

Colcroft Station News

July 28, 1999

Volume 1, Issue 1

Board Selects Simpson Construction

The Board of Directors has authorized Holly Hess, Association president, to sign a contract with Simpson Construction of Manassas, VA to begin restoration of the brickwork on the 545 building.

Simpson will complete two objectives: tuckpointing and caulking brickwork as needed, and reglazing terra cotta decorative bricks.

The decision to select Simpson followed a year long investigation of methods and materials, regarding the decorative bricks. Cracks have appeared in many of them due to freezing and thawing.

The Board's consulting engineer, Doug White of Thomas Downey, Ltd. recommended reglazing the existing bricks using technology employed in a number of similar situations.

White helped evaluate several competing bids and the Board selected the low bidder.

Work will begin in late August after the glazing material has been manufactured and tested. Restoration of the other buildings will commence in the spring.

Scaffolding will go up on building 545, and so residents are asked to be patient as the work goes forward.

Committee to Address Y2K Vulnerabilities

Ed Willis, Board VP, will head a committee to investigate Y2K vulnerabilities. CMS Services, Inc., our managing agent, has corresponded with vendors, seeking assurances that their equipment is Y2K compliant.

The Committee will explore ways in which embedded chips might shut down equipment in the complex. They will also consider the potential for combined Y2K problems and a weather emergency in early January. Should there be a loss of electrical power combined with extreme cold or heavy snow, the Committee will look into ways to assist residents in meeting the challenges.

Anyone interested in contributing to this effort should contact Ed at 683-8885.

Board Meeting And Other Matters

Quarterly Board Meeting

The Board meets next on August 18th at 7:00 p.m in the Party Room in Building 505. Minutes of previous meetings are available from CMS Services.

New Board Member

Richard Calderon has been appointed Director to fill an opening on the Board until the next election.

Sprinkler Heads

Ken Chadwick, the Association's attorney has filed an application with Omega Sprinklers to replace defective sprinkler heads throughout the complex.

*Colcroft Station
Condominium
Association,
Alexandria, VA*

*Board of
Directors*

Holly Hess
President

Edmund Willis
Vice President

Steve Stanciu
Treasurer

Richard Calderon
Secretary

Paul Abramson
Director

*CMS Services, Inc.
Association
Managers*

Tom Patti
President

D. Worthington
Property Manager

Jon McCune
Site Manager
684-9064

Colecroft Station News

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News Notes Continued

Garage Door Repairs

Another driver in a hurry has damaged an overhead door. The estimate for repairs is \$1227. This unnecessary expense is becoming routine. Please slow down and let the sensor control the door before attempting to exit.

Curb your dog

Dog owners please curb your dogs and pick up after them. We now have numerous dead spots in the newly sodded lawn because of uncontrolled pets.

Towing commences August 1st

Residents must affix the new parking stickers to their vehicles by July 31st or be subject to towing.

Revised Moving Procedures

Be sure to review the Moving Procedures issued June 26th before scheduling a move. Note especially: no moves on Saturday or Sunday.

Water Line Work at Braddock Road Entrance

VDOT has informed us that work on the water line will be completed shortly. They are filling in the holes as this goes to press.

New Property Manager

Tom Patti has announced the appointment of CMS VP Dennis Worthington as the new Property Manager with oversight of the Colecroft Station complex. Dennis has an extensive background in construction.

On-Site Manager

Jon McCune continues as Site Manager since his appointment in May. He comes from a family of construction engineers and he has been with CMS 7 years. Previously he served as quality control inspector for Fairfax County.