

# CVIII NEWSLETTER

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Management Office 703-525-5557

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## **CVIII's 2008 Annual Meeting**

CVIII's 2008 annual meeting is scheduled to take place on Monday, 20 October 2008, at 7:00 P.M. in the conference room in the management office at 1903 Key Boulevard. Please attend! CVIII's 2008 budget will be discussed and approved at this meeting. This year there is one vacancy on the Board. This position is for a three-year term. It must be filled by election. If you are interested in serving on CVIII's Board, please contact CVIII's property management office. A proxy form for the election to fill this vacancy on the Board will be sent to unit owners three weeks before this year's annual meeting. If you cannot attend, please return the proxy form. CVIII must have a quorum of twenty-five percent of the common element interest in ownership represented in person or by proxy to conduct business at its annual meetings.

## **FiOS and Verizon Fiber Optic Cable**

Verizon has completed installation of cable and mounting boards in 110 of CVIII's units. Mr. McPherson has told the Board that the owners of 36 units agreed to installation but, for a variety of reasons, they were unable to provide Verizon's installation crews with access to their units. Mr. McPherson said that the owners of 26 units declined installation. Mr. McPherson is still negotiating with Verizon on installation for three units at 1737 Queens Ln. and one unit at 1829 Wilson Blvd. Owners who did not have their units wired with fiber optic cable and want to do so now will have to make their own arrangements with Verizon.

The next step in the installation process, burying underground conduit connecting the wiring inside CVIII's buildings to free-standing equipment boxes and underground vaults at various locations on and off CVIII's property, is supposed to start shortly before or after the beginning of September. Verizon has told CVIII that installation of this underground conduit has been delayed by Arlington County's Historical Affairs and Landmark Review Board (HALRB). CVIII asked for and received written assurances from the HALRB stating that they did not put a hold on installing this conduit. The Board is of the opinion that Verizon made up an excuse to put off exterior installation until it is convenient for them to resume work at CVIII.

## **Update on Masonry Renovations**

Masonry renovations will resume in late September or early October. Thomas Downey, the consulting engineering firm CVIII hired to oversee this project, assigned a new project engineer, Steve Turner, to manage CVIII's masonry

renovations. Mr. Turner resurveyed CVIII's masonry for damage in order to prioritize repairs. Mr. Turner has provided the Board with a report stating that, in addition to brickwork between the top of second floor windows and the top of parapet walls, damage to mortar near windowsills, lintels, and quoins were also areas that needed attention in order to prevent moisture from penetrating CVIII's brick exterior walls. Mr. Turner also said that caulking on aluminum caps on windows and siding on gabled roofs had dried out and was no longer effective in preventing moisture penetration and should be replaced. Mr. Turner further recommended that the chimney behind 1735 N. Rhodes St. have stabilizing ties attached to adjacent walls in addition to repointing its mortar. Copies of Mr. Turner's report are available to owners at the property management office. Notices indicating affected buildings will be distributed two weeks before work resumes.

### **David McPherson Resigns as CVIII's Property Manager**

David McPherson, CVIII's property manager, has informed the Board that he has resigned effective August 31<sup>st</sup> to take a better paying job at another property. Mr. McPherson told the Board that he enjoyed working at CVIII. Mr. McPherson said he hoped that owners and residents find CVIII a better place to live upon his departure than prior to his arrival. The Board assured him that would be the case and thanked him on behalf of the whole community for his time and effort and the good-natured way he dealt with CVIII's problems. The Board wishes Mr. McPherson well with his new job. CMI expects to have a replacement for Mr. McPherson no later than mid-September. Greg Edwards, supervisor for CMI'S Virginia properties, will serve as interim property manager for Colonial Village until then.

### **Michael McGregor Resigns from CVIII's Board**

Michael McGregor resigned from CVIII's Board effective the sale of his unit at the end of this May. Michael served on CVIII's Board for nearly six years, and he held the vice-president's position for most of that time, Michael made significant contributions to the operation of CVIII while serving on its Board. The Board is sure that it speaks for all of CVIII's owners and residents in wishing Michael and his wife Cecelia every success with their lives and their new home.

### **Joseph C. Clark Joins CVIII's Board**

At its 11 August 2008 meeting, CVIII's Board voted unanimously to elect Joseph C. "Charlie" Clark to the seat on CVIII's Board made vacant by Michael McGregor's resignation. Charlie has been a resident owner of a unit at 1817 N. Rhodes St. since 1998. Members of the Board cited Charlie's even disposition and personal integrity in expressing their expectations that he will serve CVIII well as a Board member. Charlie will serve until this year's annual meeting when this seat will be filled for a three-year term by a vote of CVIII's unit owners.

