

# CVIII NEWSLETTER

Spring 2016, Volume 25, 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:

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## Property Management Staff

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

## CVIII's Board of Directors

Michael Amato, President  
Eric Nicoll, Vice President  
Robert Midler, Treasurer  
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Ben Wiles, At large

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## *CVIII has a New Assistant Property Manager*

Sonya Rainey has returned as CVIII's assistant manager. CVIII is fortunate to have her back. Ms. Rainey did a terrific job from 2008 to 2013. Liz Cannon, CVIII's assistant manager for the past year, resigned because she found a position with Legum & Norman that was much closer to her home in northern Montgomery County. Mr. Vaughan and the Board have conveyed unit owners' thanks to Ms. Cannon for the excellent job she did during her tenure as CVIII's assistant manager.

## *Residential Hallway Renovations*

**New Lighting Fixtures:** The Board has decided to replace the fluorescent lighting fixtures in residential hallways with LED fixtures. The LED fixtures provide much better illumination and save up to \$900 in annual electrical expense. Stan Kiman, CVIII's maintenance engineer, has already begun this project. Stan is also installing smoke detectors with ten-year lithium batteries in the hallway of each building as he changes its light fixtures. **Painting:** The Board has approved a contract with Renaissance Painting to paint the ceilings, walls, and trim work, interior sides of building entry doors, and exterior sides of unit entry doors in CVIII's residential hallways. Gouges in walls and ceilings will be patched. Scratches and dents on entry doors and their jambs will be repaired with fillers such as plastic wood and bondo. The current earth-tone color scheme will be maintained. Painting unit entry doors will be scheduled for weekends to ensure that they are painted correctly. They have to be open to be painted completely and then left ajar for several hours to allow the paint to dry thoroughly. CVIII's property management office will work with residents to schedule painting their unit entry doors. Chuck Vaughan, CVIII's property manager expects the painters to begin work in early May. Please be on the lookout for a notice for when work will begin in your building.

## *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.

## ***CVIII's Woodlands***

Board member Ben Wiles arranged to have James McGlone, a Virginia State Urban Forest Conservationist, evaluate the health of the woodlands on either side of CVIII's portion of Colonial Village. Mr. McGlone prepared a report, in which he noted that mature trees were generally in good health, but the woodlands were overrun with ivy and other vines can strangle and suffocate existing trees and prevent natural regeneration. He recommended removing vines from trees in this area and their replacement as groundcover. (There is a link to Mr. McGlone's report on CVIII's website.) The Board has decided to hold a CVIII Community Day later this year in the fall or earlier winter that will focus on removing ivy and other vines growing on trees in CVIII woodlands and pick up trash and litter in the same area along Colonial Village Run.

## ***Landscaping***

CVIII's Board has decided to create a landscaping committee composed of five unit owners who will have the charge of recommending a landscape architect or similarly qualified individual to CVIII's Board and then working with this individual to develop short and long run plans to improve all aspects of CVIII's landscaping. Board member Dennis Gerrity will serve as chair of this committee. The Board would like to have these landscaping plans finished and available for its review by no later than November 30, 2016, but this committee will probably continue to operate as an advisory body for the foreseeable future. If you are interested in serving on this committee, please contact CVIII's Board at colonialvillageiii@hotmail.com.

## ***Trash Room Renovations***

CVIII's four trash rooms have undergone substantial renovations. Sheetrock and masonry walls have been repaired and painted Reinforced fiberglass sheeting has been installed on walls. This will permit the use of larger, 96-gallon trash cans by CVIII's refuse service without damaging walls. Tile floors will be repaired at a future date.

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

The Rosslyn Heights Apartment Complex appealed the Arlington County Zoning Administrator's order to close the dog park it set up adjacent to CVIII's Building Two because the land on which it was located was zoned for another use. There was a well-organized letter writing campaign by CVIII residents. Rosslyn Heights and its lawyer never showed up at the Board of Zoning Appeals hearing that it requested and its appeal was dismissed.

## ***Don't Forget Your 2016-2017 CVIII Parking Sticker***

2016-2017 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 on April 18, 2016. 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 2016-2017 sticker. Tenants must bring a copy of their lease. 2015 stickers will expire at midnight on 31 May 2016. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

# CVIII NEWSLETTER

Summer 2016, Volume 25, Issue 2

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## CVIII's 2016 Annual Meeting

CVIII's 2016 Annual Meeting will be held on Monday, 3 October 2016, 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 2017 budget will be discussed at this meeting. There is one vacancy on the Board this year. It is for a full three-year term. A proxy form for the election for this vacancy 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.

