

Articles of Special Interest

- New Resident Handbook
- Tuck-Pointing & Roof Repairs
- Insurance Claim for the "Big Dig"
- New Stops Signs

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**

New Resident Handbook!

A new Resident Handbook is available on the Association's website, www.colonialvillagei.com. This is the first update in over 2 years, and it has been comprehensively revised to reflect the many changes in regulations and procedures since the last edition.

In the interest of the economy, printed copies will not be distributed. Most people access the online version. However, residents who prefer a paper version may request one at the Management Office and the cost of the booklet is \$5.

Good News on Finances

Charles Edwards, Treasurer

For the first time in at least seven years, the Association ended the year in the black on its operational budget. We managed to come in 10% under the amount budgeted for operations, for a savings of over \$64,000. This is due largely to the astute management of Condominium Manager Peter Freedman, who renegotiated a number of service contracts and found other savings. We also benefited by above-projection laundry income and his team's vigorous enforcement of our move-in fees and recovering extra bulk trash expenses from owners who deposited bulk trash in the trash rooms and common areas which would have been an extra cost to all owners of the Association.

The single biggest cost to the Association this year was over \$200,000 in capital reserve expenses. The "capital reserve" is a separate savings account in which we accumulate funds for long-term projects like roof and carpet replacements. It is set apart from our regular operational budget, and a portion of our assessments (\$193,000 in 2011, equivalent to approximately 24% of our total budget) is dedicated to funding it.

The \$200,000 in reserve money was used on the foundation repairs at 1917 Rhodes Street – what we call the "BIG DIG" – and some deferred maintenance that was put off because of the capital tied up in that project. The Dec 2009 and Jan 2010 special assessment of roughly \$115,000 was devoted entirely to reserve expenditures.

We have already identified some operational savings for 2011. For example, a switch to a new integrated pest management contractor for the trees and shrubs will save several thousands of dollars.

During 2011, we anticipate spending our reserve money as fast as we accumulate it in order to catch up on the backlog of exterior wall and roof repairs.

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



HVAC Maintenance

During snowy weather, check your hvac unit after snowfall to clear off **snow** or ice that may have accumulated on the unit so that it maintains its performance and runs efficiently.

The Management office frequently receives calls regarding “noisy” hvac units from residents who reside on the lower level near windows where hvac units are located. The latest request has come from building 1813 Key Boulevard. A noisy hvac unit is currently rattling and disturbing someone’s peace and enjoyment. Please check your unit and have it repaired as soon as possible.

Tuck-pointing & Roof Repairs

The Association finally began our long-overdue repairs to the exterior walls. This involves two separate activities: tuck-pointing and lintel replacement.

Tuck-pointing consists of scraping out the decayed mortar between the bricks and replacing it with sound mortar. Damaged bricks are also replaced at the same time. Lintel replacement consists of replacing the rusted iron bars — the “lintels” — that hold up the bricks over the windows.

This work must all be done by hand. It is very expensive, but only needs to be done about once every 30 years. Tuck-pointing and lintel replacement are essential to prevent water penetration through the exterior walls and windows. Overall, this project will cost roughly \$1 million, spread over several years. Buildings will be prioritized by the level of damage and the risk of water leaks.

Historic Restoration, Inc., a top company in the business, has started work on the north walls of the “pod” of buildings between 1903 and 2005 Key Blvd. Management was able to coordinate this work while work was being performed in Colonial Village II, which led to some cost savings.

During a recent roof survey, a couple of roofs on the pod between 1903 and 2005 Key required replacement. However, it appears that most of the roofs in the community have at least three years of life. They will be monitored and repaired or replaced as needed.

Together, the wall and roof repairs currently underway will cost approximately \$155,000 in reserve expenditures in 2011. The Association can expect to spend at least \$100,000 or probably more annually for the next few years for tuck-pointing and lintel replacement. This is over half of each year’s reserve contribution.

*The secret to a rich life
Is to have more beginnings
than endings.*

-David Weinbaum

MANDATORY BICYCLE REGISTRATION REMINDER

REGISTER WITH ARLINGTON COUNTY ASAP:

http://www.arlingtonva.us/departments/police/citizens/forms/bicycle_registration.Asp

(Non-registered bikes subject to being removed)

Insurance Claim for the “Big Dig”

Financial challenges over the past two years have largely arisen from the \$400,000 in work required to repair damage from County water and sewer leaks affecting the foundation walls at 1917 Rhodes Street. The repairs have all been completed and the building is sound.

