

CVIII NEWSLETTER

www.colonialvillageiii.com

Summer 2009

Management Office 703-525-5557

Volume 18, Issue 2

New Property Management Firm

Legum & Norman, an established and well-regarded firm, replaced CMI as CVIII's property management company on July 1st. Legum and Norman is also managing CVI, CVII and the Commons. Cassie Cataline is the general manager for all four communities. Sonya Rainey was promoted to assistant manager. Denna Faison will be coming on board as Office Administrator on 10 August 2009. The management office in Colonial Village is located at 1903 Key Blvd. Office hours are Monday thru Friday from 8:30 a.m. to 5:00 p.m. The phone numbers for the Key Blvd. management office remain 703 525 5557 and 703 525 5558(fax). It will take Legum & Norman several months to familiarize itself with Colonial Village. The board asks owners and residents to be patient and cooperative during this period.

CVIII's 2009 Annual Meeting

CVIII's 2009 annual meeting will be held on Tuesday, 13 October 2009, at 7:00 p.m. in the conference room in the management office at 1903 Key Blvd. There are two positions open on CVIII's Board of Directors this year. Both are for three-year terms. CVIII's By-laws require that both positions be filled by election at this year's annual meeting. A call for candidates will be distributed to unit owners in early September. Candidates' resumes, proxy statements, and the agenda for this year's annual meeting will be sent to unit owners three weeks prior to the annual meeting. All unit owners are encouraged to attend. This will be a good opportunity to meet your new property management team.

Masonry Renovations

The Atlantic Company has completed masonry renovations at Building Two. The board feels Atlantic did an excellent job. In addition to exterior walls, repairs were made to the chimney behind 1809 Queens Ln., and twenty-eight precast concrete window sills were installed to replace cracked and damaged sills. The board asked Mr. Steven Turner, the structural engineer who served as project manager for the work at Building Two, to prioritize masonry renovations that still need to be done in CVIII. Mr. Turner advised the board that the Rhodes Street pedestrian bridge should be done next, followed by the garage walls and roof, Building One and then Building Three. Retaining walls at 1728, 1729, 1808 and 1809 Queens Ln. and 1821 Rhodes St.; window wells at 1733, 1808 and 1809 Queens Ln. and 1735 and 1821 Rhodes St.; and the chimney behind 1735 N. Rhodes St. will also be repaired and renovated.

2009 Landscaping Improvements

The board is considering and will likely approve three major projects to improve CVIII's landscaping in 2009. The first is to replace the White Pine trees on the north side of the parking lot with Nellie Stevens Hollies. The pines were planted when CVIII was converted to a condominium. They were supposed to screen nearby units from the sights and sounds of motor vehicles in our parking lot. As the White Pines mature they will lose their lower branches and no longer serve their purpose. Replacing them now will be much less expensive than when they are fully grown. Nellie Stevens Hollies have already been planted on the east and south sides of the parking lot, and they are living up to expectations. Project number two is to remove arborvitae and other evergreens that were planted to screen meter banks and have grown so tall that they now obscure windows. The Arlington County Police Department has recommended on several occasions that these arborvitae be removed because they provide cover for burglars and peeping toms. They will be replaced with Euonymus and Schip Laurel. The board is also experimenting with lattice to screen these meter banks. The third project is to address erosion problems on the north and west sides of 1821 N. Rhodes St. and the east side of 1800 Queens Ln.

Window Cleaning

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.

Summer Weather and CVIII's Lawns

CVIII has "cool weather" grass. Our lawns look best in the spring and fall. In the summer when it is hot and dry, "cool weather" grass goes dormant and turns brown. Summer is here now, and our lawns have gone dormant on several occasions when there has been insufficient rainfall. While they are dormant, they are most vulnerable to long-term damage from being used as foot paths, athletic fields, party areas, etc. So please use the sidewalks. If you want to read a book or lay out, look for a green patch of lawn. Please, no athletic activity! Playing football or soccer any time of the year is very hard on our lawns. Every resident of Colonial Village III wants good looking lawns. If everyone cooperates, we will have them.

Best Behavior in Common Areas

Several complaints about noisy lawn parties have been received lately. The board would like to take this opportunity to remind residents that the prohibition in CVIII's By-Laws on making noise that disturbs other residents applies to behavior in common areas just as much it does to what you do in your unit. This is another instance where being cooperative will make CVIII a better place to live.

Exterior Painting and Caulking

The board is still reviewing proposals to paint CVIII's exterior trim. This includes the siding on gable roofs, soffits, exterior wooden trim, and the outside of exterior entry doors. The Board is still looking for the most cost effective way to replace damaged and missing caulking on aluminum caps on windows. Notices will be posted on hallway bulletin boards alerting residents to when this project will begin.

Direct Debit Option to Pay your Assessments

Given the recent change in property management firms, the board feels this would be an excellent time for CVIII's unit owners to sign up for Legum & Norman's direct debit option to pay their assessments. You won't have to worry about the post office letting you down. You will save postage. You will avoid the hassle of writing a check every month. You should have recently received the appropriate forms to set up direct debiting. If not, you can go to www.legumnorman.com and download these forms or contact the management office at 703 525 5557 for help.

CVIII's Board of Directors

Eric Nicoll, president
Cheryl Concelman, vice president
Kevin Haley, treasurer
Dennis Gerrity, secretary
Charlie Clark, member at large

CVIII's website is www.colonialvillageiii.com
Email the Board directly at
colonialvillageiii@hotmail.com

CVIII's Management Office

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8:30 A.M. to 5:00 P.M. Monday-Friday
Email: ccataline@legumnorman.com
Cassie Cataline, general manager
Sonya Rainey, assistant manager
Stan Kiman, maintenance engineer

CVIII's Water Bills – You Can Help

Water bills have doubled in the last several years because Arlington County has had to build a new sewage treatment plant to meet EPA requirements. *Consumers Reports* has just published ratings of low flow and ultra low flow toilets that get the job done. They have also rated low flow shower heads. These ratings are posted in the management office to assist you if you are planning bathroom renovations. If your toilet is slow or won't stop running, a new flapper valve may solve the problem. This is a simple repair that can save a lot of money. So much so that CVIII's owners association has a long standing offer do it free of charge. Check with Stan Kiman.

Heat Pumps

Washington Consumers' Checkbook recently published ratings for price and quality of local firms that supply and install replacement heat pumps. These ratings are posted in the management office to assist unit owners who are considering replacing their heat pumps.