

# CVIII NEWSLETTER

Spring 2015, Volume 24, Issue 1

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

## Property Management Office

1903 Key Boulevard  
703-525-5557  
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Email: [cvaughan@legumnorman.com](mailto:cvaughan@legumnorman.com)

### Office Hours:

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## Property Management Staff

Chuck Vaughan, General Manager  
Elizabeth Cannon, 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  
Dennis Gerrity, Secretary  
Eric Nicoll, At large

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### Email the Board directly at

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## *CVIII has a New Assistant Property Manager*

Elizabeth Cannon is CVIII's new assistant property manager. Ms. Cannon has extensive experience in the real estate industry. Gretta Boykins, CVIII's assistant property manager for the past seven months, resigned because of health issues. Mr. Vaughan and the Board have conveyed unit owners' thanks to Ms. Boykins for the excellent job she did as CVIII's assistant property manager.

## *New Bicycle Storage Racks*

New bicycle storage racks that can accommodate up to 50 bicycles have been installed in basement rooms located in 1729, 1808 and 1809 Queens Lane. The new racks make more efficient use of the space in these three rooms. These racks are available on a first-come, first-served basis. The new racks should provide more security, especially if a U-type device is used to secure your bicycle to them as Arlington County Police recommend. CVIII cannot guarantee the security of these bike rooms, and the use of these rooms to store bicycles is at bike owners' risk. If you own an expensive bike, the police recommend that you store it inside your unit.

Please keep in mind that bicycles stored in common areas of CVIII must be registered with Arlington County Police. You can register your bike online with Arlington County. Be prepared to submit the serial number for registration. After registering, you will receive a decal from Arlington County and instructions on where to affix the decal to your bicycle. Bicycles cannot be stored in residential hallways, storage room aisles, and other common areas. They will be removed without notice as will bicycles chained or bolted to trees, poles or railings in CVIII.

## *Spring Cleaning Common Area Carpeting*

Carpeting in residential hallways will be cleaned during May. The Board has not yet made a decision on whether to clean windows this year.

### ***Leaking Toilets***

Arlington County recently replaced both water meters serving CVIII's property. After the Wilson Blvd. meter was replaced, a small leak within the system was identified. To isolate the leak, which is estimated to be costing the association \$400-\$500/month, CVIII's Board approved replacing the old valves on both water main supply lines in Buildings I & III. Another test by the County will determine if these valves were the cause. If not, then another potential source could be leaking toilet flapper valves that cause one's toilet to run continuously after flushing. The Board recommends that all residents and owners check their toilets and have a plumber make any repairs necessary to eliminate leaks. Water wasted by leaks is an unnecessary expense for the condominium. Please help with this problem.

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

CVIII's structural engineering firm, Building Envelope Consultants and Scientists (BECS), continues to work on finding a configuration for the installation of a bathroom venting system that would be feasible for all CVIII units.

### ***Heat Pump Condensate Drainage Lines***

CVIII's Property Manager, Chuck Vaughan, recommends that you have a heat pump technician make sure the condensate drainage line that serves the air handler for your heat pump isn't blocked. This is an issue during the summer when the airhandler removes humidity from the air in your unit. If the condensate drainage line is blocked, then water may leak through the ceiling below the airhandler and damage carpeting and furniture.

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

CVIII's Board has decided not to proceed with this project. CVIII's law firm raised questions with regard to paying for the conversion of this storage room to residential unit and leasing it as a unit. A real estate professional's estimate of its potential rental is much lower than what the Board feels is an adequate return on the investment of funds own estimate. Therefore, this project does not make economic sense. Conversion of this storage room to a residential unit that could be sold as an additional condominium unit would require the unanimous approval of CVIII's unit owners, and this would be very difficult to obtain. The Board has discussed other options such as a community room and additional storage cages as alternative uses of this storage room. The cages would be available to residents for a modest fee.

### ***Don't Forget Your 2015-2016 Parking Sticker***

2015-2016 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 2015. 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 2015-2016 sticker. Tenants must bring a copy of their lease, and their move-in fees must have been paid. 2014-15 stickers will expire at midnight on 31 May 2015. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

# CVIII NEWSLETTER

Summer 2015, Volume 24, Issue 2

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or

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## CVIII's 2015 Annual Meeting

CVIII's 2015 Annual Meeting will be held on Monday, 5 October 2015, 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 2016 budget will be discussed at this meeting. There are two vacancies on the Board this year. Both are for full three-year terms. 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.