Now comes the hard part: getting reimbursed for these costs, which were caused by the County. The Association is vigorously pursuing these claims with the insurance company. Initially, they reimbursed

the Association only \$10,000. The Association has not accepted that resolution and will press for full payment. Legal counsel has been retained to assist in this case. The insurer has reopened the file and is seeking additional information.

If the Association fails to achieve full satisfaction from the insurer, ultimately the County may be approached for recompense. However, under standard legal principles, the County will not be liable unless it can be shown they were

guilty of “gross negligence,” which is a high legal standard.

If the Association receives significant compensation, the money will be plowed back into the wall repairs described above, which had to be deferred while the Big Dig was paid for.

FHA APPROVAL

Given the state of the mortgage market, availability of FHA financing is an important aid to sales in Colonial Village I. Not all condominium communities are eligible for FHA financing, and the FHA has recently tightened its standards. The Association is happy to report that the FHA has recertified the community as eligible for FHA financing.

It is important to understand, however, that availability of FHA financing for any particular apartment sale also depends on the particulars of the sale and the credit-worthiness of the buyer. FHA certification of the community is only a first step toward financing of any particular sale.

Comcast Repairs & Payment

Comcast has approached the Association to sign a contract guaranteeing them access to the community. All this is meant to do is to ensure that the Association does not *block* them from serving customers here. Some Associations actually enter into an exclusive contract with a specific telecom provider and pay for service for all units as a kind of “bulk purchase.” The funds come out of the Association’s budget and all unit owners get the service. As a condition of such contracts, however, no other telecom provider

is allowed into the community.

Our Association actually had no plan to do this, but Comcast is willing to give a one-time payment \$15,900 for a ten-year guaranteed access contract. The Association plans to approve the contract, but only after they repair all the exterior service boxes. The money will go into the budget as miscellaneous income.

It is worth emphasizing that this does not obligate anyone to subscribe to a Comcast service, nor does it block Verizon’s FiOS service or limit competition.

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
Austin Wiehe, Vice President
Neil Chritton, 2nd Vice President
Chuck Edwards, Treasurer
Susan Craig, Vice Treasurer
Andrea Raggambi, Secretary
Michael Cardman, Director

Management Company

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

Peter Freedman MBA, CMCA®
General Manager
PFreedman@LegumNorman.com

Sonya Rainey, CMCA
Assistant Manager
SRainey@LegumNorman.com

Amanda Bright
Office Administrator
ABright@LegumNorman.com

703.525.5557 OFFICE
703.525.5558 FAX

We're on the Web!

See us at:

www.colonialvillage1.com

Board President's Email
colonialvillage1@gmail.com

New Stop Signs at Intersection

Thanks to pressure from all three Colonial Village associations, Arlington County plans to make the intersection of Rhodes Street and Key Boulevard a three-way stop and crosswalk. The intent is to make it safer for pedestrians to cross Rhodes Street and for drivers to turn left from Rhodes Street to Key Boulevard.

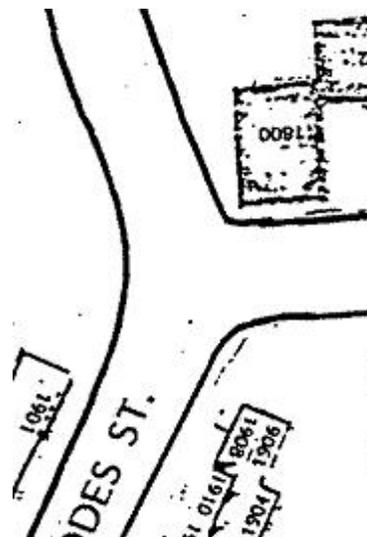
The intersection is a T-intersection with Rhodes Street running north and south and Key Boulevard running east and dead-ending at Rhodes Street. At present, the only stop sign is on Key Boulevard. There is nothing to slow commuters using Rhodes Street as a shortcut between Wilson Boulevard and Lee Highway. Making the situation worse is the fact that Rhodes Street has a small incline and makes a sharp right curve at the intersection, obscuring sight lines. Installing new stop signs to make all Rhodes Street traffic stop at this intersection will reduce the risk of accidents.

