

CVIII NEWSLETTER

www.colonialvillageiii.com

April 2008

Management Office 703-525-5557

Volume 17, Issue 2

Verizon Fiber Optic Cable Installation

Verizon has begun installing fiber optic cable and related equipment in individual units in CVIII. They are trying to do eight units a day. Verizon will provide you with written notice several days in advance of the day when their installation crews will be working in your building. If you are unable to be at home on the day when their installation crews will be working in your building, you may leave a key to your unit at the CMI office located at 1903 Key Blvd. Mr. McPherson, Mr. Kiman or a Verizon security officer will unlock your unit and make sure it is locked when the installation process is complete. Allowing Verizon to wire your unit with fiber optic cable will increase its value. Residents of units that are wired for both Comcast and Verizon's FiOS services may find that they have bargaining power with these companies. The Board thinks it is wise to take advantage of the current opportunity to have Verizon wire your unit because having it done in the future will take more time, and there may be a fee for installation in the future. If you have questions, feel free to contact CVIII's property manager, David McPherson, at 703 525 5557.

2008-2009 Parking Stickers

2008-2009 permit stickers for CVIII's parking lot for are now available. 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 and your operator's permit, when you come to pick up your 2008-2009 sticker. Tenants must bring a copy of their lease. 2007 stickers will expire at midnight on 31 May 2008. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

Masonry Renovations Will Continue This Summer

The Board is in the process of hiring a new civil engineering firm to advise it on how to proceed with renovations of CVIII's exterior masonry. This firm will also assist the Board in evaluating bids to do the renovations, and it will supervise the firm awarded the contract for this year's work. Problem areas included mortar for parapet brickwork, steel lintels above windows, cast stone sills, and horizontal runs of mortar, particularly those on protruding portions of decorative bands of brickwork and quoins. CVIII must have its damaged mortar repaired or be prepared to deal with even worse problems caused by water penetrating its brick walls. Residents of affected buildings will be notified well in advance of the start of work. Every effort will be made to minimize the inconvenience by the dust and noise caused by these renovations.

Hollywood Video Site to Be Redeveloped

Representatives of CVII and CVIII's Boards met with members of the development team of ZOM Mid-Atlantic to discuss the latter's plans to redevelop the site currently occupied by Hollywood Video and the office building located at 1916 Wilson Blvd. ZOM plans to build a five-story residential building containing 175 living units, half of which will be one-bedroom units and the balance divided between studios and two-bedroom units. There will be 13,000 sf of retail space on the ground floor of this building, and it will contain approximately 215 parking spaces. The ZOM team said that their proposed building conformed with the guidelines for this site in the *Rosslyn to Courthouse Urban Design Study*. Members of CVII and CVIII's Boards stated their concerns that ZOM's proposed building did not contain adequate parking. Additional information about this project will be available later this spring when ZOM files its site plan with Arlington County.

Spring Cleaning Projects

The Board 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. Window cleaning will be scheduled later this summer after masonry repairs are completed.

Delinquent Assessments

CVIII's Board is obligated by CVIII's Bylaws and the Virginia Condominium Act to operate CVIII as a business. This means impartial enforcement of CVIII's rules governing when assessments are payable and CVIII's procedures for dealing with delinquent assessments. Every unit owner faces the same set of rules with respect to paying their assessments in a timely fashion, and every unit owner faces the same set of consequences for not doing so. Special consideration increases the burden that delinquencies already impose on the substantial majority of CVIII unit owners who pay their assessments in full and on time. There are no deals or bailouts.

CVIII's rules governing when assessments are payable and the Board's procedures for dealing with delinquent assessments are as follows: assessments are determined on an annual basis. They are due in twelve equal monthly installments, with an installment due the first of each 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 within forty-five days of its due date, 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, late fee and CVIII's legal costs will be placed against the unit's title. If this overdue payment is not received within sixty days of its due date, then CVIII's law firm obtains a lien. When this happens, the delinquent unit owner's assessment payments for the balance of the year are accelerated and are due in full and immediately. The purpose of a lien is to secure monies owed to CVIII in the event a delinquent owner tries to sell their unit before settling their debt to the CVIII Owners Association or a lender forecloses on their mortgage. The immediate effect of a lien is to cloud the title of the delinquent unit owner, which in turn may tarnish their credit record. A regulation adopted by CVIII during the mid- 1990s authorizes the Board to notify one or more of the major credit rating agencies about a unit owner's delinquent status. If accelerated assessment payments and associated late fees and legal costs are not received after seventy-five days have passed since the due date, 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.

