

**Minutes  
Colonial Village III  
Annual Meeting  
20 October 2004**

**Call to order:**

With a quorum of unit owners voting by proxy and in person of 28.641%, the meeting was called to order at 7:05 p.m. Present at that time were Stanton Stafford, president; Michael McGregor, vice-president; Cheryl Connelly, treasurer; Dennis Gerrity, secretary. Also present were unit owners Melissa Bailey, Mahmoud Ghannam, Molly Harbin, George Hinkins, Linda Johnson, Eric Nicoll, Peyton Palmore, David Reizes, Christine Thornton, Jeffrey Underwood; Richard Donahue, a resident; maintenance engineer Stan Kiman; and association manager George Hedrick

**Proof of Notice of Meeting:**

All unit owners in attendance acknowledged the timely receipt of notice of this meeting.

**Reading and Approval of Minutes:**

Mr. Stafford moved that the minutes of the 20 October 2003 Annual Meeting be approved without change. Mr. McGregor seconded this motion, and all approved it except Melissa Bailey, Molly Harbin, George Hinkins, Linda Johnson, Eric Nicoll, David Reizes, Christine Thornton, and Jeffrey Underwood, who abstained because they did not attend that meeting.

**Unit Owners Forum:**

**General Comments:**

**Mr. Hinkins** told the meeting that he was impressed with the credentials of the three candidates for seats on the board of directors. He said it was unfortunate that there were only two vacancies. He encouraged the candidate not elected and anyone else interested in the well-being of CVIII to attend meetings on a regular basis and try to find ways to get involved, perhaps by serving on a committee. **Mr. Stafford** told the meeting that Arlington County was now using e-mail to notify him of proposals and projects affecting CVIII. This would make it much easier for him to make CVIII's owners and residents aware of matters of interest in time for them to make use of such information. **Mr. Palmore** told the meeting that he had served on the board for nine years and this year's annual meeting had the best turnout in his experience. He discussed a number of large projects that had been completed during that period without having to resort to special assessments. He complimented the board for its hard work. **Mr. Gerrity** encouraged the meeting to thank George Hinkins for the time and effort he had put into designing the security fence and gates CVIII wanted to install.

**Specific Issues:**

**Proposed Addition to National Science Teachers Association:** **Mr. Hinkins** reminded the meeting that 25 October 2004 was the deadline to submit written comments on the application of the National Science Teachers Association to build an addition to their building at 1840 Wilson Blvd. The Planning Commission of Arlington County and the Arlington County Board have public hearings scheduled on the 8<sup>th</sup> and 16<sup>th</sup> of November respectively to review this project. Mr. Hinkins expressed particular concern that the sidewalks on both the Wilson and Clarendon Blvds. sides of the proposed addition would not be wide enough to allow for outdoor dining on a scale similar to what was currently available at Il Radicchio and the Rhodeside Grill. Such restaurants were significant amenities in the neighborhood. **Mr. Gerrity** urged those interested not only to write letters but also to attend the upcoming Planning Commission and the County Board

meetings. He suggested that they urge the Planning Commission and the County Board not to approve this project unless it included shared use of the garages in the existing NTSA building and its proposed addition after normal working hours and on weekends. He said that this would be the cheapest way to expand the supply of parking in Colonial Village's neighborhood during periods of peak demand.

**Proposed Security Fence and Gates:** **Mr. Reizes** told the meeting that he walked his dog on the Queens Lane courtyards at all hours of the day and he saw trespassers all the time—many behaving in loud and vulgar ways, and one person actually vomiting on CVIII's grounds. He urged the board to reconsider its plans to install lockable gates at both ends of Queens Ln. but make only the lock on the gate in the fence between 1816 and 1817 Queens Ln. operational. He said that trespassing was a serious problem for CVIII, and the board should not choose a halfway solution to it. If both gates could be locked, then both should be locked. **Ms. Johnson** told the meeting that she was in favor of locking the gate in the fence between 1816 and 1817 Queens Ln., but not the Wilson Blvd. gate. Locking the Wilson Blvd. gate would inconvenience residents carrying items such as groceries and guests. **Ms. Harbin** asked for an explanation of discussion about the height of the proposed fence. Was this an aesthetic concern or a security issue? Members of the board said that the purpose of the fence was to improve the security of persons and property in CVIII by limiting trespassers. A height of either five or six feet would be enough to deter most trespassers. Mr. Hinkins pointed out that six feet was the height of security fences in Rosslyn Heights. **Mr. Underwood** suggested that the board try to get the whole project approved at one time so that if locking the gate in the fence between 1816 and 1817 Queens Ln. did not do a satisfactory job of stopping trespassers, then the Wilson Blvd. gate could be made operational without having to go back to Arlington County for approval. The board said that it planned to do as Mr. Underwood suggested.