## **Other Personnel Changes in CVIII's Property Management Office**

Sonya Rainey has joined the Colonial Village property management office as administrative assistant. Ms. Rainey has an excellent background in property management. Sonya is knowledgeable, friendly and capable; and the Board is sure she will contribute to the efficient operation of CVIII. Sonya's predecessor, Devonia Gibson, found a job much closer to home. All of CVIII wishes Devonia the best of luck with her new job.

## **Landscaping Improvements**

The Board has decided to have new shrubbery and trees installed this fall rather than earlier in the year because of the toll summer heat has taken on new plants in recent years. CVIII is going to replace the White Pines on the south side of the parking lot with Nellie Stevens Hollies. This is a cost saving measure. These trees will have to be replaced eventually, and it is much cheaper to do so now rather than in the future. New and replacement plants will be installed in various locations at Buildings One, Two and Four. McFall and Berry has agreed to replace at no charge a number of shrubs and trees they planted last year, but never got established and died.

## **Lawns**

Yes, the lawns have turned brown, just as they do about this time most summers. This is a good opportunity for the Landscaping Committee to remind residents and owners that CVIII has "cool season" grass. When it is hot and dry, and "cool season" grass isn't watered regularly, it goes dormant and turns brown. The Board of Directors has ruled out watering this summer because of budgetary considerations. The lawns will come back to life in the fall when it turns cooler and they get some rain. In the mean time, please do your best to stay off the lawns where they have gone dormant. Laying out, lawn parties and even foot traffic will damage "cool season" grass when it is dormant. Dog pee is no help either. McFall and Berry will aerate and overseed most of the lawns this fall. The lawns in front of 1725, 1733, and 1736 Queens Ln. and 1829 Wilson will receive special attention this fall. The sunken lawns in front of 1728 and 1808 Queens Ln. will be replaced with sod next spring.

## **Bicycles**

The Board has received repeated complaints about bicycles in CVIII's storage rooms that appear to be abandoned. These bikes block aisles or take up space that could be used by those who are still interested in their bicycles. To remedy this situation every bike must have a tag showing who owns it and where they live by 29 September 2008. Tags can be found in envelopes taped to the inside of each storage room door. On Monday, September 29<sup>th</sup>, any bicycle found in CVIII's storage rooms that does not have a tag identifying its owner will be removed and given to a charity.

## Recycling

There are barrels in CVIII's trash rooms to recycle newspapers, phone books, and magazines. Glass, metal and plastics containers require extra attention. Containers for beverages and wet foods should be rinsed, and their labels removed if possible. Plastic containers with necks are usually recyclable. Plastic containers without necks are not recyclable, and they should be disposed of with your regular trash. No other material should be placed in these barrels. No plate glass or crockery, no wire hangers.... Corrugated boxes are recycled. They should be broken down and stacked behind trash barrels. Small cardboard boxes such as those used for cereal and other dry foods, shoes, etc. should be folded flat and placed with corrugated boxes. Recycling is a good citizenship issue. Please cooperate.

## Cleaning Up after Pets

The Board continues to receive complaints about dog owners who do not clean up after their pets. Pet waste should be collected with a plastic bag, and the plastic bag should be deposited in a trash barrel designated for regular trash. Neither Fido's mess nor the plastic bag containing Fido's mess should not be left on the lawn or under a bush for someone else to pick up. If you have guests who bring their dogs with them, please make sure they dispose of their pet's waste appropriately. Please show your respect for your neighbors and do the right thing!

## The Wrong Weber Grill

The board has observed that some CVIII residents are using a short legged type of Weber grill whose basin containing coals rests so close to the lawn that the heat from the coals kills the grass underneath it. The Board has decided that this type of grill can only be used if it is placed on top of one of the concrete catch basins located in the courtyards.

## Free Smoke Detectors

June O'Connell, a resident owner at 1725 Queens Ln., has asked the newsletter to pass along word that the Arlington County Fire Department has a program to install free smoke detectors in living units. June says that they put three in her unit. For more information you can call 703 228 4646 or go to the ACFD's home page at <http://www.arlingtonva.us/Departments/Fire>.

### CVIII's Board of Directors

Eric Nicoll, President  
Kevin Haley, Treasurer  
Dennis Gerrity, Secretary  
Cheryl Concelman, Member at Large  
Joseph C. Clark, Member at Large

### CVIII's Management Office

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David McPherson, Association Manager  
Sonya Rainey, Administrative Assistant  
Stan Kiman, Maintenance Engineer

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