

CVIII NEWSLETTER

Spring 2012, Volume 21, Issue 1

Management Office 703-525-5557
www.colonialvillageiii.com

2012-2013 Parking Stickers

2012-2013 permit stickers for CVIII's parking lot are now available. You may pick up your sticker at the management office at 1903 Key Blvd during the following hours: 8:30 A.M. and 5:30 P.M., on Monday, Wednesday and Thursday; 8:30 A.M. and 7:00 P.M. on Tuesday; or 8:30 A.M. and 1:00 P.M. on 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 2012-2013 sticker. Tenants must bring a copy of their lease. 2011 stickers will expire at midnight on 31 May 2012. Cars with expired stickers will be towed. Unit owners who are delinquent in paying their assessments will not be issued a permit sticker for CVIII's parking lot until they have settled their arrears with CVIII. Please make sure that you get a new sticker!

2012 Infrastructure Projects

Masonry Renovations: A structural engineer has been recommended masonry renovations for the chimneys behind 1728, 1729 and 1809 Queens Lane and 1821 Rhodes. The cost of this project has turned out to be much higher than expected, and the Board and Mr. Vaughan are in the process of determining the most economical way to have this work done. **Meter Banks:** The third phase of CVIII's program to replace meter stacks is planned for late this spring. Meter stacks are metal boxes mounted on exterior walls that contain the electric meters and main unit circuit breakers for units and common element electrical systems in each building. The board had Summit Engineers inspect all of CVIII's meter stacks and make recommendations for their repair and replacement. Based on Summit's findings, Mr. Vaughan has recommended that the stacks serving 1812 and 1816 Queens Lane and 1813, 1817 and 1821 N. Rhodes St. are replaced this year. The board hopes to have this work completed before the weather turns hot. Electricity to units in these buildings will have to be shut off for about eight hours to do this project. Residents of these buildings will receive advance notice of when this project will be scheduled.

Carpet and Window Cleaning

A contract to clean and scotch-guard common hallway carpeting will be awarded shortly, and notices will be posted when this work is scheduled to begin. The Board has deferred a decision on when to have windows cleaned until it had a better idea when masonry work on chimneys will be done.

2012 Landscaping

Landscaping efforts in 2012 will continue to focus on cleaning up along Colonial Village Run. Replacement trees and shrubs will be installed. Spring and fall annuals will be planted. More work will be done to correct soil erosion problems on the north and west sides of Building Four. As usual, lawn renovations will be done in the fall.

Contact Information

If you want to be notified promptly when there is water or electrical problem or some other issue affecting your unit, please make sure that the CVIII Property Management Office has your home, work, and cell phone numbers and your email address. Call Amanda Bright, the property management office administrator, at 703 525 5557 or email Amanda at abright@legumnorman.com

CVIII Has a Cigarette Butt Problem

Large numbers of cigarette butts continue to be found on CVIII's grounds, particularly in front of 1737, 1800, 1805, and 1808 Queens Lane. If you see someone smoking cigarettes outside one of our buildings, encourage them to dispose of their butts some place other than on CVIII's grounds.

Noise Complaints

When the Board and Property Management receive a complaint about a noisy CVIII resident, frequently there is little we can do beyond writing a letter because it is one resident's word against that of another. However, if you can find another CVIII resident who will act as a witness to the noise problem, then there is a much better chance that the Board and Property Management can resolve the noise problem to your satisfaction.

Local Real Estate Development

Bergmann's Laundry: McCaffery Interests, a Chicago based real estate developer, has submitted a proposal to Arlington County for the redevelopment of the Bergmann's Laundry site at Lee Hwy. and Veitch St. McCaffery wants to build a combination retail (26,000sf) and parking structure (219 spaces) on the western half of this site where the Bergmann's plant is currently located and a ten story residential building (129 to 166 units) on the eastern half of the site, which is currently occupied by several dilapidated houses. This proposal is in the early stages of review by county staff. **1900 Wilson Blvd:** Site preparation work for 1900 Wilson Blvd. has resumed. This is a five to six story residential building with 198 units and 24,700 sf. of retail space. This site was previously occupied by a Hollywood Video store and a small office building. **2001 Clarendon Blvd:** Site preparation work for 2001 Clarendon Blvd. is scheduled to begin in early July. This is a five to seven story residential building with 154 units and 30,000 sf. of retail space. This site was previously occupied by the fabled Bardo Rodeo and Doctor Dremo's bars and a Taco

Bell restaurant. **1700 Lee Highway:** The B.F. Saul Company has purchased the Colony Furniture property located at the southwest corner of the intersection of Lee Hwy and N. Quinn St. Saul plans to redevelop this site as an eleven story "Extended Stay" hotel with 154 rooms and 96 parking spaces that would be marketed to the type of clientele that frequents Marriott Residence Inns. Applications for rezoning and a site plan have recently been filed with Arlington County.

