

Colonial Village I Happenings

Winter 2012

Volume 3, Issue 1

News and Updates from Colonial Village I

Articles of Special Interest

- Concierge Service
- Last Call for Claiming Your Storage Bin

*Monthly Board Meetings
are held on the
4th Wednesday of each
month at 7 pm in the
Meeting Room at
2021 N. Key Boulevard*

**Colonial Village I
Management Office
1903 N. Key Blvd
Arlington, VA 22201
(703) 525-5557**

Assessment Increase of 3.5% for 2012

At the October board meeting, the Board of Directors approved a 3.5% increase in assessments. This is slightly below the rate of inflation for urban areas. All of this increase will go to the capital reserve.

In fact, due to strict management of our operating expenses and a decrease in the cost of natural gas, we were able to *cut* our operating budget by \$24,000 (projected). This savings also will go to the capital reserve, boosting our annual contribution from \$193,000 to \$242,000.

It is essential that we continue to rebuild our capital reserve because it was completely depleted by the foundation repairs at 1917 Rhodes and the backlog of other essential repairs. We have major expenses coming up in the next few years, particularly roof repair and tuckpointing (brick and mortar repair). The cost of the tuckpointing work for the entire association could approach \$1 million.



In the short run, the next planned work is the installation of new flues in three of the old chimneys. These chimneys still perform the function of venting exhaust gases from our hot water heaters.

Tentatively planned for 2012 is a tuckpointing program of about \$150,000 and repainting of the exterior trim. We hope to start roof replacement and hallway remodeling in 2013.

We are continuing to pursue our insurance claim for the 1917 Rhodes Street foundation damage. Any award will be deposited into the capital reserves.

Billing Policies

Unit owners who use electronic bill-pay services should make sure to increase their scheduled assessment payments to reflect the new rates. Any balance due, however small, will incur a \$35 late fee.

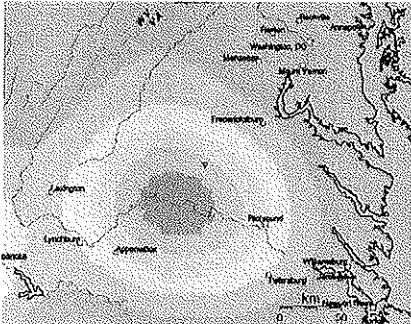
Accounts must be zeroed out each month. Anyone with an outstanding balance in any month will draw a late fee for that month, so it is very important to pay attention to any balance notifications you receive in the mail.

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Changes at CVI

New Board of Directors

At the October general meeting, the Association membership elected two new members to the Board: Janel Brattland and Barbara Radwan-Wiehe. We welcome these new members and appreciate their willingness to volunteer their time and effort for the community. We also thank outgoing members Michael Cardman and Andrea Raggambi for their past service. (For a full list of current Board members, see the box on p. 4.)



Earthquake Insurance

Fortunately, we suffered no damage from last summer's earthquake. Inspired by this event and the suggestion of a resident, we added earthquake coverage to our current master policy. This has a \$500,000 deductible, so it will only cover a true disaster, but it was relatively inexpensive: just \$300.

Concierge Service

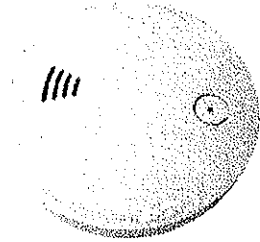
Associa, the parent company of CVI's property management company, Legum & Norman, is offering *Associerge*, a free concierge service to Colonial Village owners and residents. *Associerge* services include:

- Automobiles — Arrange service appointments, cleaning and detailing
- Travel Arrangements — Air travel, ground transportation, car rental reservations, access to city-specific information when you travel
- Personal shopping — Gift ideas, comparisons, shopping, wrapping and delivery
- Calendar Management — Set appointments, cancel appointments, keep up with personal calendars, correspondence, birthdays, important dates
- Information Management — Movie times, sports scores, stock quotes, and weather condition updates
- Clothing — Make arrangements for dry cleaning, laundry, tailoring and mending
- Entertaining and Dining — Event, show and concert tickets, dinner reservations, golf tee times, and tennis court times

It is easy to use and a simple phone call will get you started. Call **1-800-560-9015**. You can learn more about *Associerge* by visiting www.associerge.com, which is a secure members-only web portal. Once registered, Associa travels with you online. If you use this service, let the Board know about your experience at colonialvillagei@gmail.com, and we will pass this information on to the rest of CVI's owners and residents.