## Kevin Haley Leaves CVIII's Board of Directors

Kevin Haley resigned from CVIII's Board in July after serving nine years. Kevin was an active Board member! Kevin served as Board president for several years and most recently as Treasurer, overseeing the investment of CVIII's reserve funds and the management of CVIII's accounts payable and receivable, paying particular attention to collecting delinquent assessments. He convinced the rest of the Board to renovate the bike storage rooms and install new bike racks. He removed invasive plants and trees from CVIII's woodlands and replaced them with native species. He worked with Rosslyn Heights management to moderate the noisy behavior of their residents. When there was a bad snow storm or high winds knocked down trees, Kevin was there to help. CVIII has been fortunate to have good Board members, and Kevin was among the very best of them. He says that he wants to take a break and return the Board in a year or so. When you see him, thank him for his service.

## Theeng Kok Joins the Board

Theeng Kok has volunteered to finish Kevin Haley's term on the Board. Theeng will serve until this year's annual election. The Board finds her very capable and is pleased to have her as a colleague.

## CVIII's Property Management Contact

The Board approved a two-year property management contract with Legum & Norman effective July 1, 2015. Staffing and office hours remain the same.

## ***2015 Infrastructure Projects***

CVIII has had two unusual infrastructure projects this year. The first was repairing structural damage to a floor caused by the unauthorized installation of plumbing for a shower. Liz Cannon, CVIII's assistant manager was able identify the contractor responsible for this, but Virginia's Statute of Limitations barred CVIII's claim for damages. The second was extensive damage to walls, windows and the flat and mansard roofs at 1801 Rhodes St. caused by a Yellow Poplar that fell on this building during a storm. Additional damage was caused by efforts by a contractor to remove the tree from the building. Insurance policies covered much of the expense associated with this event.

### ***Replacement Windows:***

Arlington County has agreed to consider amending CVIII guidelines for replacement windows to allow for the use of less expensive, all vinyl windows. The Board's goal is a specific vinyl window at a reasonable price with good thermal qualities that meets existing guidelines for external appearance that would be preapproved by Arlington's Historic Affairs and Landmark Review Board. Specifying a single preapproved vinyl window would simplify the window replacement process for everyone involved. Unit owners would still be permitted to install wooden replacement windows if they so desired. The Board hopes to able to provide unit owners with details about this vinyl window before the end of the year.

### ***Do You Have Suggestions for the Storage Room in 1821 Rhodes Street?***

The Board is looking for suggestions for how to make best use of the storage room located in the basement of 1821 Rhodes St. It was used as a storage area for large items in the past. The Board had it cleared out with the expectation that it could converted to a two-bedroom unit that could sold or leased, but legal issues made conversion impractical. The floor area of this room is 1200 sq ft. It has electricity, but no AC, water or bathroom. It is dry and less humid that other CVIII storage rooms.

At the present time, the Board is leaning toward installing storage cages that would be leased to owners and residents, but other uses are possible. If you have suggestions, let the Board know, but please keep the following in mind; (i) CVIII's zoning prohibits any business use of the property except office use; (ii) The restrictions on electronic music in CVIII's Bylaws limits its use as a party room; (iii) If your suggestion requires CVIII to spend money on improvements such as AC or a bathroom, then you must be able to demonstrate that there will be a large number of users on a regular basis to justify the expense.

### ***Window Screens***

CVIII's Bylaws require unit owners to repair or replace damaged window screens. 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.

### ***The DC Area's Top Rated High School Program is moving to CVIII's Neighborhood***

Arlington County has decided to relocate the H.B. Woodlawn Secondary Program to a new building to be built on the site of the Wilson Elementary School at 1601 Wilson Blvd. The Washington Post rated H.B. Woodlawn the best secondary program in the metropolitan area. The new school is scheduled to open in 2019 with 720 students in the H.B. Woodlawn Secondary Program. The new school will also be home to the Stratford Program, a high school program for about 55 students with multiple disabilities. The design of the new school building is modern in style and very different from any other school in Arlington. For an idea of what the building will look like you can go to a link on the home page of CVIII's website, [www.colonialvillageiii.com](http://www.colonialvillageiii.com). Board members have attended numerous meetings with staff and students of "H.B." and feel that they will be a plus for our neighborhood. The downside of this new school is traffic and parking. There will be a lot of school buses and parents dropping off and picking up students at the school. It is "underparked", and it will bring a significant increase in competition for street parking in and near Colonial Village.