## August Colonial Village Yard and Bake Sale

The 2016 Colonial Village Community Yard and Bake Sale will be held from 9 AM to 12 PM on Saturday, September 24, in the courtyard next to 2021 Key Blvd. More than twenty of our neighbors will be participating. Proceeds from the bake sale will be donated to A-Span., a non-profit that provides assistance to Arlington's homeless who are living on the county's streets, in its woods, and under its bridges. Come meet your neighbors, do some business, and support a good cause. Here is a link for more information: <http://drizzay3.wix.com/cvyardsale2016>.

## Repairs Will Require Temporary Closure of Part of CVIII's Parking Lot

Three drain grates located on the west side of CVIII's parking lot are sinking into the ground because vehicular traffic is causing their foundations to deteriorate. Cars are bottoming out when they drive over the grates, and worse may happen if the foundations collapse, and the grates fall into the storm sewage settlement tanks beneath them. They are going to be repaired. The order of work will be to remove the grates, rebuild their foundations, and then install concrete aprons around the grates. This work will require closing the drive lane in front of the garage building for five to seven days. This means there will be no access to garages 3 through 11 and the parking spaces across the drive lane from these garages while this work is being done. The Board realizes this is an inconvenience for garage owners and thanks them in advance for their cooperation. CVIII's Property Management Office will provide more information on this project as soon as a contract is signed and a start date is set.

### ***Locksets for Unit Entry Doors***

Unit owners who want to replace the lockset (door knob and deadbolt) for their unit entry door must use locksets that are identical in appearance to those installed when CVIII was converted to a condominium. CVIII's Bylaws require this. There are some unit owners who do not have this type of lockset on their entry doors at the present time. CVIII's Property Management Office will contact owners that need to install the correct hardware. If you have questions, call the office.

### ***Birds and other Wild Life Concerns***

If you see birds flying in and out of vents in CVIII roofs, please let our management office know. These birds are taking advantage of damaged or missing screens to gain access to the interiors of these roofs for nesting sites. This is a potential health issue. The other wild life concerns are rodents like mice and rats and the occasional skunk or raccoon who get into buildings because basement doors are left open. Please keep basement doors closed.

### ***Window Screens***

CVIII's Bylaws require unit owners to repair or replace damaged window screens. CVIII's Property Management Office can direct you to hardware stores that repair window screens and make replacements for them. 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.

### ***Lockboxes Left in Common Areas***

Unit owners that use real estate agents to sell or rent their properties are asked to instruct their agents that the door knob on their unit entry door is the correct place to leave a lockbox. Lockboxes attached to stair balusters or building entry door hardware will be cut off and discarded by management.

### ***Public and Private Construction Projects Close to CVIII***

The Arlington County Public School System plans to begin construction of a new high school at Wilson Blvd. and Quinn St. before the end of 2016. Penzance is expected to begin work on two new high rise buildings adjacent to the new school in early 2017. The Rosslyn Highlands Park will be demolished and eventually replaced by a smaller park on land Penzance has leased from Arlington County. Fire House #10 will be temporarily relocated until a new home is ready in one of Penance's buildings. Arlington County's first choice for a temporary site for the fire house is the west end of the playing field for the new Wilson School. Parents and teachers have objected to this location because it interferes with school buses and parents dropping off and picking up students at the school and limits recreational opportunities for the students. The leading alternative to the school's playing field is the Rhodeside Green Park located across from the Exxon Station at Clarendon Blvd. and N Rhodes St. Residents of the Radnor/Fort Myer Heights Civic Association are opposed to the loss of Rhodeside Green because they have so little public parkland in their neighborhood. CVIII residents who object to the temporary use of this park for a fire house can voice their opinions at public meetings scheduled for 7 PM to 9 on Thursday, Aug. 25, at the Key Elementary School located at Key Blvd. and Veitch St and 7 PM to 9 on Wednesday, Sept. 7, also at the Key Elementary School.

### ***A New Hardware Store is Opening Two Blocks from CVIII***

An Ace hardware store, located at the corner of Clarendon Blvd. and Troy St., will open in August. This is a great addition to the neighborhood. It will save residents many trips to Cherrydale and Seven Corners. The store will have more than 5,500 sq ft of floor space. It will be operated by a local family that has another Ace store in Fairfax City.