Unfortunately, the project will require reconfiguring the curbs and sidewalks at this intersection, with the net loss of one car-size parking space.

However, the County was able to salvage

space for a dedicated parking space for motorcycles and scooters. This recognizes that The Association has a significant number of two-wheel vehicles in the community and will give motorcyclists a place to park their vehicles without taking up a full car space.

The County has scheduled the work for early spring.



Association seeks "Notable Tree" Recognition

The Association has sought Arlington County "Notable Tree" recognition for the two immense willow oaks behind the pod of buildings at 2007-2021 Key Blvd. When you get a chance, please check out these trees worthy of recognition!

Planning for the 2011 planting program is well underway. The Association anticipates planting at least four small trees, and as many as seven or eight.

Don't be surprised to see some hedges pruned back to the ground this spring. Over time, hedges get overloaded with a dense mass of dead wood, reducing air circulation and fostering disease. It benefits the plants to periodically prune them back and let new wood emerge. This process is called "renewal-pruning." Usually, the hedges grow back completely within a year or so.

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.

Inside Story Headline

The purpose of a newsletter is to provide specialized information to a targeted audience.

Newsletters can be a great way to market your product or service, and also can create credibility and build your organization's identity among peers, members, employees, or vendors.

First, determine the audience of the newsletter. This could be anyone who might benefit from the information it contains, for example, employees or people interested in purchasing a product or in requesting your service.

You can compile a mailing list from business reply cards, customer information sheets, business cards collected at trade shows, or membership lists. You might consider purchasing a mailing list from a company.

Next, establish how much time and money you can spend on your newsletter. These factors will help determine how frequently you publish your newsletter and its length. It's recommended that you publish your newsletter at least quarterly so that it's considered a consistent

source of information.

Your customers or employees will look forward to its arrival.

Your headline is an important part of the newsletter and should be considered carefully.

Inside Story Headline

In a few words, it should accurately represent the contents of the story and draw readers into the story. Develop the headline before you write the story. This way, the headline will help you keep the story focused.

Examples of possible headlines include Product Wins Industry Award, New Product Can Save You Time, Membership Drive Exceeds Goals, and New Office Opens Near You.

One benefit of using your newsletter as a promotional tool is that you

can reuse content from other marketing materials, such as press releases, market studies, and reports.

While your main goal of distributing a newsletter might be to sell your product or service, the key to a successful newsletter is making it useful to your readers.

A great way to add useful content to this newsletter is to develop and write your own articles, or to include a calendar of upcoming events or a special offer that promotes

a new product.

You can also research articles or find "filler" articles by accessing the World Wide Web. You can write about a variety of topics, but try to keep your articles short.

"To catch the reader's attention, place an interesting sentence or quote from the story here."

Back Page Story Headline

In a few words, it should accurately represent the contents of the story and draw readers into the story. Develop the headline before you write the story. This way, the headline will help you keep the story focused.

Examples of possible headlines include Product

Wins Industry Award, New Product Can Save You Time, Membership Drive Exceeds Goals, and New Office Opens Near You.

One benefit of using your newsletter as a promotional tool is that you can reuse content from other marketing materials, such as press

releases and market studies.

While your main goal of distributing a newsletter might be to sell your product or service, the key to a successful newsletter is making it useful to your readers.

Continued Story Headline

While your main goal of distributing a newsletter might be to sell your product or service, the key to a successful newsletter is making it useful to your readers.

A great way to add useful

content to your newsletter is to develop and write your own articles, or to include a calendar of upcoming events or a special offer that promotes a new product.

You can also research

articles or find "filler" articles by accessing the World Wide Web. You can write about a variety of topics, but try to keep your articles short.

About Our Organization..

Think about your article and ask yourself if the picture supports or enhances the message you're trying to convey. Avoid selecting images that appear to be out of

context.

Microsoft includes thousands of clip art images that you can choose and import into your newsletter. There are

also several tools you can use to draw shapes and symbols.

COMPANY NAME

Street Address 1

Address 2

City, ST 78269

**COMPANY NAME
STREET ADDRESS
CITY, ST 22134**