

CVIII NEWSLETTER

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Management Office 703-525-5557
www.colonialvillageiii.com

CVIII's 2010 Annual Meeting

CVIII's 2010 Annual Meeting is scheduled to take place on Monday, 11 October 2010, at 7:00 pm in the Conference Room in the Management Office at 1903 Key Boulevard. Please attend! CVIII's 2011 budget will be discussed at this meeting. This year there are three vacancies on the Board. Two positions are for three-year terms. One is to fill the final year of the three-year term of a board member who resigned this spring. All three positions must be filled by election. If you are interested in serving on the Board, please contact Peter Freedman, our General Manager, for additional information. A proxy form for the election for the three vacancies 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.

Changes on CVIII's Board

Eric Nicoll submitted his resignation from the Board effective the Board's May meeting. Eric served as President of CVIII's Board of Directors for nearly six years. Eric worked conscientiously to make CVIII a better place in which to live. A new management contract and a new community management firm, masonry renovations, and security gates and fencing are notable among improvements for which Eric provided leadership. The Board knows that it speaks for all of CVIII's owners and residents in thanking Eric for his contributions to CVIII. CVIII is fortunate that Laura Hagg has agreed to fill Eric's seat on the board until CVIII's 2010 Annual Meeting at which time CVIII's unit owners will elect a fellow owner to the final year of Eric's three-year term. Laura is highly qualified. She is a Smith graduate and she has an impressive background in public service. The Board is pleased to have Laura as a colleague.

Nearby Real Estate Issues

The Arlington County Board has approved site plans to redevelop all of the land bound by Wilson and Clarendon Blvds. between Quinn St. and the Wachovia bank next to Wendy's. However, only the developer of the 1716 Wilson site has announced when construction will begin (December 2010). Wesley Housing, the owner of the Colonial Village Apartments located on Wilson Blvd. between Troy St. and Courthouse Rd, is requesting a site plan amendment from Arlington County that would permit the expansion of some of their buildings. Peter Freedman, CVIII's General Manger, told the Board that an August 10th the meeting with Wesley went well. Board members from all three Colonial Village Condominiums attended. He said that the best news coming from the meeting was that Wesley will address deferred maintenance problems. Wesley will increase trash room sizes and likely hire a porter to pick up trash. Wesley has offered to set up an annual meeting with Colonial Village. This annual meeting will be with representatives from each of the Colonial Village Boards, Colonial Village property management, Wesley's apartment manager and his boss. Mr. Freedman is optimistic that these meetings will allow Colonial Village to discuss ongoing issues in a face-to-face setting.

CVIII Infrastructure Projects

The meter stacks serving 1728, 1800 and 1804 Queens Lane and 1735 N. Rhodes St. were replaced in July. Tuckpointing the garage walls was completed in early August. The garage roof will be replaced in late September when cooler temperatures will permit the use of the most effective adhesive. Work has begun on the Rhodes Street pedestrian bridge and should be completed by mid-September or earlier. Replacing and painting damaged exterior trim is taking longer than expected, but this project should be finished by the end of August.

Parking and Street Issues

Mr. Freedman is still trying to get Arlington County to return the two handicap only parking spaces that rarely have cars parked in them on Rhodes Street near the CVIII parking lot. He says that Arlington County staff members who are responsible for managing handicap only parking have been unresponsive. Work on the new water main between Key Blvd. and Lee Hwy. is on hold until a crew which specializes in installing bypass lines is available. Final details of the design for the new stop signs and crosswalks at the intersection of Key Blvd. and Rhodes St. are being worked out. Mr. Freedman says he and county staff are trying to create good sightlines for drivers and pedestrians with minimal loss of parking spaces.

Bulk Trash, Hazardous Material and other Debris

ATTENTION RESIDENTS: Bulk trash, hazardous materials, construction debris and major appliances are not to be left in CVIII's trash rooms! Leaving such material in CVIII's trash rooms blocks access to these rooms, and in many cases their presence in trash rooms creates fire code violations. Disposing of these items frequently requires special pick-ups and added expense for CVIII's owners association.

- Bulk trash consists of Christmas trees, TV's, computers, vacuum cleaners, mattresses, tables, sofas, desks, dressers and other furniture. CVIII's trash service picks up bulk trash on the 1st day of the month, unless the first day falls on a Sunday, then it will be the 2nd day of the month (Monday). Bulk trash items should be placed by the curb near any fire hydrant the day before the scheduled pick up day. Residents who place items out at other times will be subject to fines. Do not block fire hydrants, streets or sidewalks.
- Hazardous materials include compact fluorescent light bulbs, propane tanks, motor oil, transmission and brake fluids, batteries, paint, industrial cleaners, and solvents. CVIII's trash contract does not include removing hazardous material. Residents have to make their own arrangements to dispose of this material. Arlington County has a household hazardous materials (HHM) facility for disposal of household hazardous materials generated by Arlington residents. The HHM drop-off facility is located on the grounds of the Water Pollution Control Plant on South Glebe Rd. Follow the signs to the HHM entrance at 530 South 31st Street. The HHM drop-off facility is open every Saturday between 9:00 am to 3:00 pm, except during major holidays and scheduled E-CARE collection events. Please call 703-228-6832 to verify HHM facility closures during these times. The HHM does not accept bulk trash, construction debris or appliances.
- Construction debris includes drywall, sinks, flooring, metal, wood, bathtubs and carpeting. CVIII's trash contract does not cover removing construction material; nor does it cover major appliances such as refrigerators, stoves or heat pumps. Residents and their contractors have to make their own arrangements to dispose of this material.

If you are caught disposing of bulk trash, hazardous materials, construction debris and/or major appliances in CVIII's trash rooms, you may be liable for the cost of a special pick-up. The cost of a special trash pick-up begins at \$250 and can run as high as \$500.

Neighborhood Watch Patrols

Management and the three Colonial Village Board Presidents are finalizing details that would establish neighborhood watch patrols in Colonial Village. These patrols would operate during evening and nighttime hours on weekends. Help will be needed to make this work. If you are interested, please call our Community Management Office at (703) 525-5557.

Daffodils

The landscaping committee is still planning a daffodil bulb planting party this fall. Lots of daffodil bulbs!! If you are willing to help, look for a memo recruiting volunteers.

Window Cleaning

Cleaning the outsides of windows will be done this fall after masonry renovations are completed. In order to have your window exterior's cleaned, you must remove your screens. Notices of the dates for window cleaning will be posted in hallways and laundry rooms.

Paying Assessments

CVIII's community management firm, Legum & Norman, and the Board ask owners to consider using direct debit to pay their assessments. You can download the appropriate forms to set up direct debit at www.legumnorman.com. You can also contact the Management Office at (703) 525-5557 for assistance.

CVIII's Board of Directors

Kevin Haley, President
Amanda Hunt, Vice President
Larry Poe, Treasurer
Dennis Gerrity, Secretary
Lara Hagg, Member at Large

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

CVIII's Community Management Office

Peter Freedman, General Manager
Sonya Rainey, Assistant Manager
Denna Barlish, Office Administrator

Maintenance Engineer, Stan Kiman

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703-525-5557
703-525-5558 (fax)
Email: pfreedman@leggumnorman.co

Office Hours:

8:30 A.M. to 5:30 P.M. Monday,
Wednesday and Thursday;
8:30 A.M. to 7:00 P.M. Tuesday;
8:30 A.M. to 1:00 P.M. Friday