

# *CVIII NEWSLETTER*

Spring 2013, Volume 22, Issue 1

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

## **2013-2014 Parking Stickers**

2013-2014 parking permit stickers for CVIII's lot can now be obtained from CVIII's property management office at 1903 Key Blvd. between 8:30 a.m. and 5:30 p.m., Monday, Wednesday, and Thursday; between 8:30 a.m. and 7:00 p.m. on Tuesday; and between 8:30 a.m. and 1:00 p.m. Friday. Each unit is entitled to one sticker. An application form was delivered by hand to each unit during the first week of April 2013. Application forms are also available at the Key Blvd. property management office. Please complete an application form and bring it along with your vehicle's state registration form and your operator's permit when you come to pick up your 2013-2014 sticker. Tenants must bring a copy of their lease, and their move-in fees must have been paid. 2012 stickers will expire at midnight on 31 May 2013. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

## **Changes on CVIII's Board of Directors**

Laura Hagg submitted her resignation from the Board effective the Board's April meeting. Laura served on CVIII's Board of Directors for nearly three years. Laura worked conscientiously to make CVIII a better place in which to live. The Board knows that it speaks for all of CVIII's owners and residents in thanking Laura for her contributions to CVIII. CVIII is fortunate that Robert Midler has agreed to fill Laura's seat on the Board until CVIII's 2013 Annual Meeting at which time CVIII's unit owners will elect a fellow owner to a full three-year term. Bob Midler has lived in CVIII since 1989. The Board is pleased to have Bob as a colleague.

## **2013 Infrastructure Projects**

**Chimney Renovations:** The Board has decided that tuck pointing is the most economical way to deal with masonry problems affecting the chimneys behind 1728 Queens Lane and 1821 Rhodes St. Proposals to do this work have been solicited. Stainless steel liners have been installed in the chimneys behind 1728 and 1809 Queens Lane and 1821 N. Rhodes St. Residents of these buildings will be notified when dates for this project are set.  
**Meter Banks:** Meter banks serving 1829 and 1831 Wilson Blvd. and 1720, 1733, and 1737 Queens Lane will be replaced this summer. Residents of these buildings will be notified when a date for this project is set.

## **All Colonial Village Yard Sale**

An All Colonial Village yard sale will be held on July 13 (rain date July 20). Any resident and non-resident owner who wishes to participate will have an opportunity to set up a table and sell their items. Please stay tuned for more details!

## **Carpet and Window Cleaning**

Common area hallway carpeting cleaning has been completed. 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.

## **Local Real Estate Development**

**Bergmann's Laundry:** The Arlington County Board has approved a proposal to redevelop the Bergmann's Laundry site at Lee Hwy. and Veitch St. This proposal includes building a combination residential (42 units), retail (13,257sf), and parking structure (242 spaces) on the western half of this site where the Bergmann's plant is currently located and a ten-story residential building (160 units) on the eastern half of the site, which is currently occupied by several dilapidated houses. The developer says that it has a commitment from the MOM's Organic Market grocery chain to locate a store in the retail portion on this development. The developer agreed to a number of community benefits as part of the project, including clean-up of environmental contamination from the dry cleaning plant, improvements to nearby McCoy Park, improvements to the nearby Custis Trail, pedestrian safety improvements on Lee Highway and the maintenance of landscaping along I-66, which borders the development.

**1900 Wilson Blvd:** 1900 Wilson Blvd., a five to six story residential building with 198 units and 24,700 sf. of retail space, is scheduled for occupancy in 2014. This site was previously occupied by a Hollywood Video store and a small office building.

**2001 Clarendon Blvd:** 2001 Clarendon Blvd., a five to seven story residential building with 154 units and 30,000 sf. of retail space, is scheduled for occupancy in 2014. This site was previously occupied by the Bardo Rodeo and Doctor Dremo's bars and a Taco Bell restaurant.

**1700 Lee Highway:** The B.F. Saul Company has applied for a site plan to redevelop the Colony House 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 168 rooms and 98 parking spaces that would be managed by the Hilton Homewood Suites Hotel Company. A completion date for this project isn't available.

