

# CVIII NEWSLETTER

Spring 2014, Volume 23, Issue 1

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  
Tipi Murray, Assistant Manager  
Amanda Bright, Office Administrator  
Stan Kiman, Maintenance Engineer

## CVIII's Board of Directors

Michael Amato, President  
Robert Midler, Vice President  
Kevin Haley, Treasurer  
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## Email Alerts on Events of Interest

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## *Don't Forget Your 2014-2015 Parking Sticker*

2014-2015 parking permit stickers for CVIII's lot can 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 2014. 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 2014-2015 sticker. Tenants must bring a copy of their lease, and their move-in fees must have been paid. 2013 stickers will expire at midnight on 31 May 2014. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

## *CVIII has a New Assistant Property Manager*

Terrie Tinney, CVIII's assistant property manager for the past seven months, has resigned to take another job. Tipi Murray is CVIII's new assistant property manager. Ms. Murray has extensive experience in property management and other aspects of the real estate industry. Mr. Vaughan and the Board have conveyed unit owners thanks to Ms. Tinney for the excellent job she did as CVIII's assistant property manager.

## *2014 Infrastructure Projects*

**Chimney Renovations:** CVIII's property manager, Chuck Vaughan has informed the Board that masonry renovations of the chimney behind 1821 Rhodes have finally been completed. **Meter Banks:** The fourth phase of CVIII's program to replace meter stacks has been scheduled for May 21<sup>st</sup>. Meter stacks serving 1829 and 1831 Wilson Blvd and 1720, 1733, and 1737 Queens Lane are included in this phase. **Smart Meters:** Dominion Power has installed smart meters throughout Colonial Village. These meters will provide better information about power

outages to Dominion, and this will help Dominion solve service interruption problems more quickly. Dominion claims these smart meters will also allow residents to participate in pricing plans that will help them manage their energy use and costs. **Painting and Caulking:** Painting white exterior wood and concrete surfaces is in progress. Caulking aluminum window capping is on hold until agreement is reached with the contractor on how many windows need this work. **Exterior Window Trim:** A contractor has recommended replacing the trim boards and gable boards on an unspecified number of windows in mansard roofs. Like caulking, this work is on hold until agreement is reached with the contractor on how many windows need new trim and gable boards.

### *Someone is trying to Steal CVIII's Copper Downspouts*

Stan Kiman, CVIII's maintenance engineer, recently discovered that someone had tried to steal several copper downspouts from the west side of 1804 Queens Lane. Stan says the Arlington County Police told him that this is a problem throughout the area because the price of scrap copper is very high. CVIII has to use copper downspouts because of its historic status. These downspouts are expensive to replace, and many are located in areas where they are vulnerable to theft, particularly along the bike path. If you see someone or hear noises that sound like these downspouts are being taken, please do not hesitate to call the police.

### *CVIII's Parking Lot will be Closed for One or Two Days for Sealcoating*

Be on the lookout for a notice that CVIII's parking lot will be closed for one or two days so that two coats of sealant can be applied to its surface. Last winter was hard on its asphalt surface. New cracks appeared, and existing cracks widened. They will have to be sealed, or they will develop into pot holes. CVIII's property management office will give residents notice at least two weeks prior to this project's starting date. Parking stalls will be restriped, and a fresh coat of yellow paint will be applied to curbs in fire lanes.

### *Feasibility Study for Bathroom Ventilation Systems*

The Board has hired a structural engineering firm to make a study of the feasibility of installing bathroom exhaust systems that would be vented through pipes routed through interior walls and exiting buildings through their roofs. If such a system is feasible, then a mock-up will be used to estimate the cost of installing a bathroom ventilation system in one of CVIII's buildings. If the cost of such system is reasonable then the Board will consider installing these exhaust vents in conjunction with the installation of replacement roofs on CVIII buildings.

### *Window Cleaning*

CVIII's Unit Owners Association and the Board as its representative have a legal responsibility to maintain the exterior appearance of its buildings. This includes the cleanliness of windows. In past years residents were asked to remove their screens when window washing was scheduled. Many forgot to do this and called the office asking that a second round of window cleaning be scheduled. Others just didn't bother. This year things will be different. Residents will not have to remove the screens from their windows to get them cleaned. Clean Advantage, the company awarded window cleaning contracts for CVI, CVII and CVIII, will do it for them from the outside of their buildings, and after the windows have been cleaned, Clean Advantage will reinstall their screens.

# CVIII NEWSLETTER

Summer 2014, Volume 23, Issue 2

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Or

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## CVIII's 2014 Annual Meeting

CVIII's 2014 Annual Meeting will be held on Monday, 6 October 2014, at 7:00 P.M. in the meeting room at 1701 N. Troy St. Registration begins at 6:45 P.M. Please attend! CVIII's 2015 budget will be discussed at this meeting. There are two vacancies on the Board this year. One is for a full three-year term; the other is for a two-year term. 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.