CVIII's Board of Directors

Eric Nicoll, President
Michael McGregor, Vice President
Kevin Haley, Treasurer
Dennis Gerrity, Secretary
Cheryl Concelman, Member At Large

CVIII's Management Office

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David McPherson, Association Manager
Davonia Gibson, Administrative Assistant
Stan Kiman, Maintenance Engineer

CVIII's website is www.colonialvillageiii.com
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CVIII NEWSLETTER

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Summer 2008

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Volume 17, Issue 3

CVIII's 2008 Annual Meeting

CVIII's 2008 annual meeting is scheduled to take place on Monday, 20 October 2008, at 7:00 P.M. in the conference room in the management office at 1903 Key Boulevard. Please attend! CVIII's 2008 budget will be discussed and approved at this meeting. This year there is one vacancy on the Board. This position is for a three-year term. It must be filled by election. If you are interested in serving on CVIII's Board, please contact CVIII's property management office. A proxy form for the election to fill this vacancy 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.

FiOS and Verizon Fiber Optic Cable

Verizon has completed installation of cable and mounting boards in 110 of CVIII's units. Mr. McPherson has told the Board that the owners of 36 units agreed to installation but, for a variety of reasons, they were unable to provide Verizon's installation crews with access to their units. Mr. McPherson said that the owners of 26 units declined installation. Mr. McPherson is still negotiating with Verizon on installation for three units at 1737 Queens Ln. and one unit at 1829 Wilson Blvd. Owners who did not have their units wired with fiber optic cable and want to do so now will have to make their own arrangements with Verizon.

The next step in the installation process, burying underground conduit connecting the wiring inside CVIII's buildings to free-standing equipment boxes and underground vaults at various locations on and off CVIII's property, is supposed to start shortly before or after the beginning of September. Verizon has told CVIII that installation of this underground conduit has been delayed by Arlington County's Historical Affairs and Landmark Review Board (HALRB). CVIII asked for and received written assurances from the HALRB stating that they did not put a hold on installing this conduit. The Board is of the opinion that Verizon made up an excuse to put off exterior installation until it is convenient for them to resume work at CVIII.

Update on Masonry Renovations

Masonry renovations will resume in late September or early October. Thomas Downey, the consulting engineering firm CVIII hired to oversee this project, assigned a new project engineer, Steve Turner, to manage CVIII's masonry

renovations. Mr. Turner resurveyed CVIII's masonry for damage in order to prioritize repairs. Mr. Turner has provided the Board with a report stating that, in addition to brickwork between the top of second floor windows and the top of parapet walls, damage to mortar near windowsills, lintels, and quoins were also areas that needed attention in order to prevent moisture from penetrating CVIII's brick exterior walls. Mr. Turner also said that caulking on aluminum caps on windows and siding on gabled roofs had dried out and was no longer effective in preventing moisture penetration and should be replaced. Mr. Turner further recommended that the chimney behind 1735 N. Rhodes St. have stabilizing ties attached to adjacent walls in addition to repointing its mortar. Copies of Mr. Turner's report is available to owners at the property management office. Notices indicating affected buildings will be distributed two weeks before work resumes.

David McPherson Resigns as CVIII's Property Manager

David McPherson, CVIII's property manager, has informed the Board that he has resigned effective August 31st to take a better paying job at another property. Mr. McPherson told the Board that he enjoyed working at CVIII. Mr. McPherson said he hoped that owners and residents find CVIII a better place to live upon his departure than prior to his arrival. The Board assured him that would be the case and thanked him on behalf of the whole community for his time and effort and the good-natured way he dealt with CVIII's problems. The Board wishes Mr. McPherson well with his new job. CMI expects to have a replacement for Mr. McPherson no later than mid-September. Greg Edwards, supervisor for CMI'S Virginia properties, will serve as interim property manager for Colonial Village until then.

Michael McGregor Resigns from CVIII's Board

Michael McGregor resigned from CVIII's Board effective the sale of his unit at the end of this May. Michael served on CVIII's Board for nearly six years, and he held the vice-president's position for most of that time, Michael made significant contributions to the operation of CVIII while serving on its Board. The Board is sure that it speaks for all of CVIII's owners and residents in wishing Michael and his wife Cecelia every success with their lives and their new home.

Joseph C. Clark Joins CVIII's Board

At its 11 August 2008 meeting, CVIII's Board voted unanimously to elect Joseph C. "Charlie" Clark to the seat on CVIII's Board made vacant by Michael McGregor's resignation. Charlie has been a resident owner of a unit at 1817 N. Rhodes St. since 1998. Members of the Board cited Charlie's even disposition and personal integrity in expressing their expectations that he will serve CVIII well as a Board member. Charlie will serve until this year's annual meeting when this seat will be filled for a three-year term by a vote of CVIII's unit owners.