### **Missing Window Screens**

A number of units have damaged or missing window screens. CVIII's Bylaws assign responsibility for repairing and replacing a unit's window screens to the owner of that unit. CVIII's Bylaws require unit owners to keep their units in a good state of repair. If you have damaged or missing window screens, please repair or replace them.

### **Communicating with Owners and Residents**

Efforts are ongoing to improve CVIII's procedures for communicating with residents and owners on crisis matters. The methods CVIII uses to communicate about routine matters aren't going to change. Information about new regulations, annual meetings and the like will continue to be delivered by hand to residents and mailed to non-resident owners. Notices about maintenance events, safety issues and other types of information will continue to be posted on bulletin boards and emailed to those who have signed up for this service. CVIII's website is available for reference on many issues, and it contains links to many outside sources of information. Communications about crisis situations need the participation of all CVIII residents. CVIII property management staff and the Board can't be everywhere all the time. If you see something, say something. If it is a crime or fire, call 911, and then call CVIII's office. Twitter and other social media are being considered as supplements to email as ways to provide information about crisis situations that affect all of CVIII, but their effectiveness will be limited by the fact that CVIII's property management office is only staffed forty hours a week. After business hours, neighbors can help out with providing information about crisis situations affecting individual units and buildings, but the community as a whole will likely remain dependent on traditional news sources and local news blogs such as Arlington Now ([www.arlnow.com](http://www.arlnow.com)) and Arlington, VA Patch ([www.arlington-va.patch.com](http://www.arlington-va.patch.com)). To make sure that you are notified during business hours when there is an issue affecting your unit, please provide CVIII's Property Management Office with 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](mailto:abright@legumnorman.com)

### **Dogs Must Be on Leashes in Common Areas**

CVIII's property manager has had to follow up on several recent complaints about dogs running loose in common areas of our community. CVIII's By-Laws require that dogs be leashed or carried in arms at all times when present

in common areas of CVIII. Some CVIII residents are uncomfortable with dogs off leash in common areas of CVIII. The Board asks that dog owners respect the concerns of other residents of CVIII and they abide by CVIII's By-Laws and keep their dogs leashed regardless of the time of day and no matter how unusual the circumstances may be.

### **Towing Service**

The Board has received a number of complaints about Advanced Towing, the towing service CVIII uses to remove vehicles parked in CVIII's lot in violation of its rules and regulations. The Board has reviewed proposals from other towing companies. Because the storage lots of the other companies were located in areas that were inconvenient to reach, the Board decided to stay with Advanced as long as there were no additional problems. Board member Michael Amato met with the management of Advanced to make sure that they understood that their drivers cannot make any more mistakes if Advanced wanted to continue to do business with CVIII.

### **Storage Room Security**

Several bicycles were recently stolen from a CVIII basement storage room. You can help prevent this type of crime by making sure that basement and storage room doors are closed at all times.

### **There Are Lots of Ways to Pay Your Assessments**

You can pay your assessments using direct debiting, coupons, credit cards, and on-line bank and bill payer services. You can go to [www.legumnorman.com](http://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](http://www.legumnorman.com). You can also contact the management office at 703-525-5557 for assistance.

# CVIII NEWSLETTER

Summer 2013, Volume 22, Issue 2

Management Office 703-525-5557  
[www.colonialvillageiii.com](http://www.colonialvillageiii.com)

## Property Management Office

1903 Key Boulevard  
703-525-5557  
703-525-5558 (fax)

Email: [cvaughan@legumnorman.com](mailto:cvaughan@legumnorman.com)

### Office Hours:

Monday, Wednesday, Thursday  
8:30 A.M. to 5:30 P.M.  
Tuesday  
8:30 A.M. to 7:00 P.M.  
Friday  
8:30 A.M. to 1:00 P.M.

