

# *January 2009 Newsletter*

## **2008 Annual General Meeting**

The Colecroft Station Association's 2008 Annual General Meeting was held on 20 November 2008 to fill the position of Commercial Director, the Board Officer whose special focus is on issues unique to the retail and office establishments in our mixed-use condominium. The sole candidate, Paul Abramson, expressed his desire to serve the Association as Commercial Director, stating that he is committed to maintaining the Common Elements in a cost-effective manner using well-qualified contractors. In the absence of any other commercial-owner candidates, Mr. Abramson was elected by acclamation.

Board President, Richard Calderon, reviewed major projects completed since Association Members met in 2007 that included:

- Re-flashing of the Plaza-level walls of the 610 and 505 buildings,
- Re-landscaping of Plaza beds disturbed by the re-flashing and installation of enhanced outdoor lighting, per recommendations of the Alexandria Police Security Audit,
- Replacement of Emergency Fire and Sprinkler Sensor Alarms in the 505 and 545 Towers,
- Sprinkler-head replacement and installation of Expansion Tanks and Backflow Checks in all three Towers,
- Installation of ADA Ramps to the lower garage Lobbies of all three Towers,
- Installation of five-satellite Direct TV reception dishes on the roofs of the three Towers,
- Additional, if smaller, refurbishing projects in the common areas such as painting the doors to exterior HVAC closets, entry vestibules and individual Units.

Mr. Calderon concluded that unit balconies will be cleaned and repainted next spring.

## **Thank You, Staff!**

2008 was a busy year of "public works" on the property. Our Site Staff were very helpful in facilitating the work of over forty contracting companies and City inspectors. Kudos to our Housekeeper, Nely Medina Lopez, who endlessly removed tracked-in mud, plaster-and-cement-dust each day and kept our lobbies and restrooms so neat. Kudos to our Groundsman, Oscar Medina, who volunteered to dig the long, deep work-trenches for the re-flashing contractors in the planter-beds at the perimeter of the three Towers, thereby saving the Association \$20,000 that would otherwise have gone to the contractors. Oscar also hauled and worked a heroic 5,400 pounds of soil conditioner into

the tired earth on the property in record time for the re-landscaping project. Kudos to our Painter, Santos Munoz, whose power-washing of the garage and utility rooms and repainting of interior and exterior fixtures, doors and walls has added sparkle to the property. Many thanks also to our Site Manager, Marlene Jose, who continues to find us cost-effective deals, successfully manages our relationships with City departments, and capably coordinates the work and parking requirements of our many contractors and inspectors.

## **In Memoriam**

We extend our condolences to the families and friends of Jim Decourcy, Karla Moore, Loretta Willis and Guy Smith who passed away in 2008. Each of these neighbors contributed a special note to the community and all are greatly missed.

## **Exercise Room Re-Keying and Indemnification**

There is a sign in the Exercise Room informing residents that the Association assumes no liability for their use of the facility. Counsel and the Insurance Carriers recently noted, however, that the Association has not been requiring users of the Exercise Room to indemnify the Association in writing – a liability risk. Accordingly, Counsel prepared an indemnification agreement for Exercise Room users to sign in time for the just completed re-keying of the room.

## **Miniatures at the Alexandria Black History Museum**

Between 3 December 2008 and 24 January 2009, the Alexandria Black History Museum is featuring a special exhibition, *Childhood Memories in Miniature: African American Dollhouses* by Sharon J. Frazier and Linwood M. Smith. The exhibition showcases over a dozen miniatures (including a log cabin, a stone home, a one-room schoolhouse, a barbershop, an attorney's office and a florist). The Museum, which is open Tuesday through Saturday, between 10 am to 4 pm, is located at 902 Wythe Street, Alexandria, Tel: 703-838-4356.

## **Miscellaneous Housekeeping**

- Owners and renters are encouraged to report to Site Manager Marlene Jose any malfunctioning Common Elements (e. g. broken window-cranks or elevator cab misalignments with lobby floors). The Site Office is staffed Monday through Friday, 9 am – 2 pm. Tel: 703-684-9064. E-mail: [Colecroftstation@Verizon.net](mailto:Colecroftstation@Verizon.net).
- Kitchen-sink disposals in multi-storey buildings have a truly limited function of macerating and rinsing away **table scraps**. Our plumbers advise that residents who use disposals should run water for at least two (2) minutes after shutting off the macerating machine to provide sufficient flow of water to thoroughly clear the drains and prevent plumbing back-ups. Certain categories of waste (such as potato and onion peels, celery and carrot-stems, rice and pasta and any cooking grease) should not be sent through the disposal.

- The elevators in our Towers are extremely expensive to repair. OTIS charges over \$1,100 to replace a single elevator button; \$2,200 for suspended elevator ceiling grids; and even more for elevator door repairs. Please contact the Site Office before moving or taking delivery of anything larger than a shopping cart or comparable load. Site Staff is more than willing to lock-down and pad the elevators to reduce the chance of damage to the doors and interiors of the cabs. Owners and renters engaged in moves or accepting large deliveries should contact Site Staff at completion so that elevator pads and packing debris can be removed and the elevators inspected for any damage. The interior dimensions of the OTIS elevators are:

**Cabs** – 49 inches deep and 80 inches wide.

**Doors** – 84 inches high and 41 inches wide.

Furniture and other objects larger than this (e. g. sofas, beds and entertainment units) must be carried up the service stairs. A further consideration are the upper-lobby S-turns and low ceilings. Large sofas and other furniture cannot be maneuvered around these S-turns. Also, particular care should be taken not to knock sprinkler heads. In 2000, the delivery of a \$900 sofa generated \$5,000 of flood damage when a sprinkler-head was knocked.