

Colecroft Station News

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www.colecroftstationcondos.com

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COLECROFT
STATION
CONDOMINIUM
ASSOCIATION

Alexandria, VA

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2001 In Review

Board President Ed Willis announced that the Board at its October meeting renewed the management contract for 2002 with Simpson Properties, Ltd. The Board also adopted an annual budget of \$529,475.00, incorporating a 2% increase in unit assessments. The increase will go into the replacement reserves.

In 2001 the reserves funded \$170,326.00 in repairs to the residential buildings and common areas, including replacing sprinkler heads, completing the tuck pointing project, preventive maintenance on the roof, repairs to penthouse windows, installation of ice guards, painting balcony railings, and repairs to garage doors and plumbing (see below).

The Covenants Committee, with Virginia Gemmell, chair, and Catherine Drucker and Dennis Wisnosky worked diligently to revise the policy resolution regarding moves into and out of the complex. They are currently reviewing parking rules and other policies.

Sales of units continued brisk with 21 changing owners, and sale prices continued strong. The percentage of owner residents rose to 56% a new record.

Welcome to all new owners and residents.

Meetings & Notes

Annual Meeting.

The annual meeting of the Colecroft Station Condominium Owners Association will begin at 7:30 p.m. on Thursday, November 15th in the party room in the 505 building. Reports from the Board of Directors and committees will precede the election of four directors to fill vacancies on the Board. Refreshments will be served, beginning at 6:30 p.m. Come early to get your ballot validated.

Colecroft Website.

The Board has expanded the information available on the website at www.colecroftstationcondos.com

Unfortunate move July 4th

An unscheduled pick-up of a piece of furniture turned the national holiday into a trying occasion. Attempting to move a large sofa out of a sixth floor unit in the 505 building knocked off a sprinkler head. That sounded the alarm and brought the fire department. Water cascaded all over the hallway, stairs, and into the ventilation system. The cleanup cost \$1,600 and residents had to leave their units on an otherwise quiet day.

The Board has since corrected this vulnerability by installing recessed sprinkler heads in these locations.

Amenities for residents.

Residents are invited to use all the facilities available, including the exercise room, the party room (must be reserved), the book exchange (in the exercise room), the workshop (for hobbies, painting, etc.), and the barbecue grills. Call the office for information.

Satellite dishes.

An FCC ruling in 1996 permits residents to erect a satellite dish on their balcony as long as it does not protrude beyond the edge into common space. It may not be fastened to the building. Before installing a dish contact the office for details.

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Maintenance Projects Completed in 2001.

Repair work this year continued to focus on protecting the complex from water damage and weathering to roofs, windows, and balconies. Workers completed tuckpointing on the 610 building and reglazing decorative bricks. The project concluded with cleaning brick dust from all heat exchangers.

Joints around roof areas covered by "rubber" membranes have been recaulked with improved material. Water damage to penthouse windows has been repaired and permanent corrective measures taken to divert rain in the future. Ice slid off the roofs onto walkways last winter, and so ice guards were installed.

Brick balcony railings over the three entrances and the top of the screen wall on West Street were waterproofed to preserve the decorative bricks underneath from dampness and freezing. Rusting and faded metal balcony railings throughout were repainted in the original blue color that matches the blue decorative bricks.

Other repair work concentrated on interiors. All 2,653 defective Omega brand sprinkler heads were replaced in every unit and in the hallways. In addition, following the disastrous Fourth of July incident, our contractor installed recessed sprinkler heads at all vulnerable hallway locations.

The aging and much used garage doors required frequent service, and on a couple of occasions drivers ran into them. Repairs for the year cost \$9,000. It's important not to try to slip under the door after the car ahead; use the control device to recycle the door.

Plumbers fixed a long-standing drain backup problem in the 505 building. A new and larger 4-inch line has corrected that condition.

In short, the buildings now look good for another ten years.

The Association does not endorse any advertised service.