## Property Management Staff

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

## CVIII's Board of Directors

Amanda Hunt, President  
Michael Amato, Vice President  
Kevin Haley, Treasurer  
Dennis Gerrity, Secretary  
Robert Midler, Member at Large

### CVIII's website

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

Email the Board directly at  
[colonialvillageiii@hotmail.com](mailto:colonialvillageiii@hotmail.com)

## Email Alerts on Events of Interest

CVIII's Property Management Office maintains an email list of CVIII owners and residents to provide them with information on events in Colonial Village III and elsewhere in our community. Please sign up for this service by sending your email address, name and unit number to [cv3updates@gmail.com](mailto:cv3updates@gmail.com).

## CVIII's 2013 Annual Meeting

CVIII's 2013 Annual Meeting will be held on Monday, 7 October 2013, at 7:00

P.M. in the Conference Room in the Management Office at 1903 Key Boulevard. Registration begins at 6:45 P.M. Please attend! CVIII's 2014 budget will be discussed at this meeting. There are two vacancies on the Board this year. 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.

## 2013 Infrastructure Projects

**Chimney Renovations:** The Board changed its mind and decided to tuck point rather than rebuild the chimneys behind 1728 Queens Lane and 1821 Rhodes Street. Arlington County's Historic Affairs and Landmark Review Board informed CVIII that if it rebuilt these chimneys, then replacement bricks would have to be the same type of brick as were used to originally to build CVIII in 1934. This type of brick (sewer brick) is no longer manufactured in the US, and the cost of recycled sewer brick to rebuild these two chimneys made tuck pointing the more economical way to renovate these chimneys. The Culbertson Company was awarded a contract to renovate the chimneys behind 1728 Queens Lane and 1821 Rhodes Street. Work on this project began on Wednesday, August 21<sup>st</sup>, and it should be completed in five to six weeks, weather permitting. **Meter Banks:** The fourth phase of CVIII's program

to replace meter stacks is scheduled for this fall. Meter stacks serving 1829 and 1831 Wilson Blvd and 1720, 1733, and 1737 Queens Lane are included in this phase. **Storm Drainage:** Heavy rains during June and July led to water ponding on the ground outside a storage room located in 1728 Queens Lane. The ground became saturated, and eventually there was flooding in this storage room. This problem has been corrected by building up the ground outside the storage room's wall with water-impervious clay so that it has a positive slope which will cause water to flow away from this building's foundation and piping water from several downspouts to CVIII's storm drainage system. Storm and condensate drainage improvements will also be made for 1821 N. Rhodes St. and 1721 Queens Lane.

## ***Late Fees***

The Board has reduced CVIII's late fee on delinquent assessments to \$10 effective 1 July 2013 to comply with an amendment of the Virginia Condominium Act by the Virginia General Assembly, which created a cap of five per cent on late fees on delinquent assessments effective 1 July 2013. The Board does not view late fees as penalties. Managing delinquent assessments consumes a disproportionate share of our property managers' time, and late fees, even at the \$20 level, do not come close to covering the cost of their time. The Board feels that this action by the Virginia General Assembly increases the costs that collecting delinquent assessments impose on the vast majority of CVIII's owners who pay their condo fees in full and on time.

## ***Conversion of 1821 Rhodes Storage Room to a Residential Unit***

The Board is exploring the possibility of converting the storage room located in 1821 Rhodes Street to a residential unit. The architectural firm, Lewis & Associates, has produced a concept plan that recommends that the best use of this storage room would be a single unit approximately 1,200 square feet in size. The Board feels converting this storage room to a unit would be of considerable economic benefit to CVIII's owners. A 1,200-square foot unit would have an annual assessment potential of about \$6,000, and there could be a lump sum payment of \$100,000 or more for this storage room if it was sold as is.

An engineering firm has been hired to develop a mechanical engineering plan for the routing of new utility lines and rerouting of existing utility lines that would be necessary to convert this area to unit. A general contractor then will be asked to use the architectural drawings and the mechanical engineering plan to estimate the cost of converting this storage room to a unit. The Board will use this cost estimate to decide whether CVIII will hire a contractor to convert the area to a unit or sell this area as is to an individual or firm who would do the conversion and then sell or lease the unit.

