

# Colecroft Station News

March 15, 2001

www.colecroftstationcondos.com

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## 2000: The Year That Was

by Holly Hess

2000 was a year of many changes for Colecroft Station. We began prepared for a Y2K emergency. Thanks to Richard Calderon, Virginia Gemmel and Ed Willis we had a plan that was **NOT** needed! Then construction ended on Braddock Road and the railroad bridge. We could all celebrate an end to the noise, dirt and traffic nuisances. Thanks to Paul Abramson's negotiations we kept a left-hand turn into the complex from Braddock.

Restoration of the exterior walls of the residential towers was completed. The workers replaced deteriorated mortar and caulking, and all of the cracked decorative glazed tiles have been resurfaced. The contractor will complete the cooling tower wall and the pavilion this spring. Another important project completed this year was the installation of drainage pans in the garage to stop dripping on cars. Along with the brick work this has nearly eliminated the leakage. Thanks for your patience and cooperation during all this work.

The Association completed the final phase of the landscaping plan during 2000. Our landscaper replanted the beds on the plaza and installed a sprinkler system. Additionally, Ed Willis led the effort to replant four trees removed during the road construction project.

The most significant change occurred with the selection of a new management company. The Board received seven proposals, and narrowed the list to three. Simpson Properties, Ltd stood out as the superior choice. Based in Alexandria, Simpson has many years of experience in property management and we already feel their positive influence.

## Meetings & Notes

### Covenants Committee

Board President Ed Willis has appointed Virginia Gemmel, Chair, Catherine Drucker, and Dennis Wisnosky as members for 2001. They will examine Association resolutions and recommend appropriate revisions, especially regarding move-in/move-out policy, parking regulations, and use of the party room.

### Book Exchange

The Board has established a book exchange, located in the

exercise room. Anyone may leave some and take some. Books, magazines, journals, and other good reading will be welcomed.

### Finance Committee

Philip Moore, CPA will head the 2001 Finance Committee, which includes John Legters and Steve Thompson. They will assist Treasurer Steve Stanciu with an update of the Association's reserve study, advise on investment of reserve funds and the 2002 budget.

### Workshop

The Board has provided a small space in the garage level for residents who wish to do jobs there instead of in their kitchen. Users must provide their own tools and materials. See the Site Manager to sign waiver of liability and get the key.

### Website

The Colecroft Station website has been updated. Suggestions are welcomed. See the web address above.

COLECROFT  
STATION  
CONDOMINIUM  
ASSOCIATION

Alexandria, VA

Board of Directors

Edmund Willis  
President

Holly Hess  
Vice President

Stephen Stanciu  
Treasurer

Richard Calderon  
Secretary

Paul Abramson  
Director

\*\*\*\*\*  
Simpson Properties  
Association  
Managers

Lawrence Kahan  
President

Mel Fortney  
Property Manager

Jon McCune  
Site Administrator  
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Alexandria, VA 22314-2164

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### News Notes continued

#### **Cleaning heat exchangers.**

The Board has contracted with Quality Air Services to clean the exterior heat exchanger coils and drain lines on all units to remove the accumulation of mortar dust from the tuck pointing work done last year. Unit owners will be contacted to schedule the work.

#### **Omega sprinkler heads.**

The latest word is that new sprinkler heads will be received sometime in April. When received they will be installed in all units and common spaces.

#### **Decorating/Landscaping Committee.**

Barbara Bradley and Susanne Shayer will work with Board members Richard Calderon and Holly Hess on plans for renovating the lobbies and for plantings on the metro embankment.

#### **E-mail addresses:**

Jon McCune: colecroftstation@aol.com

Mel Fortney: mfunkhouser@simpsondev.com

#### **Unit Sales.**

Units in the complex began selling briskly in 2000. Four one-bedroom units sold for prices from \$114,000 to \$116,900, up 2.5%. Ten two-bedroom units sold for prices that increased from \$123,000 to \$144,000, up 17%. And three units with three bedrooms increased from \$142,000 to \$165,000, up 16%. The increases occurred mainly in the second half of the year. See insert prepared by Mike Bosley for some of the details.

#### **Balconies.**

Keep in mind that balconies are limited common space, that is owned collectively by the association members. Please note that certain items such as bicycles may not be stored on them. Feeding birds is not permitted due to the mess that it creates.

#### **Board Meetings.**

Meetings are scheduled for the second Wednesday each month at 7:00 p.m. in the party room. Coffee and cookies are served.

The Association does not endorse any advertised service