

January 2007 Newsletter

Special Meeting and Annual General Meeting

The Special and Annual General Meetings of the Colecroft Station Unit Owners Association were held on November 16, 2006. At the Special Meeting, Director Greg Corbett explained the Board's judgment that Director Tom Manor, in filing a lawsuit seeking money from the Membership, had created an irreconcilable conflict with his duty, as a Director of the Association Board, to owe the Membership "undivided loyalty and fiduciary duty." Director Manor responded. The Membership voted 92% to 8% to recall Tom Manor as a Director.

With the recall of Mr. Manor, there were 3 vacancies on the Board and 4 candidates: Chris Burruss, Richard Calderon, Catherine Drucker and Mehul Vora. Following balloting – overseen by Board Secretary/Elections Chair, Carmen Radelat, and Election Proctors Venetia Ballon, Judy Boddie and Holly Hess – Chris Burruss received 67%, Richard Calderon 69%, Catherine Drucker 67% and Mehul Vora 48% of the vote. After the AGM, the Board unanimously approved the following slate of Board Officers and Covenants Committee Members for 2007:

Board of Directors

G. Corbett	President
C. Burruss	Treasurer
R. Calderon	Secretary
P. Abramson	Commercial Director
C. Drucker	Director

Covenants Committee

H. Hess	Chair
P. Beith	Member
C. Jang	Commercial Member

Braddock Road Area Plan and Payne Street Condominium

In September 2006, Alexandria Planning and Zoning issued a Draft Braddock Road Area Plan. The Draft Plan is inconsistent and has gaps. Of the 18 tracts of land deemed underutilized, the Draft Plan addresses only 8. Of these 8 tracts, 2 affect Colecroft Station directly. Page 57 of the Draft Plan proposes to increase density 666% on the Braddock Road Metro parking lot from 0.3 to 2.0 FAR and the tract bounded by Wythe/West/Madison/Fayette Streets also to 2.0 FAR. Were this not troubling enough, page 61 establishes an inverted pyramid of allowable maximum height permitting a high-rise as tall as the Meridian to be erected on the Metro parking lot. However the Draft Plan is inconsistent, as page 59 establishes a maximum height on the same land at approximately 85 feet – being the still sizeable height of Embassy Suites Hotel facing the King Street Metro. A comparable situation obtains on the other 6 tracts addressed in the Draft Plan. Then there are those 10 tracts in our immediate neighborhood whose bulk, on-street parking and traffic and other impacts are not addressed at all.

Originally scheduled for Public Hearing in February, the Draft Plan was rescheduled to March by the Alexandria City Council, which considers that the hefty density increases proposed for the Braddock Road Metro parking lot and the Wythe/West/Madison/Fayette Street tracts are not hefty enough!

Director Richard Calderon has met with Alexandria's planners and intends to continue lobbying them for us. Colecroft Station can appreciate the interest of City Councilors in developing the former warehouses between Patrick and Payne Streets into high yield "tax base." But densities and building heights appropriate for office-commercial tracts located between the King Street Metro and Duke Street are not appropriate in the quiet residential neighborhood of townhomes and medium-rise apartments located between the Braddock Road Metro and Patrick Street.

Meanwhile, the aptly named Jaguar Group has proposed an 85-foot high development bounded by Pendleton/Payne/Wythe/Fayette Streets. The proposed development is called the Payne Street Condo and would be higher than the Monarch and the Colecroft Station 610 Tower. The Payne Street Condo is scheduled for a Public Hearing before the Alexandria Planning Commission on February 6, 2007. Director Richard Calderon and Covenants Committee Chair Holly Hess will say that the proposed condo is too big. Association Members are urged to join them at City Hall and voice their concerns about inordinate development in our neighborhood.

Wall-Flashing Repair on Test-Unit 545 # 105 Completed

Culbertson Company has completed Tower-Plaza wall-flashing repairs on the exterior perimeter of 545 # 105 and parts of # 104 and # 106. Culbertson is now restoring the 545 Tower facades, the brick Plaza deck and the planters. Separately, Colecroft Station has submitted engineering plans for the interior of 545 # 105 to Alexandria Code Enforcement and expects to obtain a Building Permit in two weeks to rebuild the hardwood floor and wallboard. Members will recall that these were torn up last year during the destructive testing that discovered ineffective exterior flashing at the Tower-Plaza interface. The interior rebuild of 545 # 105 should take a month.

Judge Kemler Dismisses Manor-Hayash Lawsuit Tort Counts

On January 10, 2007, Alexandria Circuit Court Judge Kemler held a hearing on the Manor-Hayash lawsuit against the Association, and dismissed all tort causes of action in the case – that is, all counts involving monetary awards. Ms. Sheyna Burt of Chadwick Washington, Colecroft Station's Counsel, declared herself "very pleased" with the outcome. The Board hopes that imminent completion of repairs on destructive test-unit 545 # 105 will lead to final resolution of the remaining Manor-Hayash lawsuit counts.

Miscellaneous Housekeeping

- The Exercise Room has new carpeting to match the lobbies. Our elite athletes have graduated from exercising on polyester indoor-outdoor to nylon broadloom in Colecroft Station Blue.
- Please be mindful that the Bylaws prohibit all but vehicle "emergency" and "ordinary light maintenance" – which excludes fluid changes – in the garage. (See Section 5.8 a. 7.)
- Please notify the Site Office about planned large deliveries so that Staff can schedule parking space for the delivery-van, elevator lock-down and padding.
- For the benefit of new residents unfamiliar with the Newsletter: This Newsletter is prepared by the Colecroft Station Board of Directors, with input from the Covenants Committee, KPA Management, and Counsel for the Association, Chadwick Washington. The Newsletter was requested by the Membership at the 2005 Annual General Meeting as an informational bulletin on institutional matters, supplementing the published official Board Meeting Minutes, for Members who could not attend Board Meetings. The purpose of the Newsletter is to provide Members with timely information on major issues facing the Association as a whole, Board actions and decisions regarding major repairs and maintenance projects, other items that might be useful in community living at Colecroft Station, and current data on unit sales.