

# *CVIII NEWSLETTER*

Spring 2011, Volume 20, Issue 1

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

## *Changes in CVIII's Property Management Team*

**General Manager:** Chuck Vaughan is CVIII's new General Manager. Mr. Vaughan has extensive experience in community property management, and he comes to Colonial Village highly recommended by the former manager, Peter Freedman. Peter has been CVIII's General Manager for the past eighteen months. He was offered and accepted a promotion to the position of Director of Corporate Programs at Legum & Norman's headquarters in Alexandria. Peter came to Colonial Village several months after Legum & Norman took over as CVIII's property management firm. Peter did a terrific job bringing the management and operation of CVIII up to and in most areas exceeding industry standards. It will be good to have a member of Legum & Norman's corporate management who is familiar with the detailed operation of CVIII. It will also be good to have Peter close by to help his successor during the transition. **Office Administrator:** Amanda Bright is the new administrator for the Colonial Village Property Management Office at 1903 Key Blvd. Ms. Bright replaces Denna Barlish who was offered and accepted a position as assistant manager at a property managed by CMC, an affiliate of Legum & Norman. The Board welcomes Ms. Bright to Colonial Village. Denna did an excellent job, and Amanda is off to a great start.

## *2011-2012 Parking Stickers*

On 15 April 2011, the 2011-2012 permit stickers for CVIII's parking lot will be available. You may pick up your sticker at the management office at 1903 Key Blvd during the following hours: 8:30 A.M. and 5:30 P.M., on Monday, Wednesday and Thursday; 8:30 A.M. and 7:00 P.M. on Tuesday; or 8:30 A.M. and 1:00 P.M. on Friday. Each unit is entitled to one sticker. In order to register your car and obtain a permit, please complete the application which was delivered to your unit's front door, and bring it, along with your vehicle's state registration form and your driver's license. Tenants must provide a copy of their lease if one is not on file. The current stickers will expire at midnight on 31 May 2011. Cars with expired stickers will be towed. Please make sure that you get a new sticker!

## *2011 Infrastructure Projects*

**Masonry Renovations:** Masonry renovations will continue this spring and early summer. Work on Building One (1721,1725,1729,1733 and 1737 Queens Lane) is scheduled to begin before the end of April and should be completed in about ten weeks. This work is noisy and dirty, but it is very important because it will maintain the structural integrity of

CVIII's buildings and prevent water infiltration through their exterior walls. The Board thanks residents for their continuing patience with this work. **Meter Banks:** The second phase of CVIII's program to replace meter stacks is planned for this spring. Meter stacks are metal boxes mounted on exterior walls that contain the electric meters and main unit circuit breakers for units and common element electrical systems in each building. The Board had Summit Engineers inspect all of CVIII's meter stacks and make recommendations for their repair and replacement. Based on Summit's findings and Management's recommendations, the stacks serving 1721, 1725, 1801, 1805, and 1817 Queens Lane will be replaced this year. The Board hopes to have this work completed before the weather turns hot. Electricity to units in these buildings will have to be shut off for about eight hours to do this project. Residents of these buildings will receive advance notice of when this project will be scheduled. **Sidewalks and Steps:** Damaged and poorly aligned sections of sidewalks and concrete steps will be replaced this summer.

### *Carpet and Window Cleaning*

A contract to clean and scotch-guard common hallway carpeting has been awarded. This project is scheduled for the last week of March, weather permitting. Exterior window cleaning will be performed later this summer after masonry renovations at Building One are completed.

### *2011 Landscaping*

Landscaping efforts in 2011 will focus on removing dead and dying trees and pruning trees that were damaged by this past winter's snow and wind storms. New and replacement trees and shrubs will be installed. Spring and fall annuals will be planted. More work will be done to correct soil erosion problems on the north and west sides of Building Four. As usual, lawn renovations will be done in the fall.