Smoke Detector Advisory

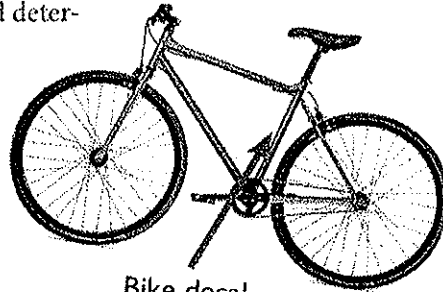
Smoke detectors are essential and should be inspected yearly to ensure that batteries are functional. It is recommended that smoke detectors be installed in every bedroom for added life safety. Smoke detectors should be mounted on ceilings and should not be located near bathrooms or heating and air conditioning vents.



Bicycle Thefts

In conjunction with Arlington County police, the Board has taken several steps to combat the rash of thefts from our bicycle rooms, not only in CVI, but throughout all the Colonial Village communities. Registration of bikes with the County has proved to be a good deterrent. We also urge bike owners to:

- Secure your bicycle with a U-lock. Chains are ineffective.
- If you store your bicycle in a storage cage, be sure to secure your bicycle to the cage frame, rather than the wire. The wire is easily cut.



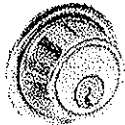
Bike decal goes here

Conforming Locks



On occasion, owners may have reason to completely replace the door handles and locksets on their apartment doors.

The regulations and bylaws require the replacements to be "substantially similar" in appearance to the existing hardware: brass finish, round door knob, and single brass bolt lock located above door knob.



While owners are free to choose any lockset that meets these specifications and is "substantially similar," we have been asked for suggestions. To provide some guidance, we have determined that the following hardware set exactly matches the existing installed hardware:

- Schlage Keyed Entrance — F51 FEO 605
- Schlage Cylinder and Thumbturn — B560P 605

These can be purchased and installed through a qualified locksmith. They are also available at most large hardware stores.

Board of Directors

Geoff Schwartzman, President
Austin Wiehe, Vice President
Neil Chritton, 2nd Vice
President
Chuck Edwards, Treasurer
Susan Craig, Vice Treasurer
Janel Brattland, Secretary
Barbara Wiehe, Member At
Large

Management Company

Legum & Norman, Inc. AAMC
An Associa[®] Member Company

Chuck Vaughan, CMCA[®] AMS[®]
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Amanda Bright
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We're on the Web!

See us at:
www.colonialvillage1.com

Board President's Email
colonialvillage1@gmail.com

Email Updates

Join our listserv and get prompt notice of events affecting your community. Just send your email address to cviupdates@gmail.com and ask to be added to the list.

Last Call for Claiming Your Storage Bin

Begin your new year by clearing your storage bin of unwanted bulk or household items. You may donate them to charity or discard them the last weekend of any month. Bulk pick up days are always—AND ONLY--on the first of the month. The next one is Wednesday, February 1st.

New storage bin numbers were recently affixed to all storage bins. This was done in an effort to minimize confusion when residents move-in/move-out and need storage. The management office now tracks each bin and who is using it. Each resident has access to just one assigned bin. However, there are several unidentifiable bins containing personal items that management has not been able to track down. **IF YOU HAVE NOT REGISTERED THE STORAGE BIN YOU'RE USING WITH THE MANAGEMENT OFFICE, YOU NEED TO DO SO IMMEDIATELY. AFTER FEBRUARY 1st, ALL UNIDENTIFIED BINS WILL HAVE THE CONTENTS REMOVED AND DISCARDED.**

Please contact the management office immediately if you have items in a storage bin and have not confirmed which storage bin you are using. Call 703.525.5557.

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Credit Card Option

Community Association Banc, the firm Legum & Norman recently began using to process our condo fees, will now accept credit cards to pay assessments. This is in addition to our direct debiting, coupons and on-line bank and bill payer services. You can download the appropriate forms to set up direct debiting at www.legumnorman.com and also find additional information on any of these options. If you cannot find what you are looking for, contact the management office at 703-525-5557 for assistance.