Board member Kevin Haley has surveyed CVIII, and he feels there is enough space in the other storage areas in CVIII's basements to install vertical storage racks that could accommodate all the bicycles currently being stored in common areas of CVIII's basements. Residents who have stored items other than bicycles in this room will have to make other arrangements.

## ***Colonial Village Community Yard and Bake Sales***

The first Colonial Village Community Yard and Bake Sales were held on Saturday, July 20<sup>th</sup>, in the courtyard adjacent to 2021 Key Blvd. They are both viewed as successes by all who participated. Nineteen residents took advantage of this event to make some money by getting rid of things they no longer need or earn some money for a local charity. There have already been inquiries about holding another such event. Special thanks go to Andrea Raggambi of CVI for coordinating this event from start to finish. Andrea set up the web site, managed registration and a rain delay, and she served as "sheriff" on the day of the sale.

## ***Help get the Message out: CVIII is not the Neighborhood Dog Park***

New residential buildings in CVIII's neighborhood are filling up, and they bring even more dog owners who, while walking their pets, let them take care of "business" on CVIII's lawns adjacent to public sidewalks. The yellow patches all over these lawns demonstrate that dog urine is very acidic and burns grass. Until CVIII puts up a fence or a hedge, moral suasion may be the most effective way to deal with this issue. So, if you see someone you do not recognize letting their dog defecate or urinate on CVIII's lawn, remind them in a gentle way that not only is their dog on private property, but their dog is damaging private property. CVIII dog owners can also help out. The lawns in front of 1725,

1728, 1733 and 1801 Queens Lane and around the ramps from the parking lot to Queens Lane are in poor shape because of too much dog pee. Don't let your dog urinate in these areas. Take them elsewhere in our property, down to the tree line along our creek for example.

### ***Noisy Restaurant Patrons***

The Board has received complaints about noisy restaurant patrons in the vicinity of Wilson Blvd. and Rhodes St. around closing time. This problem seems to be at its worst early on weekend mornings. The Arlington County Police Department can't do much because the Arlington County Noise Ordinance has been declared unconstitutional. The County is in the process of writing a new noise ordinance, but it is going to be a while before it gets done. Challenging the use permits that Arlington County issues to restaurants for live entertainment and side walk cafes may be a more effective to address this problem. Side walk cafes provide additional seating. Live entertainment attracts patrons. The loss of either would not be good for a restaurant's bottom line. Residents who would like to file a complaint about this type of noise can contact Mr. Kenneth Wright of Arlington County Zoning Enforcement at 703 228 0589.

# CVIII NEWSLETTER

Winter 2013, Volume 22, Issue 3

Management Office 703-525-5557

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## Property Management Office

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## *CVIII's Board of Directors for 2013-2014*

CVIII's 2013 annual meeting took place on 7 October 2013. Robert Midler was elected to a three-year term as a member of CVIII's Board of Directors. The members of CVIII's Board of Directors for 2013-2014 are Michael Amato, President; Robert Midler, Vice President; Kevin Haley, Treasurer; and Dennis Gerrity, Secretary.

## *CVIII has a New Assistant Property Manager*

Sonya Rainey, CVIII's assistant property manager for the past five years, had been promoted by Legum & Norman to manage the 1800 Wilson Boulevard Condominium. Teresa Tinney is CVIII's new assistant property manager. Ms. Tinney has extensive experience in property management and other aspects of the real estate industry. Ms. Tinney was welcomed to CVIII by the unit owners attending this year's annual meeting. Mr. Vaughan and the Board have conveyed unit owners thanks to Ms. Rainey for the excellent job she did as CVIII's assistant property manager over the past five years.