## CVIII's Property Management Contact

CVIII's property management contract is due for renewal mid-2015. This is CVIII's most expensive contract. We spend \$180,000 annually for property management, and it accounts for more than one third of our operating expenses in 2014. The new contract will run for three years, and this means that when it is approved, the Board will be committing CVIII to an expenditure of \$550,000 or more. The Board wants to make sure CVIII's unit owners get good value for what they pay in assessments. If you have comments, either positive or negative, email the Board at [www.colonialvillageiii.com](http://www.colonialvillageiii.com).

## 2014 Infrastructure Projects

The fourth phase of CVIII's program to replace meter stacks was completed in June after a number of delays due to weather and scheduling issues with Dominion Power. The Board apologizes for the inconvenience these delays caused residents of 1829 and 1831 Wilson Blvd and 1720, 1733, and 1737 Queens Lane. Caulking aluminum capping on windows began in late August and should be finished by the end of September. The wooden privacy fence behind Buildings One and Two will be realigned with new posts this fall.

**Common Hallway Lighting** New LED light fixtures were installed in the hallway of 1801 Queens Lane. They provide very good light, use less energy and will last for years. Check them out, and let the Board know what you think. They will be used as replacement fixtures in other buildings.

### ***Feasibility Study for Bathroom Ventilation Systems***

BECS, CVIII's structural engineering firm, has advised the Board the Arlington County Building Code will not permit the installation of bathroom exhaust systems that would be vented through pipes routed through interior walls and exiting buildings through their roofs. The problem here is that walls within and between units are too narrow. BECS is exploring the possibility of using vents installed in masonry walls that might be adapted for use as bathroom vents.

### ***Security Cameras***

The Board will consider a proposal to install security cameras to monitor CVIII's parking lot and its bike path gate. At least two cars have been broken into this year, and there have been reports of hit and run damage to vehicles parked in our lot. Several years ago, someone stole a door and a front quarter panel from a car parked in the lot. The bike path gate has been damaged repeatedly since it was first installed. These cameras should help the police catch those who are not deterred by their presence. Vandalism of CVIII's Wilson Blvd. gate has stopped since a security camera was installed to monitor it. The Board hopes these new cameras will do the same for the parking lot and the back gate.

### ***CVIII's Web Site***

CVIII's website collapsed earlier this year because internal and external navigation links were broken. We aren't sure what the cause was. It could have been that Microsoft has stopped supporting the html editing software used to build the site, or a problem with the website hosting service, or someone hacked the site. The site is being rebuilt and hopefully it will be up and running again by mid-September.

### ***Laundry Room Etiquette***

We are having some issues with our laundry rooms. Residents are leaving their laundry in washers and dryers long after the machines have finished their clothes, and this is inconveniencing others. You have a fifteen-minute grace period to remove your laundry from washers and dryers when loads are done. When fifteen minutes are up, residents waiting for a machine have the right to remove your laundry, stack it on a table, and do their laundry in the machine that you have been tying up. Laundry left in machines or on tables for more than a day will be bagged and stored until you claim it. If unclaimed after a month, it will be disposed of.

When you have finished using washing machines, please leave their doors ajar so that their drums dry out. This will help prevent mildew and mold from developing in the washers.

### ***Window Screens***

If your window screens are damaged, Stan Kiman, CVIII's maintenance engineer, is willing to repair them for a fee when he is off-duty. For more details, please get in touch with Stan through the property management office at 703 525 5557.

### ***Arlington County May Build a High School in to Our Neighborhood***

The Arlington County Board and the Arlington School Board are seriously considering building a 175-foot-tall high school with an expected enrollment of 1300 students that will be located on land that is owned by the school system close to the intersection of Wilson Blvd. and Quinn St where a 7-11 and the old Wilson School are located. This high school will be a tall building in comparison with others in our neighborhood; 175 feet is nearly three times the height of 1800 Wilson, the condo right across the street, and it will be 500 feet or less away from CVIII. The County is also planning to replace Firehouse #10. A new residential building with up to 2500 units of affordable housing is being considered on land at the intersection of Quinn St. and Key Blvd. For more information on these projects, go to Arlington County's website and search for WRAPS. ([projects.arlingtonva.us/plans-studies/land-use/wraps/](http://projects.arlingtonva.us/plans-studies/land-use/wraps/))

# CVIII NEWSLETTER

Winter 2014, Volume 23, Issue 3

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## *CVIII's Board of Directors for 2014-2015*

CVIII's 2014 annual meeting took place on 6 October 2014. Dennis Gerrity was elected to a three-year term as a member of CVIII's Board of Directors. The Board elected Eric Nicoll to a one-year term on CVIII's Board of Directors. Mr. Nicoll will serve until CVIII's 2015 Annual Meeting when a CVIII unit owner will be elected to fill the final year of a vacancy on the Board. The members of CVIII's Board of Directors for 2014-2015 are Michael Amato, President; Robert Midler, Vice President; Kevin Haley, Treasurer; Dennis Gerrity, Secretary; and Eric Nicoll, Member at Large.

