water penetrating its brick walls. Making these repairs will cause considerable inconvenience in the way of noise and dust to CVIII's residents. These repairs will take seven to ten years and cost between \$500,000 and \$750,000 to complete. CVIII's owners association is accumulating reserves at a rate sufficient to pay for this project. CVIII's board will spend the balance of 2006 getting prepared to have this project done correctly and efficiently. It plans have work on this project begin in the spring of 2007. At the present time CVIII's board is reviewing proposals from three engineering firms to do the following: (i) evaluate the extent of damaged masonry; (ii) provide specifications for repairing whatever damaged masonry is found; (iii) assist the board in selecting a contractor to do the work; and (iv) supervise the contractor hired to repair damaged masonry. There will be a special edition of CVIII's newsletter to explain in detail the nature and extent this project. If you have questions about this project, it will be on the agenda of every CVIII board meeting until it is completed.

## Laundry Room Security

Fans have been installed to ventilate CVIII's laundry rooms during hot weather. The operation of these fans will be controlled by thermostats. This will allow laundry room windows to be secured so that they can only be opened a few inches. This will help prevent these windows from being used for unauthorized access to our laundry rooms.

## 2006-2007 Parking Stickers

Your 2006-2007 permit sticker for CVIII's parking lot for will be available as soon as you receive your application for your sticker. You may pick up your sticker at the management office at 1903 Key Blvd between 8:30 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 2006-2007 sticker. Tenants must bring a copy of their lease. 2005 stickers will expire at midnight on 31 May 2006. 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. Some buildings will also have touch-up painting done to their common hallways. Mr. McPherson will distribute notices as soon as dates for carpet cleaning and painting have been determined.

### 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 Blvd.  
703-525-5557  
703-525-5558 (fax)  
Email: [dm\\_colonialvillage@verizon.net](mailto:dm_colonialvillage@verizon.net)  
David McPherson, association manager  
Davonia Gibson, administrative assistant  
Stan Kiman, maintenance engineer

CVIII's website is [www.colonialvillageiii.com](http://www.colonialvillageiii.com)  
Email the board directly at [colonilvillageiii@hotmail.com](mailto:colonilvillageiii@hotmail.com)

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## **CVIII's 2006 Annual Meeting**

CVIII's 2006 annual meeting is scheduled to take place on Monday, 16 October 2006, at 7:00 p.m. in the conference room in the management office at 1903 Key Boulevard. Please attend! CVIII's 2007 budget will be discussed and approved at this meeting. This year there are two vacancies on the Board. Both positions are for three-year terms. Both must be filled by election. If you are interested in serving on the Board, please contact David McPherson, our association manager, for additional information. A proxy form for the election for the two 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.

## **Update on Masonry Renovations**

A consultant has advised the Board to begin renovating CVIII's masonry on a regular basis or be prepared to deal with water infiltration problems inside buildings. CVIII's buildings are seventy years old, and their masonry has deteriorated over this period because of weathering. The Board has decided to begin these renovations in 2007. It has hired the engineering firm, Thomas Downey, Ltd., to act as a consultant on this project. Mr. Douglas White of Thomas Downey met with the Board at its July meeting to discuss how he would assist CVIII with these renovations. He told the Board that he would survey CVIII's masonry for defects that would allow moisture to infiltrate CVIII's buildings. Based on his experience with masonry renovations in the Colonial Village Commons and buildings similar to CVIII's in other communities, Mr. White told the Board that likely problem areas would include steel lintels above windows, cast stone sills, and horizontal runs of mortar, particularly those on protruding portions of decorative bands of brickwork and quoins. Mr. White said his survey would not address cosmetic flaws in CVIII's masonry. Mr. White told the Board that he would complete this survey of CVIII's brickwork by the end of September and present recommendations for repairs based on this survey to the Board shortly thereafter. Mr. White said that he would prepare a set of specifications for renovations based on the Board's review of his recommendations. He would request proposals based on these specifications from four or more masonry firms in December, a time of year when these firms would be trying to line up work for the coming spring and summer. Mr. White told the board that CVI and the Colonial Village Commons are also considering having masonry renovations done in 2007, and he suggested that all three communities could get a better price if they consolidated their requests for proposals and chose a single contractor. The Board will attempt to coordinate with CVI and the Commons in selecting a contractor in January or February 2007 so that work could begin later that spring. Mr. White advised the Board to commit CVIII only to a modest amount of work in 2007. This would give the Board an opportunity to familiarize itself with the tuck-pointing process and evaluate the contractor.

## **Storm Drainage Improvements**

The Board has authorized further improvements in CVIII's storm drainage system. Two downspouts near the entrance of 1735 N. Rhodes St. have been connected to a dry-well in front of this building. This is expected to stop a serious soil erosion problem along this building's foundation caused by storm water runoff. A downspout on the south side of 1809 Queens Ln. has been connected to CVIII's underground storm drainage system to eliminate soil erosion problems. A third project, which involves collecting water from eight downspouts and two condensate lines on the north side of Building Four and piping it to a catch basin, should be completed by mid-September. This is expected to reduce water infiltration in the basement of 1808 Queens Ln. and soil erosion behind Building Four.

## **Update on New Roofs for 1813 and 1821 N. Rhodes Street and 1728 Queens Lane**

CVIII replaced the roofs on twenty-five of its twenty-eight buildings during the 1990s. They had deteriorated badly, and some had developed serious leaks. The three roofs that were not replaced at that time are located at 1813 and 1821 N. Rhodes Street and 1728 Queens Lane. Their roofs are at least seventeen years old. They are nearing the end of their expected service lives. The Board has confirmed reports that water has been standing on one of these older roofs after rain storms. Earlier this year the Board requested proposals from several firms to replace these three older roofs with Sarnafil membranes. It did not select one of these firms for this project because the details of their bids were so different that they could not be compared. The Board is considering hiring an architectural firm or an engineering firm to develop a set of specifications to replace these roofs. All firms interested in this project would have to bid on the same set of specifications. This would eliminate problems in comparing bids. This firm would assist the Board in soliciting and evaluating proposals from roofing contractors on CVIII's specifications. This firm would further assist CVIII by serving as project manager once a roofing contractor has been selected and work has begun. The Board wants to avoid the problems that CVIII had with leaking roofs in the early 1990s. The Board is taking a proactive approach, and it hopes to have these roofs replaced within the next six months. Residents of these buildings will be notified before work begins.

### **Wilson Boulevard Fence**

The Board has incorporated several suggestions for improvements in the design of the new Wilson Blvd. fence. These changes are significant enough to require contractors to submit new proposals. The Board expects to approve a new contract for this fence at its September meeting. The Board expects to have this new Wilson Blvd. fence installed by early October.

### **Rhodes Street Parking Petition**

Arlington County has approved CVII and CVIII's petition that vehicles that do not have Zone Four stickers be prohibited from parking in the 1700 block of N. Rhodes St. between the hours of 8:00 A.M. to midnight Monday through Friday and between 5:00 P.M. and midnight on Saturdays and Sundays. CVI is working on a petition for similar restrictions for the 1900 block of N. Rhodes Street. Presently, there aren't enough cars without Zone Four stickers parking on the 1800 block of Rhodes to justify a petition for further restrictions for that block. The Board feels this situation will change after CVI's petition is approved, and CVIII will then be able to organize a successful petition to extend restrictions for cars without Zone Four permits parked on the 1900 block of Rhodes St.

### **Simplify your Life**

Take advantage of CMI's direct debit option to pay your condo fees. You won't have to worry about late fees because the post office let 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.

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