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## *CVIII's Board of Directors for 2015-2016*

CVIII's 2015 annual meeting took place on 5 October 2015. Attendance was good. Board President Michael Amato and Property Manager Chuck Vaughan reviewed the past year and plans for CVIII in 2016. Michael Amato and Ben Wiles were elected to three-year terms as members of CVIII's Board of Directors. The members of CVIII's Board of Directors for 2015-2016 are Michael Amato, President; Eric Nicoll, Vice President; Robert Midler, Treasurer; Dennis Gerrity, Secretary; and Ben Wiles, Member at Large.

## *2016 Infrastructure Projects*

Repairs of damage to the roof of 1801 Rhodes caused by a tree strike have been delayed until the spring. Concrete repair work on sidewalks and stairs has also been delayed until the spring. A fourth group of meter banks will be replaced in 2016. The property management office will give affected residents lots of advanced notice. BECS, CVIII's structural engineering firm, continues to explore the possibility of modifying existing vents installed in masonry walls so that they could be used as bathroom vents. Stan Kiman, CVIII's maintenance engineer, will be painting basement laundry and trash rooms and hallways this winter. Stan will also continue to install new LED light fixtures in residential hallways as the old fluorescent fixtures wear out.

## *Smoking in Common Areas*

CVIII's property manager and the Board continue to receive complaints about cigarette smoke in CVIII residential hallways and basements. These are common areas, and smoking in them is prohibited. Second-hand smoke is just as much a health hazard in CVIII as anywhere else. Second-hand smoke is just as much a cause of allergic reactions in CVIII as anywhere else. Please don't smoke in these areas. If you or your guests go outside for a smoke, put some distance between you and open windows before you light up.

## ***Good News on Replacement Windows***

Arlington County's Historic Affairs and Landmark Review Board (HALRB) approved the use of vinyl replacement windows in CVIII and the historic portion of CVII. This means replacement windows for CVIII units are no longer required to have wooden frames. This should significantly reduce the cost of installing replacement windows in CVIII units. Nothing else has changed in the window replacement process. The other criteria for replacement windows remain the same. Most importantly, replacement windows still have to be approved CVIII's Board and the HALRB.

### **Criteria for Replacement Windows (Effective 11-18-2015)**

- The replacement window should be made of virgin polyvinyl chloride (PVC).
- The HALRB also encourages home owners to install wood windows. These windows, however, must meet the same specifications as the vinyl windows in order to ensure a uniform exterior appearance. Any wood window proposal will require a Certificate of
- Appropriateness reviewed by the HALRB.
- The exterior color of the replacement window must be white.
- Replacement technique must be "complete frame" not "replacement frame" or "sash pack."
- The dimensions of the replacement window must match the dimensions of the existing window.
- The window opening will not be expanded or infilled.
- The rails and stiles must be between 7/8" to 1.25" (this is the visible width from the exterior).
- The width from the edge of the glass to the edge of the frame will not exceed 2 7/8".
- Replacement windows must have the same number of lights (glass panes) as the existing window.
- The replacement window must have either true or simulated divided lights and the division of lights must be identical to that of the existing window.
- The replacement window must have narrow muntin bars (external grids) no less than 3/4" and no more than 7/8" wide and a minimum of 1/4" depth.
- Bathroom window may be lined with white or beige colored opaque film only.
- Capping must be done with a pre-finished protruded aluminum with a squared profile that matches the dimensions and design of the existing capping (brick mould and mullion).

Please contact the property management office for additional information including drawings illustrating specifications approved for replacement windows.

## ***Rosslyn Heights Dog Park***

The Arlington County Zoning Administrator ordered the Rosslyn Heights Apartment Complex to close the dog park it set up adjacent to CVIII's Building Two (1801, 1805, 1809 1813 and 1817 Queens Lane) because its zoning specified another use for the land on which it was located. The dog park made life miserable for residents of Building 2 because it generated noise all hours of the day. New Board member Ben Wiles led CVIII's effort to get this noise pollution abated.

## ***CVIII's Move-In Fee is now \$200***

Unit owners please keep in mind that CVIII's move-in fee has been increased to \$200. Almost sixty percent of CVIII units are currently owned by investors. The frequency of residents moving in and out has increased. This has resulted in more damage to common hallway walls and unit entry doors. The amount of bulk trash left behind by residents moving out has also increased.