Be sure to take note when Management posts notices alerting when weed control applications are applied to shrubs and turf areas. Pets, adults and children should avoid areas where these pesticides have been applied.

### *Replacement Windows*

If you are considering replacing your unit's windows and you are looking for a group price, please contact Amanda Bright at the Colonial Village Management Office ([abright@legumnorman.com](mailto:abright@legumnorman.com) or 703 525 5557). As soon as Management and CVIII's Board have a rough idea of how many unit owners are interested, they will solicit bids from contractors to supply and install replacement windows that meet historic guidelines for CVIII. Management and CVIII's Board will attempt to negotiate these bids for better pricing. However, neither the Board nor Management will suggest or recommend any company. Unit owners will have the option to participate if they so wish. No parties other than the unit owner and a contractor will sign a contract for a specific unit. The Board and Management will not be responsible in any way for the materials, work and/or finished product including warranties, or how the unit owner makes payments to the contractor.

## ***Bicycles without Arlington County Decals***

In accordance with the Mandatory Bike Registration Rules, Management has begun removing bicycles left in designated storage areas of CVIII that were not registered and do not display an Arlington County decal.

## ***Recycling***

Arlington County recently passed a new recycling code. **CVIII residents can now trash less and recycle more!** The new code increases the types of materials that must be recycled, but it bans certain items. Recycling requirements have expanded to include:

- Mixed paper (junk mail, magazines, newspapers, office paper, and miscellaneous papers)
- Cardboard (Please flatten all boxes and put them in the rear of trash rooms.)
- Metal and aluminum cans
- Glass (bottles and jars)
- Plastics bottles, jars, and other plastic containers numbered 1 - 7 on their bottom.

Styrofoam cups, plates, containers and packing material are not recyclable and should not be discarded with recyclables. Currently, paper can be recycled in one bin and all other recyclables can be mixed in one bin.

## ***Furniture, Mattresses, Appliances, Construction Debris and Hazardous Materials***

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, an 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 these items. 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.

***Colonial Village Chosen as One of 23 Properties with the Greatest Historic or Visual Prominence in Arlington County***

Arlington County's Historic Preservation Program staff has been leading an initiative to classify historic resources throughout the County according to their historical and architectural significance. The first phase of the project includes three building types built prior to 1955: garden apartment style buildings and complexes; shopping centers; and individual commercial buildings. A total of 398 historic properties were surveyed, analyzed, and ranked into six different categories: Essential, Important, Notable, Minor, Altered/Not Historic, and Demolished. Colonial Village is one of 23 properties listed in the Essential category, which features only those properties with the greatest historical and/or visual prominence in the Arlington community. Buildings in the Essential category give Arlington a genuine sense of place and illustrate how our built environment evolved during the early to mid-20th century. In addition, buildings in the Essential category have the most remaining architectural fabric, the least extensive physical alterations, and distinguishing architectural and/or historical significance.

***Credit Card Option Now Available to Pay Assessments***

Community Association Banc, the firm Legum & Norman recently began using to process our condo fees, will now accept credit cards to pay assessments. This is in addition to direct debiting, coupons, and on-line banking and bill payer services. You can visit [www.legumnorman.com](http://www.legumnorman.com) for additional information on any of these options. You can also download the appropriate forms from this website. Contact the management office with any questions.

**CVIII's Board of Directors**

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

CVIII's Website  
[www.colonialvillageiii.com](http://www.colonialvillageiii.com)

Email the Board directly at  
[colonialvillageiii@hotmail.com](mailto:colonialvillageiii@hotmail.com)

**CVIII's Property Management Office**

Chuck Vaughan, General Manager  
Sonya Rainey, Assistant Manager  
Amanda Bright, Office Administrator  
Stan Kiman, Maintenance Engineer

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Office Hours:  
8:30 A.M. to 5:30 PM Monday, Wednesday, Thursday  
8:30 A.M. to 7:00 PM Tuesdays  
8:30 A.M. to 1:00 PM Fridays