**Benches:** **Mr. Underwood** said that he understood that the board had previously considered and rejected the idea of installing benches for sitting at various locations on CVIII's lawns. He asked the board to consider this project a second time. He noted that CVI and CVII had such benches. **Mr. Reizes** spoke in favor of Mr. Underwood's suggestion and asked the board to act positively on it as quickly as possible. The board said that it had considered such benches in the past but decided not to install them because they might lead to street people frequenting CVIII. Mr. Underwood pointed out that locked gates would eliminate this problem. The board agreed to revisit this issue at a future date. **Mr. Donahue** suggested individual residents could provide their own outdoor seating, storing it in their units when not using it.

**Parking:** **Ms. Johnson** asked how Troy St. came to be restricted to Zone 4 permits holders twenty-four hours a day. Mr. Gerrity explained that a very popular bar opened catty-corner from CVII at the intersection of Wilson Blvd. and Troy St. It caused parking problems, and CVII did a very effective job in lobbying Arlington County into making Troy St between Wilson and Key Blvds. restricted to Zone 4 permit holders twenty-four hours a day. Mr. Gerrity said that residents of CVI, CVII and CVIII had presented a petition to the county asking that parking on N. Rhodes St. between Wilson Blvd. and Lee Hwy be restricted to Zone 4 permits holders twenty-four hours a day seven days a week. This petition and similar requests from other neighborhoods in Arlington had been put on hold until the county developed a uniform set of regulation to respond to such petitions. Mr. Gerrity said that Sarah Stott, who is Arlington County's Parking Manager, has offered to attend a CVIII board meeting or a meeting that would be open to residents of all of Colonial Village's communities to explain and answer questions about the "Arlington County Integrated Parking Plan." He suggested that CVIII wait until the Arlington County Board adopted a final version of this parking plan before asking Ms. Stott to come and answer questions about it. **Mr. Donahue** said that all the new condominiums being built in the Rosslyn-Ballston corridor provided each unit with an assigned parking place. He said that if CVIII did not do the same, then the relative market value of CVIII's units would fall. He recommended that CVIII consider paving sections of its lawns so that every unit would have an assigned parking place. Mr.

McGregor and others said that CVIII's lawns were what set it apart from other condominiums. They argued that Mr. Donahue's suggestion was shortsighted because it amounted to destroying value to create value.

**Laundry Room Security:** Ms. Thornton informed the meeting that a crawlspace hatch in the laundry room located in 1808 Queens Ln. was missing. Empty beverage containers and food wrappers were visible in the crawlspace and made her suspicious this area was being used as some sort of lair. She asked that this be investigated and this entrance to an adjacent building's crawlspace be closed off. Mr. Kiman said that workers had left the trash. He said he would reinstall the hatch.

**Pesticides and Weed Suppressants:** Ms. Thornton told the board she was pregnant and was upset that pesticides (and chemicals meant to control weeds) had been applied to the lawns without any advance warning. She asked if this was normal practice in CVIII. The board said that Mr. Hedrick's normal practice was to post notices on hallway bulletin boards giving advanced warning that these chemicals were going to be applied to lawns. Mr. Reizes said that he had a puppy and was fortunate to notice the lawn service applying these chemicals before walking his dog. He said that not giving CVIII's residents advance notice of such chemical applications was a serious matter. Anyone could have sat down on the lawn to read a book and gotten these chemicals all over themselves. The board suggested that the lawn service might have applied these chemicals without informing Mr. Hedrick. The board said that a letter would be sent to McFall and Berry insisting that they give Mr. Hedrick sufficient notice prior to applying these chemicals so that he could post warning notices.

