

# CVIII NEWSLETTER

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

## Property Management Office

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### 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

Michael Amato, President  
Eric Nicoll, Vice President  
Robert Midler, Treasurer  
Dennis Gerrity, Secretary  
Ben Wiles, 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).

## 2017 CVIII Annual Meeting

CVIII's 2017 Annual Meeting was held on October 3rd. Michael Amato, CVIII's President, and Chuck Vaughan, CVIII's General Manager, reviewed events in the condominium during the past year. Dennis Gerrity was elected to a three-year term on CVIII's Board of Directors. Unit owners attending the meeting asked questions about installing ventilation systems in units, barbeque areas with picnic benches, the meter stack survey, dark-sky lighting, natural gas for cooking in units, Fire Station 10, and centipedes.

## Laundry Machines and Dryers

Based on market research done by CVIII's property management staff, the Board has decided to raise the price per load of using the washing machines and dryers in CVIII's basements from \$1.00 to \$1.50 per load effective January 1, 2018.

## New Access Codes for CVIII's Wilson Blvd. and Bike Path Gates

The Board has decided to change the access codes for CVIII's Wilson Blvd. and Bike Path Gates effective January 2018. There will be a single code for both gates. This code will be changed once a year in future years. Look for notices on this change.

## 2017 CVIII Infrastructure Projects

During the past year the following infrastructure projects were completed: Repairs to the roof at 1801 N. Rhodes St were finished. New shingles were installed on the pitched roofs at 1735 Rhodes St and 1800 and 1736 Queens Lane. New lintels and sills were installed on several windows and minor tuckpointing repairs were made at Building Three. Crack-fill and seal-coat were applied to the asphalt surface of the parking lot. Damaged and rotten trim and other wooden portions of forty-six dormers on CVIII's mansard roofs were replaced. New exterior building entry doors are expected to be installed at 1729 and 1816 Queens Lane.

## ***The New Wilson School***

As should be obvious to all, work on the new Wilson School has begun. Arlington County Public School plans to open the school in the fall of 2019. The school will have an enrollment of about 750 students, most of whom will be in the H.B. Woodlawn Program, perennially rated as one of the top five academic high schools in the Washington Metropolitan Area. Here is a link to a Arlington Public School web page that contains regularly updated information on the construction of the new school: <https://www.apsva.us/design-and-construction/wilson-school-project/>

## ***Penzance Property***

The Penzance property at 1555 Wilson Blvd., Fire Station 10 and the Rosslyn Highlands Park will be replaced by two high rise residential building containing a total of 892 apartments. Construction is scheduled to begin in the spring of 2018. During construction, the fire station will be located in a temporary structure sited on the northwest corner of the Wilson School property. The fire station will have a new permanent home in one of the residential towers. The Rosslyn Highlands Park will be replaced by a smaller park located between the two new residential buildings.

## ***Landscaping***

The Board hired a landscape architect with the charge to survey CVIII landscaping for maintenance and design deficiencies and make recommendations for improvements. The Board focused on renovational pruning of plants and shrubbery and better maintenance during the past year. It expects to do the same in 2018. The Board hired two arborists to prepare detailed surveys of the health of CVIII's trees and make recommendations for removing dead and dying trees that are dangers to life, limb and property and pruning that will improve their appearance and allow more sunlight to reach lawns and buildings. The Board has prioritized their recommendations so that dead and dying trees that constitute dangers are take care of first followed by renovational pruning of trees and pruning for aesthetic concerns.

## ***Exhaust Fans***

Residents of CVI, CVII and CVIII were sent surveys this summer on moisture and mildew problems in their bathrooms and kitchens. 201 residents responded to the survey. 86% of respondents noticed mildew and water issues in their bathrooms. 35% noticed these problems in their kitchens. The survey revealed that 50% of unit owners said they would prefer to have external venting installed to control mildew and water issues in both their bathrooms and kitchens. However, if they had to pay \$3,500 to \$4,500 to install a vent in just one of these rooms, only 24% of respondents said they would consider installing a vent. If they had to pay \$6,000-\$9,000 to install a vent for both rooms, only 6% of respondents said they would seriously consider installing a vent. The Board noted CVIII unit owners' lack of interest in installing exhaust fans in their units, and told Mr. Vaughan it will no longer be expending resources on this matter. Unit owners who want to install a ventilation system in their unit can do so if they get the appropriate permits from Arlington County.

## ***Meter Stacks***

Each building in CVIII has a metal box known as a meter stack that contains the electric meters and main unit circuit breakers for units in that building. Meter stacks are located on building exteriors, making them subject to weathering, which requires their eventual replacement. The Board recently had Summit Engineers inspect all of CVIII's meter stacks and make recommendations for their repair and replacement. Summit identified six buildings whose meter stacks needed to be replaced sooner than later: 1728,1729, 1736, 1808,1809 and1813 Queens Lane. Summit assigned a lower priority to replacing the meter stacks serving 1724 and 1732 Queens Lane and 1727 and 1801 Rhodes St.