Dealing with Contractors When Renovating Your Unit

Chuck Vaughan, CVIII's General Manager, and Stan Kiman, our maintenance engineer, both recommend getting a copy of all building permits required by Arlington County for renovating your unit. Getting these permits is the responsibility of your contractor. To save money contractors sometimes say they have pulled permits when they really haven't. Stan and Chuck also recommend that you get copies of your contractor's proof of insurance and his business license to protect yourself from being saddled with the expense of repairing shoddy workmanship or replacing substandard materials or collateral damage to a neighbor's unit.

Arlington Count Permits That Are Required When Renovating Your Unit

Why does Arlington County require permits? Permits are required to protect all people from the effects of repairs, additions, or new construction which are in violation of its building codes and which could cause harm to life and property. Permits are also required to ensure that federally mandated building related requirements, such as energy conservation, environmental laws, and accessibility are complied with. Failure to obtain a required permit is a violation of the law. Permits are issued to property owners, contractors, architects or engineers. Arlington County issues permits only to contractors licensed as required by state or local law, who possess an Arlington County business license or reciprocity with another jurisdiction. A permit may be issued to a home owner provided that the dwelling unit is a single family, townhouse, or a condominium unit. A permit becomes invalid if the authorized work is not started within six months of the date of issuance, or if work is discontinued for more than six months.

- **Building Permits** All structural work requires a permit from the Inspection Services Division except construction of residential cabinets. Any alteration of a load-bearing wall is the structural issue of most concern to CVIII. A temporary building permit may be issued at the discretion of the building official.
- **Electrical Permits** All electrical work requires a permit from the Inspection Services Division, except minor repair work which includes only the following: replacing of switches, sockets, and receptacles; repairing of non-commercial lighting fixtures repairing of portable electrical equipment and appliances; repairing of heating equipment, air-conditioning units; and refrigeration equipment, unless motors are to be replaced; low voltage wiring, except where it penetrates a fire rated assembly or runs in a non-combustible plenum.
- **Plumbing Permits** All new plumbing work requires a permit from the Inspection Services Division, except minor repair which includes only the following: repairs involving only the working parts of a valve or faucet; the clearance of stoppages;

repair of leaks or replacement of defective valves or faucets, provided that no changes are made in the piping to the fixture or appliance.

- **Mechanical Permits** A permit from the Inspection Services Division is required for the installation, repair, or alteration of air-conditioning systems. A survey plat showing the location of all outdoor new and replacement heat pumps or A/C units is required.
- **Replacement Windows:** A permit must be obtained from the Arlington County Historic Affairs and Landmark Review Board to install replacement windows.

Replacement Windows

Colonial Village has received only one proposal from a window company that offered a quantity discount. This proposal met Arlington County historic guidelines, but it was incomplete because it did not include all window sizes. To get a 12.8% discount from this company, 40 one-bedroom units or 25 two-bedroom units, or some combination of the two-unit sizes, would have to purchase a total of 300 replacement windows at the same time. It is difficult to get a good discount on 300 windows, for example, because that many windows means managing 25 to 40 separate contracts and installations. The Board and Management continue to seek other proposals.

There Are Lots of Ways to Pay Your Assessments

Community Association Banc, the firm Legum & Norman recently began using to process our condo fees, will now accept credit cards pay to assessments. This is in addition to direct debiting, coupons, and on-line bank and bill payer services. You can go to www.legumnorman.com for additional information on any of these options. You can also download the appropriate forms to set up direct debiting at www.legumnorman.com. You can also contact the management office at 703-525-5557 for assistance

CVIII's Board of Directors

Kevin Haley, President
Amanda Hunt, Vice President
Larry Poe, Treasurer
Dennis Gerrity, Secretary
Laura Hagg, Member at Large

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

CVIII's Property Management Office

Charles Vaughan, General Manager
Sonya Rainey, Assistant Manager
Amanda Bright, Office Administrator
Stan Kiman, Maintenance Engineer

1903 Key Boulevard
703-525-5557
703-525-5558 (fax)
Email: cvaughan@legumnorman.com

Office Hours:
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Wednesday, Thursday;
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8:30 A.M. to 1:00 P.M. on Friday

CVIII NEWSLETTER

Summer 2012, Volume 21, Issue 2

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CVIII's 2012 Annual Meeting

CVIII's 2012 Annual Meeting is scheduled to take place on Monday, 15 October 2012, at 7:00 P.M. in the Conference Room in the Management Office at 1903 Key Boulevard. Please attend! CVIII's 2013 budget will be discussed at this meeting. This year there are two vacancies on the Board. Both are for three-year terms. If you are interested in serving on the Board, please contact our property management office for additional information. A proxy form for the election for the vacancies on the Board will be sent to unit owners three weeks before this year's Annual Meeting. If you cannot attend, please sign and 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.

