

January 2008 Newsletter

Annual General Meeting

The Annual General Meeting (AGM) of the Colecroft Station Unit Owners Association was held on November 15, 2007. This is the yearly Association event at which those who own square footage at Colecroft Station exercise their right to choose who will be on the Board of Directors. Two candidates ran for a single vacancy. Candidate John Fay gathered 69.4% of the square footage votes and candidate Mehul Vora gathered 30.6%. Following the AGM, the new Board approved the following slate of Board Officers and Covenants Committee for 2008:

Board of Directors

Richard Calderon	President
Chris Burruss	Treasurer
John Fay	Secretary
Paul Abramson	Commercial Director
Catherine Drucker	Director

Covenants Committee

Holly Hess	Chair
Commercial Member	Chong Jang
Patricia Beith	Member

Dr. John Fay Ph.D. is a former Marine who recently retired as Associate Director at the Office of Naval Research (ONR), a position requiring considerable management skill, technical knowledge and prudence. He has served on the Board of the Navy Credit Union and has solid understanding and experience in the areas of cost competitive contracting and service delivery.

610 and 505 Tower-Plaza Re-flashing

On November 27, 2007 the Board of Directors unanimously ratified contracts to re-build flashing 4 inches behind the Tower veneered-brick walls and 8 inches below the brick Plaza surface of the 610 and 505 Towers. The proposed re-flashing repairs to the 610 and 505 Towers are the same as those completed and successfully "flood tested" on the 545 Tower. Four construction companies, with acknowledged competence in such work, were sent construction drawings and invited to bid by Seal Engineering, the Association's consultants. EV Air-tight Shoemaker Company was the low-bidder and was recommended by Seal. The 610 Tower contract is for \$150,650 and the 505 Tower, which has lesser contact with the Plaza, is for \$68,895. The 610 Tower re-flashing will begin in early spring with the removal of 3 feet of Plaza deck along the Tower's perimeter and the removal of the bottom 16 inches of the brick Tower walls. Once new flashing is installed and has tested as fully water-proof, the brick Plaza deck and Tower walls will be restored. The 610 re-flashing project should take four and one half months. Re-flashing of the 505 Tower-Plaza interface would then begin and should take two months to complete.

545 and 505 Tower Fire-Alarm Upgrade

Last year, Livingston Company offered to modernize the fire alarm system of the 610 Tower using third millennium technology, at a quarter of the cost proposed by the Association's then fire-alarm contractor whose proposal involved custom re-manufacturing elements of the original 20 year-old installation. The system proposed by Livingston, with superior water-flow meters, alarm pulls, bells and whistles, is tied to a computer which tells the Fire Department precisely where the alarm system detects an emergency. Alexandria Code Enforcement approved the Livingston design in the summer and the new installation passed Code Enforcement's inspection last autumn. The Board of Directors thereupon commissioned Livingston to prepare comparable designs for the 505 and 545 Towers and the Board approved a contract of \$24,400 per building. Livingston is presently installing the upgraded fire-alarm system in the 505 and 545 Towers. The work is scheduled to be complete by mid-February.

High Definition Satellite Reception

All television signal transmissions will be up-graded from the current Analog to High Definition Modality in 2009. The Board discussed this at its 11 October 2007 work-session and decided to explore modernizing the existing satellite dishes that serve the community. A key question was whether DirectTV's five satellite signals – which range from those with broad appeal to those of more specialized interest – could be handled by the single television cable installed when the Towers were built in the early 1990s. (The cost of retrofitting multiple wires throughout the buildings would be prohibitive.) Director John Fay has investigated the feasibility of modernizing our satellite dish capabilities, and reports that a new technological device, developed by DirectTV, can “bundle” multiple signals and funnel the multiple transmissions through a single wire. Upgrading the dish antennas would cost \$1,700 - \$1,900 per Tower and take two weeks to install. Dr. Fay is presently soliciting competing proposals for Board review.

Braddock Road Area Plan and Metro Open Space Development Proposal

Since the November Newsletter, Alexandria Planning and Zoning has hosted six planning meetings in a variety of locations within the Braddock Road Planning Area. As neighborhood attendance waned over time, the influence of the development community increased. Colecroft Station Directors Calderon and Fay were startled on 7 January and 24 January 2008 when the consultants hired by Planning and Zoning casually mentioned at the end of the meetings that they would recommend two (2) large buildings one hundred and twenty feet high (120'), twice the height of the 545 Tower, on the open space in front of the Braddock Road Metro Station. These structures would contain commercial and office space, public housing, affordable housing and market-rate housing. Coincidentally, Planning and Zoning informed those attending the meetings that the “Jaguar Tract” – the land north and west of the eighteen (18) floor Meridian on Fayette Street – is no longer part of the Planning Area and will be fast-tracked to approval with two (2) additional eighteen (18) floor towers.

The Inner City Civic Association, the Colecroft Station Association and other area groups have begun writing letters to Planning and Zoning, the City Council and Planning Commission. Should you wish to participate in the effort to keep the Metro parking lot an open space, please leave a message on the Association Office phone 703 – 684 – 9064.

Miscellaneous Housekeeping

- Please remember that move-ins/outs should be scheduled with the Association Office to avoid scheduling problems and so that the elevators can be locked-down and padded.
- You can now recycle magazines and advertising supplements as well as newspapers in the lobby newspaper closets.
- HVAC systems should not be turned off at any time to avoid humidity build-up and extremes of temperature stressing our water pipes, sprinkler-heads and other building components.