## *CVIII has a New Assistant Property Manager*

Gretta Boykins is CVIII's new assistant property manager. Ms. Boykins has extensive experience in property management and other aspects of the real estate industry. Ms. Boykins was welcomed to CVIII by the unit owners attending this year's annual meeting.

## *2015 Infrastructure Projects*

**Bathroom Ventilation Systems:** BECS, CVIII's structural engineering firm, continues to explore the possibility of adapting vents installed in masonry walls that could be used as bathroom vents. **Security Cameras:** A security camera has been installed to monitor use of the bike path gate, and two cameras providing coverage of CVIII's parking should be installed before the end of January. They were approved by the Board at its November meeting. **Privacy Fence:** The wooden privacy fence located on the east side of CVIII's property will be renovated in 2015.

## *Laundry Room Etiquette*

Residents continue to leave their laundry in washers and dryers long after the machines have finished their clothes. This is inconveniences others. Once again, we remind you that you have a fifteen-minute grace period to remove your laundry from washers and dryers when loads are done. When fifteen minutes are up, residents waiting for a machine have the right to remove your laundry, stack it on a table, and do their laundry in the machine that you have been tying up. Laundry left in machines or on tables for more than a day will be bagged and stored until claimed. If unclaimed after a month, it will be disposed of.

## *Bicycle Storage*

Fifty-four bike racks have been ordered and will be installed in three locations during the first quarter of 2015. These racks will be floor or wall mounted. They will make more efficient use of the space in these rooms and provide better security and will make better use the space available. They will be available a on first come first serve basis like spaces in CVIII's parking lot. The first room is located in 1809 Queens Lane. It has been cleared out, painted, and a new door installed for better security. It will hold a total of 17 bikes. It should be ready by the end of January 2015. The second room will be located at 1729 Queens Lane. It will also hold 17 bikes, and our property manager expects to have it ready in February. The third room will be located at 1808 Queens Lane. It will hold 20 bikes and should be available by early April.

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

CVIII's Board is still working through the legal details and how to finance the conversion of the storage room located in 1821 Rhodes St. If the Board decides to go forward with this project, it must obtain the approval of at least half of CVIII's unit owners to spend more than 15% of CVIII's annual budget on this project.

## *Local Real Estate Development*

**New School:** The Arlington County School Board has voted to replace the Wilson Elementary School located at 1601 Wilson Blvd. with a new building that will house approximately 775 students who currently participate in the H-B Woodlawn Secondary Program and the Stratford, ESOL/HILT and Asperger's Programs. The new building will be between 105 and 125 feet high. Its footprint will be less than half of the current site. An underground structure for parking and a gymnasium will take up much of the rest of the site. There will be an athletic field with synthetic turf on top of the underground structure. The School Board wants to locate the new school building on the 18<sup>th</sup> St. side of their property. The County Board hasn't agreed to this location. **New Firehouse:** A site has not been found to replace Fire House #10. Leading candidates are colocation with either new residential construction in the 1800 block of Quinn St or the building(s) that will replace the office building at 1555 Wilson Blvd. **Affordable Housing:** The Arlington Partnership for Affordable Housing (APAH) owns three small apartment buildings at the corner of 18<sup>th</sup> St. and Quinn St. APAH wants to replace these smaller buildings with a twelve- story building with 250 residential units and a 9000 SF park. **Pierce Street Extension:** It looks like N. Pierce St. will be extended across Wilson Blvd. to N. 18<sup>th</sup> St. to help manage increased traffic generated by the new school. **Parkland and Recreation Facilities:** At the present time, there are no plans to increase Rosslyn Highland Park, and the size of this park may decrease if the new Firehouse #10 isn't collocated with another new building. The school system says that recreational facilities in the new school will be available to the public during evening hours and on weekends when they are not being used for programed events for students. **1555 Wilson Blvd.:** Penzance, the owner of the office building at 1555 Wilson Blvd., says this building needs to be replaced and is considering doing so with two buildings, one residential and the other commercial.

## *2014 Reserve Study*

The 2104 Reserve study is still a work in progress. Mr. Vaughan and the Board reviewed CVIII's 2014 reserve study prepared by USI Commercial. The Board pointed out many errors and omissions in USI's study. Mr. Vaughan is working with USI to get these issues resolved. Every unit owner will receive a copy of the final draft of this study when it is ready.

## *Peyton Palmore*

Peyton Palmore, a good friend, neighbor and fellow citizen of Colonial Village III died on Sunday December 28, 2014. His burial and memorial service will be private. If you would like to do something in memory of Peyton, his family suggests a donation in his name to your favorite charity.