

Colecroft Station Newsletter

December 2005

Update on Water Infiltration



Culbertson Contract The Colecroft Station Board of Directors contracted with Culbertson to provide water management and repair services in the upper garage. Their primary task is to replace parts of the metal grid supporting the insulation tiles in the upper garage ceiling. In addition to making this repair, Culbertson was also contracted to level existing stainless steel pans and to install new pans to remove water as it infiltrates the upper garage from various sources in and around the three residential towers. This work is an interim step in managing the water intrusion into the garage as the Board seeks to find the sources of water. The work is expected to be completed after the new year.

City of Alexandria: The contract with Culbertson was partially a result of communication between a Colecroft Station resident-owner and the City of Alexandria in which much inaccurate information was passed to Code Enforcement and to the Mayor's Office. After the Association's attorney communicated with the City, the City asked for a meeting to understand exactly what Colecroft Station is doing and has done about water infiltration. The Deputy Director of Code Enforcement, Ms. Pennell, arranged for a visit to Colecroft.

On December 12th, Ms Pennell, accompanied by a city engineer and two uniformed Fire Department Code enforcement officers made a short inspection of the commercial garage and then met with Diane Tschirhart from the KPA office, Marlene, Orliis and Board President Richard Calderon.

Ms. Pennell's Office was provided a copy of the more recent 2005 SRG report, having been working from an earlier report by Downey and Associates which was evaluated by the Board last year as an unacceptable first approach to the water issues at Colecroft. Culbertson's work in the garage was explained as in accordance with the SRG plan. Further, the garage ceiling repair work fit into our larger plan for water intrusion management - the dry moat plan, re-examination of roof flashing etc.

Details of Colecroft Station's water intrusion projects between 1993 and 2005 and our plans for 2006 were provided during this meeting as well as a copy of the current water intrusion RFP. Ms. Pennell expressed her favorable assessment of our past efforts and her complete support for our ongoing efforts. She expressed regret that the City Code Enforcement Office, when it issued the Code Violation Notice, had not fully understood Colecroft Station's water intrusion issues and ongoing efforts. She noted that the violation notice had indeed addressed a cosmetic by-product rather than the underlying problem. She was satisfied that our issues are complex, not transparent and that Colecroft will need engineers with good detective skills.

Ms. Pennell requested that we e-mail her on developments of our larger plan of engineering detective work etc. and re-iterated her Office's offer of support in our efforts. She will be sharing her findings with City Councilors and the Mayor.

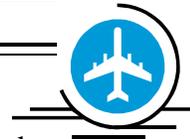
Results of Board of Directors Election

The 2005 Annual General Meeting was held on November 17, 2005. The election of one new director was conducted at which time **Greg Corbett** was elected to the Board. Greg lives in the 610 building and is a partner at the law firm of Kirkland and Ellis in Washington D. C. . He and his wife have lived in Colecroft Station for three (3) years. Greg identifies two priorities he will pursue while serving on the Board. The first is to maintain a high quality community through efficient and preventive property maintenance and repair. His second priority is to control the costs of condominium assessment and budgeted expenses. He supports a strong reserve replacement fund and proper preventative maintenance as a means of increasing property values and preventing the major replacement costs cautioned of in the Capital Replacement Study. Pursuing and solving the water infiltration problem in a cost effective manner is most important.



Resignation of a Director

The Board of Directors approved the resignation of Joe Trevisano from the Colecroft Board of Directors at its meeting of December 7th. Joe moved to Hawaii in August and started a new job flying for FedX. He and his wife have rented their unit.



Attending Board meetings and other important activities proved difficult for Joe prior to this move as evidenced by his attendance at only 40% of official Board meetings. Missing three consecutive meetings unexcused resulted in his resignation. We wish Joe and Dawn the best in their new location and jobs.

Appointment of Director to Replace Trevisano

George Burkes was appointed by the Board of Directors to fill Joe Trevisano's position until the next Annual General Meeting. George and his wife Eugenia moved into Colecroft in July, 1991 where they rented for two years until they bought the 508 unit in building 505 in 1993. Eugenia was on the Board of Directors for two years in the mid 90's. George has been employed at the Library of Congress in the Congressional Research Service for 12 years, recently leaving the Library to accept a Reference Specialist position with the Bureau of International Information Programs at the State Department .



George has indicated his specific interest in improving communications between and among residents and the Board. Additionally, he has expressed his intention to ensure effective management of Colecroft Station since all residents have a sizable investment at stake.

Condo Fees 2006

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The approved budget for 2006 increased 8% over the 2005 budget. Unit owners may have noticed that condo fees changed by approximately 8.9%. The reason for this difference is the rate of return on our investments is less than in previous years requiring a slightly higher condo fee to make up the needed revenue to fund the budget.

Tid Bits for Owners/Residents to Know



1. The elevators are a precious commodity. The doors should be released when the buzzer sounds or expensive components of the elevator doors will break overtime to the tune of \$1800 each for each door. For anyone who is counting repairing all six elevators is the equivalent of a 2% increase in your condo fees. Never move without having the elevators locked down.
2. The 610 garage door remains in the up position during a heavy rain because cars entering the garage splash water onto a small reflector interrupting the beam which raises and closes the door. Be a good neighbor when you see this situation and take a paper towel and wipe the \$2.00 reflector dry.
3. The City of Alexandria will be recycling Christmas trees and turning them into mulch. Please leave your trees on the lawn next to Braddock Road between the metro path and the 4 commercial parking spaces by 7AM on Friday, January 6th and Friday, January 13th.

Recent Sales in Colecroft Station

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Your neighbor Baron Kwon, a realtor with Long and Foster, has provided from MLS the following sales information in Colecroft Station for the past 6 months.

Date	Property	BR/B	Built/SF	Asking	Selling	Days	
12/15/05	Colecroft Station Condo; 610 West St N# 201	2 + 1 + 1	1987 / 930	\$375,000	\$355,000	72	-5.3%
08/23/05	Colecroft Station Condo; 505 Braddock Rd E# 702	2 + 1 + 0	1987 / 904	\$390,000	\$380,000	10	-2.6%
08/19/05	Colecroft Station Condo; 610 West St N# 203	2 + 1 + 0	1986 / 912	\$396,000	\$415,000	2	4.8%
07/20/05	Colecroft Station Condo; 505 Braddock Rd E# 601	2 + 1 + 1	1990 / 930	\$399,999	\$399,900	11	0.0%
06/28/05	Colecroft Station Condo; 505 Braddock Rd E# 606	2 + 1 + 1	1989 / 1107	\$435,000	\$435,000	0	0.0%
06/20/05	Colecroft Station Condo; 545 Braddock Rd E# 504	2 + 1 + 0	1991 / 912	\$399,000	\$405,000	10	1.5%

In addition to these sales, at least two units are currently on the market, 2 BR 2 BA for \$359,000 and 3BR 2BA for \$550,000.

Happy New Year

