

CVIII NEWSLETTER

Spring 2004

Management Office 703-525-5557

Volume 12, Issue 1

www.colonialvillageiii.com

Although still in a developmental state, CVIII has a web site, www.colonialvillageiii.com, which is up and running. Pages for CVIII's bylaws, our welcome brochure, notices advertising upcoming board meetings and their agendas, and minutes for past board meetings are available at the present time. There will be pages for long-term projects such as landscaping renovations and problems like parking that never go away. A bulletin board and pages listing units for sale or lease, household items residents wish to sell, and events of interest to owners and residents will be accessible as soon as a protocol for verifying authorship is developed. The board doesn't want the mischievous to be able to sell or lease your unit out from underneath you. Eventually, owners will be able to use this web site to vote in board elections. Lorraine Eide, a resident owner, is the reason we have this web site. She was kind enough to volunteer her time to set up www.colonialvillageiii.com, and anyone who has visited it will testify that she has done a great job. Suggestions for improvements or additional features are welcome.

2004-2005 Parking Stickers

Parking permit stickers for 2004-2005 are now available at the management office at 1903 Key Blvd between 8:00 a.m. and 5:00 p.m., Monday through Friday. If you are unable to pick up your new permit during normal business hours, the office will be open until 6:00 p.m. on Wednesday April 21 and Wednesday April 28. Each unit is entitled to one sticker. Please complete the application form left at your unit's front door, and bring it along with your vehicle's state registration form when you come to pick up your 2004-2005 sticker. Tenants must bring a copy of their lease. 2003 stickers will expire at midnight on 30 April 2004. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

Spring Cleaning Projects

If you would like to have the exterior sides of your unit's windows cleaned, please be on the lookout for a notice from our management office giving dates when this work will be done. As has been the practice in past years, you indicate which windows you want cleaned by removing their screens. The board also plans to have hallway carpets cleaned this spring. Mr. Hedrick will distribute notices as soon as dates for this work have been determined. Stan Kiman, our maintenance engineer, will begin repairing dents and gouges and touching up the paint on common area walls, ceilings and entry doors later this spring.

Doormats

Doormats for use outside unit entry doors are available at no charge from the management office at 1903 Key Blvd. They look attractive. They are made of the same Mohawk carpeting recently installed in common hallways. They are intended to maintain and improve the appearance of common hallways. Over time, the areas in front of entry doors become some of the most soiled portions of hallway carpeting. Units that had no doormat at all have already gotten one. Units that have unbound carpet scraps or any type of doormat that is dirty or worn out will get one of these new mats shortly. If you have a doormat, and it is clean, bound and in good repair, it won't be replaced unless you so request.

CVIII—A Gated Community?

The board is interested in the opinions of owners and residents on a recent proposal to restrict nonresidents' access to CVIII in order to increase the security of residents and their property and otherwise improve the quality of life in CVIII. George Hinkins, a resident owner, has suggested that recent incidents of vandalism in CVIII and longstanding problems with groups of late night revelers have been caused by residents of Rosslyn Heights and other complexes north and east of CVIII using the Queens Lane walkways as a shortcut to and from Wilson Blvd. To stop this unwanted pedestrian traffic, Mr. Hinkins proposed that CVIII install a fence with a gate equipped with a lock between 1816 and 1817 Queens Ln. and a similar gate and lock in the existing Wilson Blvd. fence. The cylinders of these locks could be set to accept residents' laundry room keys. Guests and tradesmen would still have free access to CVIII through the parking lot and the two Rhodes St. pedestrian walks. Mr. Hinkins, an architect by profession, has offered to design this fence and these gates and obtain a preliminary estimate of their costs. The board feels that George's proposal has considerable merit but recognizes that some may feel that what one resident describes as "locking down CVIII" will create inconveniences and might change CVIII's atmosphere in some unforeseen way. The board will be discussing this matter at upcoming meetings. If you have comments or suggestions, please stop by and share them with us.

Real Estate Development in CVIII's Neighborhood

Good News: The Holladay Corporation, developer of 1800 Wilson Boulevard, the 154 unit residential building approved for construction across Wilson Blvd. where the used car lot was once located, has decided to convert this project to a condominium. This will be good for CVIII because owners take more interest in their residential neighborhood and are more involved in civic affairs. Pre-construction prices for 610 sq. ft. one-bedroom units have been advertised as beginning in the high \$200s, which is comparable to the \$270,000 recently paid for a slightly smaller one-bedroom unit in CVIII. **Bad News:** A Site Plan Review Committee of the Arlington County Planning Commission is reviewing an application to demolish the Rhodeside Grill and Il Radicchio restaurants and replace them with an addition to the National Science Teacher's Association (NSTA) building. Arlington County adopted guidelines for this site in November 2003 calling for a building no more than five stories high whose exterior appearance has a relationship with existing buildings including a step back/treatment on its second floor that complements Colonial Village. As proposed, this addition to the NSTA building will be six stories high. Its main roof will be 75' high, which is 26' higher than the main roof of the existing NSTA building. Its first floor will have 10,000 sq. ft. set aside for restaurant or retail use. The exterior design of this proposed building has little relationship in terms "materials, colors, building heights, fenestration, etc" to any neighboring building. The side facing Clarendon Blvd. tilts out over the sidewalk. The upper floors closest to the intersection of Rhodes St. and Wilson Blvd. are curved and have been criticized by county staff as being "out of proportion with the building and the building's height" making it appear "top heavy and too chunky in the middle." A representative of CVIII's board will testify against the height and exterior design of this proposed addition to the NSTA building at upcoming hearings. If you wish more information or make comments, you can contact Frieda Wray of the Arlington County Planning Commission at 703-228-3525 or go to the [commission's web site](#).

CVIII's Board of Directors

Stanton Stafford, president
Michael McGregor, vice president
Cheryl Connelly, treasurer
Dennis Gerrity, secretary
Charles Vanderlyn, at large

CVIII's Management Office

1903 Key Blvd.
703-525-5557
703-525-5558 (fax)
Email: colonialvillage@netzero.net
George Hedrick, association manager
Lee Moore, administrative assistant
Stan Kiman, maintenance engineer