

July 2010

Volume 1, Issue 2

Colonial Village I News

Articles of Special Interest

- Amended Remodeling Regulation
- Water Shut -Offs Plumbing Repairs
- Trash Room Usage
- Hazardous Materials

Monthly Board Meetings are held the 4th Wednesdays at 7:00pm at the Meeting Room located at 2021 N. Key Boulevard

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

Amended Remodeling Regulation

We are enclosing the newly amended remodeling regulation with this edition of CVI News. To streamline the remodeling approval process, the Board of Directors has delegated authority to review and approve routine requests to the General Manager. Complex projects and any projects involving structural changes will still be referred to the Board for approval.

The other major changes are clarifications regarding the bathtub walls:

- ❖ *Tile must be backed with a concrete "backer board," such as Durock. "Green board" is no longer permitted;*
- ❖ *The sill below the window must be replaced with a non-permeable slab sloping inward (so that the water does not pool on the sill and rot the wall).*

Financial Update

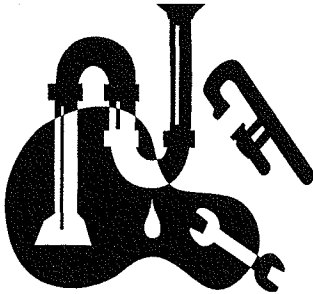
Management performed a complete audit of the costs associated with the foundation wall and drainage project at 1917 Rhodes Street. Documented expenses paid for project engineering, plumbing repairs, foundation wall repairs, etc. are now established at \$418,000. Management is vigorously pursuing CVI's claim with the insurance company.

Due to these unexpected costs, our cash flow position is still tight. We are, however, gradually catching up on bills as we minimize expenditures.

The Board of Directors has deferred accepting bids on the exterior wall repair (tuckpointing) project until it is known how much will be recovered from the 1917 Rhodes Street project. It is difficult to request bids not knowing how much money can be spent. If the insurance recovery is small or delayed, we will at least perform spot repairs on the rear wall of 1903-2005 Key Boulevard.

Rules & Regulations are available online at CVI's website: www.ColonialVillageI.com.

Plumbing Repairs & Water Shut-Offs



Have you checked your plumbing lately? Obvious leaks, and even small leaks left unrepaired could become more costly to repair later on. Over a period of time, shut-off valves become rusty or locked up, preventing the knobs from turning properly. **(You may need to have a plumber check your valves first before having plumbing work performed, and it is highly recommended that you replace the valves if you are having other work**

performed.) Because shut-offs generally involve water interruption to more than one building, and as a courtesy to your neighbors, **we must receive your written request at least 4 days in advance** so that a notice can be posted 3 days in advance of the planned work. **Shut-offs are scheduled on Tuesdays, Wednesdays, and Thursdays ONLY.**

- Installing a dishwasher
- Installing new shut off valves
- Installing a new sink or tub

Kindly contact the Management Office (703/525-5557) for plumbing related questions prior to scheduling any plumbing repair work.

The following examples may require a water shut-off:

Trash Room Usage

Residents who live between 1901 – 1917 Rhodes should use the trash room in their building located at 1905 or 1909 rather than the outdoor trash room across the street in the 1924 Rhodes courtyard.

overuse of that outdoor trash room leads to unsightly and unsanitary conditions which also attracts rats.

BULK TRASH REMINDER

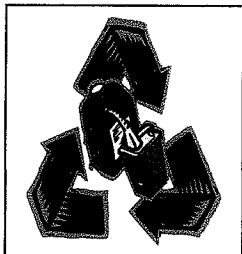
Bulk trash may not be placed in the trash rooms. Management has arranged for bulk trash removal on the 1st day of each month. Items are to be placed at the curb near any fire hydrant. Residents who place bulk or construction debris in trash rooms are subject to possible violation fines. See posters in the trash rooms for items that qualify for bulk trash removal.

That outdoor trash room is intended for the residents in that courtyard. For architectural reasons, they do not have access to an inside trash room. The

"The best way to prepare for life is to begin to live."

Elbert Hubbard

Hazardous Materials Disposal



Arlington County's HHM facility is the Drop Off-Site for Hazardous materials convenient located 5 miles away from your community.