## *2014 Infrastructure Projects*

**Chimney Renovations:** CVIII's property manager, Chuck Vaughan has informed the Board that masonry renovations of the chimney behind 1821 Rhodes cannot proceed until OSHA requirements for scaffolding erected in close proximity to power lines have been satisfied. Mr. Vaughan says that Dominion Power has not agreed to move these lines or shut off power long enough to allow this project to proceed, and CVIII's law firm reports that it has been unable to find any record of an easement granted to Dominion by CVIII that would also guarantee CVIII access to its property in order to maintain its buildings. Mr. Vaughan has asked CVIII's law firm to search for legal means to obtain cooperation from Dominion so this chimney's brickwork can be repaired. **Meter Banks:** The fourth phase of CVIII's program to replace meter stacks has been postponed until the spring of 2014 from this fall. Meter stacks serving 1829 and 1831 Wilson Blvd and 1720, 1733, and 1737 Queens Lane are included in this phase. **Exterior Painting:** Proposals are being solicited to paint CVIII's exterior wooden surfaces in 2014. These include building entry doors and their trim, siding on pitched roofs, soffits and fascia boards, and trim on windows in mansard roofs. A starting date for this work depends on whether CVIII has masonry renovations done this spring or summer.

### ***\$500 Reward for Information about Vandalism of the Wilson Boulevard Gate***

The Board and CVIII's property manager have reason to suspect that one or more individuals have repeatedly vandalized CVIII's Wilson Boulevard gate. Repairing this vandalism has cost several thousand dollars, and it has diverted property management staff from other duties. The Board is offering a \$500 reward for information leading to the arrest and conviction of those responsible for this or any other criminal damage to CVIII property. If you know or have information about who is responsible for this or any other vandalism in our community, please contact CVIII's property manager at 703 525 5557 or the Arlington County Police at 703 558 2222.

### ***Maintenance Advisory***

Several unit owners have reported smoke, flickering lights and even sparking caused by wires with loose connections to the circuit breaker panels in their kitchen walls. An electrician was asked to diagnose why wires have come loose from their connections, but was unable to identify a single cause of this problem. Maintenance of this wiring is the responsibility of individual unit owners. Unit owners who experience this problem or just want to take precaution should have an electrical engineering firm inspect their circuit breaker panel's wiring.

### ***Conversion of 1821 Rhodes Storage Room to a Residential Unit***

CVIII's law firm has informed the Board that an amendment to CVIII's By-laws will be necessary to convert the storage room located in 1821 Rhodes Street to a residential unit, and this amendment may require the approval of all of CVIII's unit owners and, perhaps, even financial institutions holding mortgage on CVIII's units. The Board has asked CVIII's property manager to obtain an estimate of the cost of obtaining this approval from our law firm before proceeding any further with this project.

### ***Local Real Estate Development***

Arlington County is about to begin a community review process which will help develop a concept plan to inform future amendments to Arlington's General Land Use Plan, rezoning, and applications for Phased Development Site Plans for the area bounded by 18th Street North, Wilson Boulevard, North Quinn Street and Key Boulevard. Current development in this area includes the Wilson School, Fire Station #10, Rosslyn Highlands Park, an office building at 1555 Wilson Boulevard, a convenience store and a residential development at 1801-1805 N Quinn St. Arlington County's goals for the redevelopment of this area are: a County park with recreation and open space that is at least 60,000 square feet in size; a new fire station; affordable housing; energy efficiency and sustainability; and a mix of uses and compatible heights and densities. The finished product will be called the Western Rosslyn Area Planning Study. There will be opportunities for public comment on this study.

### ***2014 Reserve Study***

The Virginia Condominium Act requires condominiums to have a study of their reserve needs and funding conducted by independent professionals at least once every five years. CVIII's next reserve study is due in 2014, and CVIII's property manager is current soliciting proposals to have it done. This study will provide estimates of the service lives and replacement costs of CVIII's common elements, which include roofs, masonry structures, common water lines, storm drainage and sanitary sewer lines, light fixtures and their electric wiring, sidewalks, fences, the parking lot,



common element painting and carpeting, etc. This study will also analyze CVIII's current funding of the costs of repairing and replacing its common elements and provide estimate of funding rates needed to cover these costs in the future. Every unit owner will receive a copy of the final draft of this study.