Changes on CVIII's Board

Larry Poe submitted his resignation from the Board effective 20 April 2012. The Board speaks for the community in thanking Larry for the contributions he made to CVIII as a Board member. CVIII is fortunate that Michael Amato has agreed to fill Mr. Poe's seat on the board until CVIII's 2012 annual meeting. Michael is highly qualified. He is a lawyer with a federal government agency. The Board is pleased to have Michael as a colleague.

2012 Infrastructure Projects

Masonry Renovations: Winston's Chimney Service was awarded the contract to renovate the masonry chimneys behind 1728, 1729 and 1809 Queens Lane and 1821 Rhodes Street. Work on this project is scheduled to begin on Monday, August 27th, and it should be completed in five to six weeks, weather permitting. The chimneys behind 1728 Queens Lane and 1821 N. Rhodes St. will be torn down and rebuilt to their original height. The chimney behind 1809 Queens Lane needs some tuck pointing, and some broken bricks replaced. The chimney behind 1729 Queens needs caulking and a new copper chase cover. Stainless steel liners will be installed in the chimneys behind 1728 and 1809 Queens Lane and 1821 N. Rhodes St. Hot water service will have to be shut off for about eight hours to install these chimney liners. Notices with the dates of these shutoffs will be hand delivered to affected units. **Meter Banks:** The third phase of CVIII's program to replace meter stacks has been completed. Meter stacks serving 1812 and 1816 Queens Lane and 1813, 1817 were replaced on August 7th. **Pink Entry Doors:** Precision Doors installed the wrong size replacement entry doors on several buildings. Maintenance Engineer Stan Kiman primed these doors with pink colored paint before CVIII got a firm commitment from Precision to replace them at no cost to CVIII with the correct sizes. When you see Colonial Village Red on these doors, you will know this problem has been solved. **Garages:** Damaged wood trim around garage doors will be replaced this fall.

Local Real Estate Development and Parking in Colonial Village

Residents have expressed concerns about the effects on neighborhood parking of two new apartment buildings under construction across Wilson Boulevard from Colonial Village. These buildings will have a total of 352 units. Their garages will contain at least one parking space per unit and more than 100 parking spaces for guests and for customers of retail establishments in these buildings. Twelve spaces in the garage at 2001 Clarendon will be available for monthly lease at market rates by residents of Colonial Village. Residents of these new buildings are not eligible for Zone 4 residential parking permits, which means they and their guests cannot park on Rhodes Street, Key Boulevard and Troy Street within Colonial Village during the hours that Zone 4 residential permit parking restrictions are in effect.

Zone 4 Residential Permit Parking Restrictions

Currently, only parking on Troy St. is restricted twenty-four hours a day to Zone 4 permit holders. Parking on Key Blvd. between Rhodes and Veitch Streets is restricted to Zone 4 permit holders between 8 A.M. and 5 P.M. Monday through Friday, with a two-hour exception for non-permit holders. Parking on the 1700 and 1800 blocks of Rhodes Street is restricted to Zone 4 permit holders between 8 A.M. and 5 P.M. Monday through Friday, with a two-hour exception for non-permit holders and between 5 P.M. and midnight seven days a week with no exception for those who don't have Zone 4 permit. The hours that parking is restricted to Zone 4 permit holders on Key Blvd. and Rhodes St. can be expanded if the following criteria are met: a) 60% of the households on a block must sign a petition requesting zoned parking; (b) at least 75% of the available parking on the block should be occupied; (c) at least 25% of the available parking on the block should be occupied by out-of-area vehicles such as commuters, shoppers, students, etc. Non-resident parking on these streets is being monitored. Petitions for tighter restrictions will be organized when Arlington County's criteria are met.

Attention New Owners: There Are Lots of Ways to Pay Your Assessments

You can pay your condo assessments with direct debiting, coupons, and on-line bank and bill payer services. Community Association Banc, the firm Legum & Norman uses to process our condo fees, will accept credit cards pay to assessments. You can go to www.legumnorman.com for additional information on any of these options. Please download the appropriate forms to set up direct debiting at www.legumnorman.com. You can also contact the management office at 703-525-5557 for assistance.