Other Personnel Changes in CVIII's Property Management Office

Sonya Rainey has joined the Colonial Village property management office as administrative assistant. Ms. Rainey has an excellent background in property management. Sonya is knowledgeable, friendly and capable; and the Board is sure she will contribute to the efficient operation of CVIII. Sonya's predecessor, Devonia Gibson, found a job much closer to home. All of CVIII wishes Devonia the best of luck with her new job.

Landscaping Improvements

The Board has decided to have new shrubbery and trees installed this fall rather than earlier in the year because of the toll summer heat has taken on new plants in recent years. CVIII is going to replace the White Pines on the south side of the parking lot with Nellie Stevens Hollies. This is a cost saving measure. These trees will have to be replaced eventually, and it is much cheaper to do so now rather than in the future. New and replacement plants will be installed in various locations at Buildings One, Two and Four. McFall and Berry has agreed to replace at no charge a number of shrubs and trees they planted last year, but never got established and died.

Lawns

Yes, the lawns have turned brown, just as they do about this time most summers. This is a good opportunity for the Landscaping Committee to remind residents and owners that CVIII has "cool season" grass. When it is hot and dry, and "cool season" grass isn't watered regularly, it goes dormant and turns brown. The Board of Directors has ruled out watering this summer because of budgetary considerations. The lawns will come back to life in the fall when it turns cooler and they get some rain. In the meantime, please do your best to stay off the lawns where they have gone dormant. Laying out, lawn parties and even foot traffic will damage "cool season" grass when it is dormant. Dog pee is no help either. McFall and Berry will aerate and overseed most of the lawns this fall. The lawns in front of 1725, 1733, and 1736 Queens Ln. and 1829 Wilson will receive special attention this fall. The sunken lawns in front of 1728 and 1808 Queens Ln. will be replaced with sod next spring.

Bicycles

The Board has received repeated complaints about bicycles in CVIII's storage rooms that appear to be abandoned. These bikes block aisles or take up space that could be used by those who are still interested in their bicycles. To remedy this situation every bike must have a tag showing who owns it and where they live by 29 September 2008. Tags can be found in envelopes taped to the inside of each storage room door. On Monday, September 29th, any bicycle found in CVIII's storage rooms that does not have a tag identifying its owner will be removed and given to a charity.

Recycling

There are barrels in CVIII's trash rooms to recycle newspapers, phone books, and magazines. Glass, metal and plastics containers require extra attention. Containers for beverages and wet foods should be rinsed, and their labels removed if possible. Plastic containers with necks are usually recyclable. Plastic containers without necks are not recyclable, and they should be disposed of with your regular trash. No other material should be placed in these barrels. No plate glass or crockery, no wire hangers.... Corrugated boxes are recycled. They should be broken down and stacked behind trash barrels. Small cardboard boxes such as those used for cereal and other dry foods, shoes, etc. should be folded flat and placed with corrugated boxes. Recycling is a good citizenship issue. Please cooperate.

Cleaning Up after Pets

The Board continues to receive complaints about dog owners who do not clean up after their pets. Pet waste should be collected with a plastic bag, and the plastic bag should be deposited in a trash barrel designated for regular trash. Neither Fido's mess nor the plastic bag containing Fido's mess should not be left on the lawn or under a bush for someone else to pick up. If you have guests who bring their dogs with them, please make sure they dispose of their pet's waste appropriately. Please show your respect for your neighbors and do the right thing!

The Wrong Weber Grill

The board has observed that some CVIII residents are using a short-legged type of Weber grill whose basin containing coals rests so close to the lawn that the heat from the coals kills the grass underneath it. The Board has decided that this type of grill can only be used if it is placed on top of one of the concrete catch basins located in the courtyards.

Free Smoke Detectors

June O'Connell, a resident owner at 1725 Queens Ln., has asked the newsletter to pass along word that the Arlington County Fire Department has a program to install free smoke detectors in living units. June says that they put three in her unit. For more information, you can call 703 228 4646 or go to the ACFD's home page at <http://www.arlingtonva.us/Departments/Fire>.

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Winter 2008

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Volume 17, Issue 1

CVIII's Board of Directors for 2008

CVIII's 2007 annual meeting took place on 22 October 2007. Dennis Gerrity and Eric Nicoll were elected to three-year terms as members of CVIII's Board of Directors. Eric Nicoll was elected president of CVIII's Board of Directors; Michael McGregor, vice president; Kevin Haley, treasurer; Dennis Gerrity, secretary; and Cheryl Concelman, member-at-large. Individual board members have 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. Mr. 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. Mr. Haley 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.