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## *CVIII's Board of Directors for 2016-2017*

CVIII's 2016 annual meeting took place on 3 October 2016. Attendance was excellent, and many good questions were asked. Board President Michael Amato and Property Manager Chuck Vaughan reviewed the past year and plans for CVIII in 2016. Eric Nicoll and Robert Midler were elected to three-year terms as members of CVIII's Board of Directors. The members of CVIII's Board of Directors for 2016-2017 are Michael Amato, President; Eric Nicoll, Vice President; Robert Midler, Treasurer; Dennis Gerrity, Secretary; and Ben Wiles, Member at Large.

## *Infrastructure Issues*

**Roofs:** The Board has approved a contract to replace the roof of 1801 Rhodes St., which was damaged by a tree strike. **Masonry Repairs:** A structural engineer had inspected Building Three's exterior masonry and found several windows with damaged lintels and concrete sills that could allow water infiltration through exterior walls. The Board asked and Mr. Vaughan agreed to obtain proposals from multiple contractors to replace these lintels and sills. **Bathroom Ventilation Fans:** A structural engineering firm has provided Colonial Village with a preliminary estimate of \$8000 to \$10,000 per unit for the cost of interior modifications that would allow existing vents in masonry walls to be used to install exhaust fans in bathrooms. If unit owners want to have bathroom ventilation systems installed, they will have to do so at their own expense.

## *Short-Term Leasing of CVIII Units Prohibited*

CVIII's Bylaws prohibit short-term, Airbnb style, leases of CVIII units. Article XI, Section 1, paragraph (f) of CVIII's Bylaws states: "No Unit shall be rented for transient or hotel purposes or in any event for an initial period of less than six months. No portion of any Unit (other than the entire Unit) shall be leased for any period." Arlington County recently amended its Zoning Ordinance to regulate short-term residential leases. CVIII is a private community whose bylaws take precedence over state and local laws regarding short-term leases.

## ***Colonial Village Branch Community Day***

CVIII will have a Community Day in late February or early March dedicated to removing invasive species such as English Ivy that threaten the health of trees and crowd out native plants and trees in the wooded area along Colonial Village Branch. Removing English Ivy from some building foundation beds will also be part of this event. If you are willing to pitch in, look for a call for volunteers to sign up towards the end of February. Gloves, snippers and light refreshments will be provided.

## ***CVIII has a Landscape Architect***

CVIII has hired Carleen Wood-Thomas of the Landscaping Management Group to provide CVIII with a survey of its landscaping with recommendations for improvements and then supervise the implementation of her recommendations.

## ***A Request from Arlington County***

Please do not dispose of cooking grease by pouring it down drains. Collect it in a used food container that has a lid and can be sealed such as a peanut butter or jelly jar and throw it out with your regular household trash. Please do not use your garage disposal to get rid of greasy leftover food. This food waste should also be thrown out with your regular household trash. This greasy material forms blobs that block the county's sewers. These blockages cause enormous inconvenience to residents and businesses. They are difficult to find and expensive to remove.

## ***Requests and Reminders from CVIII's Property Manager***

- CVIII's Bylaws require unit owners to keep their units in good condition for many reasons, one which is to prevent unnecessary common element expense. Water is CVIII's biggest utility expense. If water continues to run in your toilet after you have flushed it, then you most likely have a defective flapper valve. Please replace it. If you have leaking faucets. Please have them repaired.
- Please have your heat pump and air handler inspected annually. Make sure the technician checks the air handler's condensate line for a blockage. Blocked condensate lines are the most common causes of water damage to CVIII units.
- Unit owners are responsible for any damage to common elements caused by contractors they employ. They must clean common element carpeting they have soiled and remove debris they have left in common areas, which include residential hallways, basements, lawns, walkways and the parking lot.
- If you see any suspicious activity around the community, call the Arlington County Police. Their non-emergency number is 703 558-2222.
- If you see potential fire code violations such as material blocking stairways and landings in the residential portions of buildings and aisles and hallways in basement areas, please contact both the Arlington County Fire Marshall at 703 228 4644 and the CVIII Property Management Office at 703 525 5557.
- Dogs must be leashed or carried in arms whenever they are present in CVIII common areas. If you want to let your dog run loose or play catch with him or her, please take your pet to one of Arlington's numerous dog parks. To find a dog park, check the Arlington County website (<https://parks.arlingtonva.us/find-a-park/>).