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CVIII NEWSLETTER

Winter 2012, Volume 20, Issue 3

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CVIII's Board of Directors for 2012-2013

CVIII's 2012 annual meeting took place on 15 October 2012. Michael Amato and Kevin Haley were elected to three-year terms as members of CVIII's Board of Directors. The five members of CVIII's Board of Directors for 2012-2013 are Amanda Hunt, President; Laura Hagg, Vice President; Kevin Haley, Treasurer Dennis Gerrity, Secretary; and Michael Amato, Member at Large.

2013 Infrastructure Projects

Chimneys: Chimney renovations have been delayed until the spring of 2013. CVIII had to get a permit from the Arlington County Historic Affairs and Landmark Review Board (HALRB) to rebuild the chimneys behind 1821 N. Rhodes and 1728 Queens Lane and make repairs to the chimney behind 1809 Queens Lane. The HALRB permit requires CVIII to use the same type of bricks, which are known as "sewer" bricks, to rebuild these chimneys that were used to build them originally. Sewer brick is no longer being manufactured, so the current bricks will have to be reused. This will require brick by brick demolition of these chimneys and then cleaning old mortar off the salvaged bricks by hand. This will significantly increase the cost of this project. As a less costly alternative, Steve Turner of BEC, the structural engineering firm that is managing this project for CVIII, has recommended rebuilding only the uppermost ten or fifteen feet of these chimneys and tuck-pointing the rest of their brickwork, which will extend the life of these chimneys by as much as twenty years. Revised proposals on this project from masonry contractors will be available for the Board's consideration at its January meeting. Notices will be posted when starting dates and other details have been determined. **Meter Stacks:** Five more-meter stacks will be replaced in 2013. This will be the fourth phase of CVIII's program to replace its meter stacks. This program is based on the recommendations of an electrical engineering firm. Meter stacks are metal boxes mounted on exterior walls that contain the electric meters and main unit circuit breakers for units and common element electrical systems in each building.

Problems in CVIII's Parking Lot

Two crimes have recently occurred in CVIII's parking lot. One happened at the end of November. It was a hit and run that caused extensive damage to a resident's car parked next to the metered stall. The other was the brazen theft of a door (!) and a quarter-panel from a resident's car parked in our lot earlier this fall. If you know anything about either of these two incidents, please contact the Arlington County Police.

New CVIII Regulatory and Policy Resolutions

The Board has recently approved several regulatory and policy resolutions, including one governing window treatments that requires that unit windows should be furnished with blinds, curtains, or interior shutters. Curtains that are not white or beige should have a white or beige colored liner that faces the window. Blinds and shutters must be of a light color such as white of

beige. Opaque film can still be used in bathroom windows. The Board also approved a policy resolution clarifying CVIII's procedures governing the collection of regular and delinquent assessments. A third resolution establishes procedures for handling written complaints about the management of CVIII by the Board and Legum and Norman. These resolutions are available in PDF format on CVIII's website

Cash Cards for Washers and Dryers

The Board accepted a proposal to convert the coin-operated washers to a card system. We hope CVIII residents are pleased with the change, and we remind you to pick up your \$5 card at the property management office at 1903 Key Blvd.

Important Information on Paying Assessments

CVIII's community management firm, Legum & Norman, has selected Union Bank, a nationwide leader in homeowner association banking, to process condominium fee payments effective January 1, 2013. Unit owners who use a bill paying service should provide their banking institution with the new lock box address as follows:

P.O. Box 105771
Colonial Village III Condominium
C/o Legum & Norman
Atlanta, GA 30348-5771

Unit owners who pay by check should have received new payment coupons during the month of December showing the following new address:

P.O. Box 105771
Colonial Village III Condominium
C/o Legum & Norman
Atlanta, GA 30348-5771

Unit owners who use credit cards or e-checks will have their payments will be processed through Pay Lease. The portal for these payments will continue to be accessed through the Legum & Norman website at www.LegumNorman.com under the "Association Banking" tab in the Homeowners section.

Unit owners who currently pay their assessments with direct debit payments and wish to continue do not have to make any changes. Their direct debit payments will be processed on the same schedule now used for CVIII. Legum & Norman and CVIII's Board of Directors recommend using the direct debit option. Owners have found it to be very reliable, and it reduces the expense of collecting assessments for CVIII's Owners Association. Please download the appropriate forms to set up direct debiting at www.legumnorman.com.

Please direct any questions regarding this information to the Management Office at (703) 525-5557.

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