Installation of Fiber Optic Cable by Verizon

If you are a unit owner, you should have received a letter in late January from Eric Nicoll, CVIII's Board President, and David McPherson, CVIII's Property Manager, explaining Verizon's installation of fiber optic cable in CVIII. If you are interested in having fiber optic cable installed in your unit, please remember to fill out and return the yellow postcard that accompanied that letter. If you did not get this letter or misplaced the postcard, contact Mr. McPherson, and he will send you the missing items.

Consumer Reports and Verizon's FiOS Internet, TV and Long-Distance Phone Services

Consumer Reports published an article in its February 2008 magazine that contains ratings of internet, TV and long-distance telephone services provide by Verizon fiber optic cable, Comcast, EarthLink and numerous other firms. Verizon's FiOS internet, TV and long-distance telephone services were rated significantly higher than similar services provided by Comcast and other local firms. These ratings were based on responses from many thousands of CR readers. The board has purchased a copy of this magazine and it is available at the Key Blvd. office if you want to read about these ratings. This article also contains useful information on the bundling of these services by Verizon and Comcast and advice on how to make a sensible choice in subscribing to these services.

Crime Watch

The copper downspouts for the garage have been stolen twice within the past six months. CVIII spent \$2,000 replacing them the first time. (The board is looking for a more economical way to replace them a second time.) CVIII has copper downspouts on every one of its buildings. The ease with which the garage downspouts were stolen twice is likely to embolden the thieves to try to steal downspouts from other locations in CVIII. The board asks everyone to keep their eyes and ears open.

Compact Fluorescent Light Bulbs

The use of compact fluorescent light bulbs is increasing rapidly. Almost everyone recognizes that they

pay for themselves with energy savings within a year, and energy savings mean a cleaner environment. Unfortunately, compact fluorescent light bulbs contain mercury. Care must be taken in disposing of them. Mr. Kiman is going place small boxes labeled "CFL Bulbs" in the trash rooms. Please put these bulbs in them. You may also dispose of them at any Arlington County Fire House and Arlington County's Household Hazardous Material disposal site located at 3402 S. Glebe Rd. Compact fluorescent light bulbs should be thrown out with regular trash only as a last resort.

des Street Parking Restrictions

A petition asking Arlington County to expand current restrictions on parking in the 1800 block of N. Rhodes Street has been posted on hallway bulletin boards of the five CVIII buildings located in that block. This petition, which only residents of those five buildings are eligible to sign, asks Arlington County to expand current restrictions so that only vehicles with Zone 4 stickers and Zone 4 visitor passes can park in the 1800 block of N. Rhodes Street between the hours of 8:00 a.m. and midnight, seven days a week. Arlington County approved expanded nighttime restrictions in 2006 and 2007 for the 1700 and 1900 blocks of N. Rhodes St. Making full use of Arlington County's Residential Permit Parking Program is the least expensive way of finding more parking spaces for residents of CVIII and the rest of Colonial Village.

Renovating your Unit

If you plan to renovate your unit, please keep in mind that you need written permission from CVIII's Board and relevant Arlington County agencies to move load bearing walls and to replace your windows. If your renovations require moving electrical or plumbing lines, you may need permits from Arlington County. Contractors may tell you such permits aren't needed or that they are just busywork for government officials. This is not true. The purpose of the building permit process is to protect owners (and their tenants and neighbors) from shoddy workmanship. If renovations require a water shutoff, they must be scheduled for Tuesdays, Wednesdays or Thursdays because, if there is a problem, CVIII's past experience has been that it is difficult to get emergency plumbing service on Mondays and Fridays. Water shutoffs for units in Building Three must be scheduled to minimize their effect on the dentist's office. CVIII's Bylaws forbid the installation of laundry machines in units. You must obtain permission from CVIII's Board to replace your unit's entry door. If you own a second-floor unit and you want to install wooden flooring of any type in your unit, then you must obtain the approval of CVIII's Board and this approval is contingent upon providing the board with statements from your neighbors that they do not object to you installing wooden flooring. Second floor units must have eighty per cent of their floor surfaces (excluding kitchens, bathrooms and closets) covered with carpeting and padding.

Smoke Detectors

The Arlington County Fire Prevention Code requires that all residences have a working smoke detector, and the Arlington County Fire Department has announced that it will start ensuring that all residences in the county comply with this requirement in 2008. Of special interest to CVIII unit owners who lease their unit is the Fire Prevention Code's requirement that they provide their tenants with a working smoke detector, the maintenance and operation of which the tenant is responsible, and that tenants must be so informed in writing. You can obtain more information on smoke detectors by clicking through to the Fire Department at Arlington County's website www.arlingtonva.us/.

The Annual Plea

Once again, the board urges CVIII's unit owners to use CMI's direct debit option to pay their assessments. 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.

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