

# CVIII NEWSLETTER

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December 2003  
Management Office 703-525-5557  
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## *President's Message*

Greetings! This year has been an eventful one in Colonial Village III. From the snows of January to Hurricane Isabel in August, nature had done its part to shape and reshape our community. We've also seen our property values skyrocket as development of the Rosslyn-Ballston corridor has blossomed. Your Board of Directors has also gone through significant changes as former presidents Peyton Palmore and Michael Bodden have retired after many years of commendable service to our community.

Heading into 2004, I have three primary goals for your Board of Directors to address:

1. Replace the trees bordering the East end of the parking lot.
2. Develop a long-term landscaping plan.
3. Launch a Colonial Village III website.

While steps to accomplish the first of these goals have been put into motion, developing a long-term landscaping and launching a CVIII website will require careful planning and input from all members of the community.

As you may have noticed, there are many areas in need of landscaping maintenance and enhancement around our community. To best ensure that the grounds don't detract from the property value of CVIII, your Board feels that establishing a long-term landscaping plan is essential. This long-term plan will identify areas in need of improvement and attempt to rectify the situations over several years while staying within the landscaping budgets.

Effective lines of communication are paramount to the success of any community. It is my feeling that, by using a vehicle such as the internet – in addition to written media – to conduct the business of CVIII, we can better foster community awareness and involvement. To this end, your Board specifically would like guidance concerning establishing a website for CVIII. If you would like to assist the Board in developing such a site or simply have ideas about the site's content, please come to one of our Board meetings!

Thank you and Happy Holidays!

Sincerely,

Stanton Stafford

*President*  
*Colonial Village III Board of Directors*

### **CVIII's Board of Directors for 2004**

CVIII's 2003 annual meeting took place on 20 October 2003. Cheryl Connelly and Stanton Stafford were elected to three-year terms on the board. Charles Vanderlyn was elected to a one-year term. Stanton Stafford was elected president of CVIII's board of directors; Michael McGregor, vice president; Cheryl Connelly, treasurer; Dennis Gerrity, secretary; and Charles Vanderlyn, member-at-large. It has been the practice of past boards, and one that the current board will continue, that individual board members assume oversight responsibilities for various aspects of CVIII's operation, with the authority to act for the full board on noncontroversial matters. This results in shorter and more focused board meetings and better administration of CVIII's affairs. Accordingly, Mr. Stafford will look after matters related to the maintenance of CVIII's physical plant. Ms. Connelly will concentrate on the treasurer's responsibilities of auditing CVIII's finances and managing its assets. Mr. Gerrity, in addition to his responsibilities as secretary, will chair the landscaping committee and produce and edit CVIII's newsletter. Mr. McGregor will monitor the efforts of CMI and Chadwick, Washington, CVIII's law firm, to collect CVIII's delinquent assessments. Mr. Vanderlyn will chair the public safety committee

### **2004 Assessments**

At this year's annual meeting, George Hedrick, CVIII's association manager, proposed a budget of \$484,201 with a 5.4% average increase in assessments to cover operating expenses and contributions to reserve accounts in 2004. The board reviewed his proposed budget and increase in assessments, and approved them by a unanimous vote. Fifty percent of this increase in assessments is necessary to cover higher insurance costs for CVIII in 2004. Another twenty-five percent is to pay for expected increases in the cost of natural gas, which CVIII uses for hot water.

### **\$20 Late Fee**

The board has raised the late fee charged for delinquent assessments from \$10 to \$20. Assessment payments are due the first day of each month and are considered delinquent if they are received after the fifteenth day of the month. This is the first increase in this fee since CVIII was formed. This fee is compensatory, not punitive. The board and CMI spend a disproportionate amount of their time trying to get a small number of owners to pay their share of the cost of operating and maintaining the common elements of CVIII. If you want to avoid late fees, use our direct debit option. You won't have to worry about the post office letting you down. You will also save postage. We have received no complaints of bank errors from those owners who already use this method to pay their condo fees. Please contact the management office for more information and appropriate forms.

### **CVIII's Management Office**

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George Hedrick, association manager

Lee Moore, administrative assistant

Stan Kiman, maintenance engineer

**CVIII's Board of Directors**

Stanton Stafford, president

Michael McGregor, vice president

Cheryl Connelly, treasurer

Dennis Gerrity, secretary

Charles Vanderlyn, at large