**Landscaping:** Owners asked about the board's landscaping plans for the balance of 2004 and 2005. Mr. Gerrity said dead trees and trees damaged by Hurricane Isabel were the only major items on the landscaping agenda for the rest of 2004. He said he hoped to use some of this year's operating surplus to pay for their removal. He said he would propose the following projects to the board in early 2005: (i) installing twelve replacement trees; (ii) renovating the shrubbery arrangements on the front sides of six buildings; (iii) creating new ivy beds along building foundations. Mr. Nicoll asked if there were plans to replace the White Pine trees lining the north and south sides of the parking lot. Mr. Gerrity said that he had discussed these trees with Richard Miller, an arborist employed by Arlington County. Mr. Miller said these trees were not a good choice for use in parking lots because so much sap dripped from them. He said that the pine trees in CVIII's parking lot were meant to serve as a screen, but this purpose had been frustrated because they were planted so close together they interfered with the growth of each other's lower branches. Mr. Miller recommended replacing these pines with Nellie Stevens Hollies or similar trees.

**Move-In Fees:** Unit owners asked how move-in fees were assessed and collected. The board said that CMI charged new owners this fee when their accounts for annual assessments are set up. Owners who rent their units are charged this fee when CMI learns that a new tenant has moved in. CMI usually finds this out when tenants apply for a parking permit to use CVIII's lot. These fees are used to fund the reserve account for hallway renovations. The board was asked if this \$100 fee was adequate to pay for hallway renovations. The board said that it had considered charging a higher fee. Mr. McGregor pointed out to the meeting that because more than half of CVIII's units are investor-owned, Fannie Mae, Freddie Mac and the FHA would not buy mortgages on CVIII units in the secondary mortgage market. During an economic slowdown this would make it very difficult to sell units in CVIII at their market value. Mr. McGregor suggested that CVIII raise the move-in fee to \$500 as a way to increase the number of owner-occupied units in CVIII.

#### **Reports of Officers:**

Mr. Gerrity told the meeting that while doing research on CVIII's property line with reference to the proposed fence between 1816 and 1817 Queens Ln. he discovered that CVIII owned an

additional acre of land. This acre of land lies east of CVI's buildings in the 1900 block of N. Rhodes St. and runs north to Lee Hwy. CVIII acquired this piece of land along with the Rhodes St woods for \$100 in 1999 when the Colonial Village Community Service Association was dissolved. It is carried on Arlington County's property tax rolls as a resource protected area stream buffer. Its assessed value is \$100. CVIII pays \$.98 a year in property tax. Land disturbance and tree removal in this area is subject to specific provisions of Arlington County's Chesapeake Bay Preservation Ordinance. Mr. Gerrity said that he was told by Arlington County officials that trails could be laid in this area, and he suggested that if they were, then this area could be become a park for CVIII's dogs.

**Management Report:**

None.

**Committee Reports:**

None:

**Election of Members of the Board of Directors:**

Mr. Stafford explained the requirements of the CVIII By-Laws with respect to the election of members of the board of directors. Mr. Stafford said that there were two vacancies this year, both due to the normal expiration of three-year terms. **Inspectors of Election:** Unit owners Mahmoud Ghannam and Jeffery Underwood were appointed inspectors of the election of members of CVIII's board of directors. **Candidates for Election to Board of Directors:** The names of Melissa Bailey; Dennis Gerrity, a member of the current board; and Eric Nicoll appeared as candidates on the proxy statements distributed prior to this meeting. Mr. Stafford asked if anyone else present was interested in standing for election to the board, and if so, to please step forward. No one did. Ms. Bailey and Messrs. Gerrity and Nicoll briefly introduced themselves to the rest of the meeting's attendees. All three said that they wanted to make CVIII a better place to live, solve its parking problems, and improve its landscaping. **Election Results:** Given the required quorum, Mr. Nicoll and Mr. Gerrity each received more than 50% of the common interest voted by proxy and in person at this meeting, and Mr. Nicoll and Mr. Gerrity both received a higher vote than Ms. Bailey. Therefore, Mr. Nicoll and Mr. Gerrity were elected to three-year terms on CVIII's board of directors.

**2005 Budget:**

Mr. Hedrick presented the board with a third draft of CVIII's operating and reserve budget for 2005. He noted that revisions to the second draft proposed by the board would result in a budget with an average increase in owners' assessments of 1.33% for the year 2005. Mr. Gerrity moved that CVIII approve this budget. Mr. Stafford seconded this motion, and it was approved unanimously.

**Executive Session:**

None.

The date and location of CVIII's 2005 Annual Meeting will be announced in September 2005.

Mr. Stafford moved that this meeting be adjourned. Mr. McGregor seconded this motion, and it was approved unanimously at 8:10 p.m.