The following hazardous materials should never be disposed with regular trash and most are accepted

FREE OF CHARGE:

- Oil & Latex Paint
- Car fluids/batteries
- Fluorescent light bulbs
- Laptops/cell phones
- Stereo & DVD equip

These items contain flammables, corrosives or mercury.

Computer monitors and tvs are recyclable for a \$15-\$20 fee because they contain lead & other harmful materials.

Visit www.arlingtonva.us, choose Departments/Environmental Services/Household Hazmat.

Landscape Chairman's Update

For several years, we have tried to catch up on replacing trees and shrubs that died in the previous two decades. This year's, landscape program suffered a setback due to the damages during the winter snowfalls as well as the 1917 Rhodes project. An unusually large part of this year's landscape budget was consumed just repairing recent tree damage.

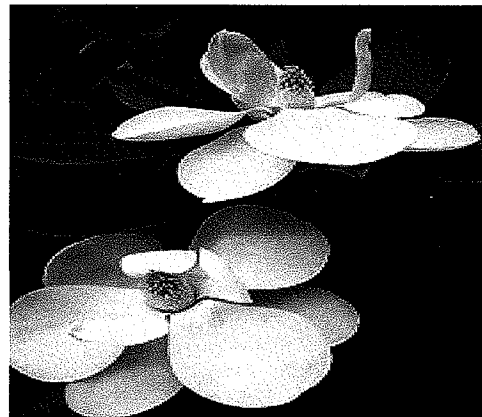
Nonetheless, we made some progress! Notably, we added 3 new trees in the 1800 Key courtyard: two Japanese snowbells and one Serviceberry. We also planted azaleas, hydrangeas and hahonias, hostas, ferns and coral bells.

Trees that had to be cut down at 1917 Rhodes due to the project were replaced with a transplanted elm from 1900 Key. Additionally, a large zelkova at 1901

Rhodes which literally fell apart was replaced with a sturdier tree.

Although we have obligated most of our annual landscape budget of \$10,000, we have been able to defer payment of \$6,000 until this fall. This helps our cash position. We particularly benefited from Management's astute bargaining with the current lawn maintenance company. They performed about \$4,200 worth of work for only a third of the cost! Somerset Landscaping has done an excellent job!

Another thanks to our maintenance engineer Mr. Kim who has done a splendid job of keeping our new plantings watered. The recent heat has required special efforts. We appreciate his dedication!



Storage Bin Inspections

This summer, our Management team is working to identify unlabeled storage bins. If you are occupying more than one bin, please remove your items from one of them; otherwise you may find that you no longer have access to the 2nd bin. Each unit is allowed one storage bin.

Items stored outside of or on top of your bin are unacceptable and constitutes a hazard. Any items that are unable to fit in your bin must be

relocated to your unit or another off-site location.

Management will notify you of timeframes for inspections and will be requesting that you confirm where your bin is located.

Please contact the Management Office with any concerns or reference your Resident Handbook about storage bin guidelines.

ARLINGTON ALERT

Did you know Arlington has an Alert System that allows the County to contact you for emergencies by sending text messages to your email or cellular phone?

To join, go to www.arlingtonalert.com

Board of Directors

Geoff Schwartzman, President
 Neil Chritton, Vice President
 Chuck Edwards, Treasurer
 Andrea Raggambi, Secretary
 Michael Cardman, Director

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We're on the Web!

See us at:

www.colonialvillagei.com

Board President's Email
colonialvillage1@gmail.com

Key Fob Updates

While some residents haven't experienced any problems with their fobs, there have been a few reported issues since activation this past January.

Management has worked closely with the manufacturer in hopes of identifying and resolving the challenges.

New software and additional hardware was received and loaded this month, and we are looking forward to working with this new technology.

At this time, Management will reprogram key fobs on Wednesdays; however, please report any key fob issues immediately to include details on dates and times that you experienced your particular problem.

Email Denna @ DBarlish@LegumNorman.com.

Thanks to all residents who patiently awaited a spare fob during the software transition.

Anything Buggin' You?

You may have noticed a pest or two seeking the comforts of your home during the Spring/Summer seasons.

Your condo association has a contract with American Pest Management which allows for pest service on the 2nd and 4th Wednesday of each month. Treatments

used are spray and odor free. If you would like to sign up, call the Management Office or send an email to DBarlish@LegumNorman.com. The contract includes extermination of ants, roaches, silverfish, and other pests.

