

Colecroft Station Newsletter

June 2006

Findings on Plaza Water Intrusion

Seal Engineering, Colecroft Station's consultants, performed destructive tests and flooding experiments on a vacant Plaza-level unit this spring to discover how water seeps into the three Residential Towers. Seal found that the impervious Plaza deck membrane, located 6 inches below the bricks and granite blocks on our Plaza, is in fine condition but stops just short of the Tower walls. The impervious membrane should have tied into 6-inch impervious curb flashing, but there is no curb flashing. Consequently water accumulating on Plaza-level patios enters the Towers through small cracks in the mortar joints and concrete, mainly through the exposed deck of the HVAC closet – which has no separating curbs from the master bedroom on one side and the living room on the other. A very small amount of water seeps down inside the porous brick walls of the 545 Tower and puddles between the impervious planter bed liner and the Tower itself. The Colecroft Station Board has commissioned Seal to check whether the other Towers share these conditions and to prepare remediation plans / contractor bidding documents. The documents will be sent to contractors in later June.

The Board should have bids in hand by the July meeting. The contractor chosen will need to lift about 12 inches of patio bricks nearest the Tower walls and install the missing 6-inch impervious curb flashing. The contractor will need to construct 6-inch curbs and impervious flashing in the HVAC closets as well. These repairs should begin in the autumn.

610 Garage Door

Thank you for showing patience with the broken 610 Garage Door. The vertical door is very wide / heavy and is equipped with a counterbalance spring to safeguard folk in the path of the descending door-edge. The counterbalance spring broke in mid-May and the 2003 installer offered to replace the spring for \$5,300. Even allowing that counterbalance spring replacement involves disassembling the Garage Door, the Board deemed the price excessive. The Board invited other companies to prepare bids and awarded a \$3,050 contract to Cristar, which has an excellent 20-year track record.

Garage Floor Cleaning and Upper-Deck Recoating

The upper-deck of the garage is a post-tensioned concrete slab. Steel rods were threaded through the slab and tightened once the concrete set. The steel corrodes if exposed to salt water and the deck must be protected from melting salted-ice in severe weather. Culbertson Construction installed the first protective coating 11 years ago and the coating is wearing out in the moving-lanes. Among three competitive bids, the Board awarded a \$35,685 contract to Culbertson to power clean the garage floors and recoat the moving-lanes of the upper-deck. Unit owners and renters with parking spaces will be notified of contractor plans as the project gets underway.

HVAC Condensate Lines and Filter Purchase

Orlis Cueva has completed a spring-cleaning of the HVAC condensate lines. Now is the time to replace your air filters. Regular filters cost \$5 and last one month. Hi-E/Antimicrobial filters cost \$9 and last two or three months. The filters are available in the Site Office. Marlene Jose and Orli cannot accept cash, but will accept checks made to Colecroft Station.

Stove Exhaust Fans and Filters

Some residents have noted the presence of strong cooking odors in upstairs lobbies. Please use the stove exhaust fans when cooking. In keeping with the spring-cleaning theme, now is the time to renew or clean the stove exhaust fan filter. Many stove exhaust filters can be cleaned in the overhead rack of the dishwasher.

Seasonal Flowers

Orlis has planted the seasonal beds in a tapestry of subdued off-white, blue, rose and red petunias to make the pink geraniums at the doorways really pop. The patriotic color theme picks up that of the lobbies and celebrates Orli's five years of U.S. Naturalization – Congratulations Orli!

Recent Multiple List Sales Data

Colecroft Station neighbor and professional realtor, Baron Kwon, home phone 703-836-0221, has provided the following data on recent sales of Multiple List properties:

<u>Address</u>	<u>Features</u>	<u>Sale Price</u>	<u>Contract Date</u>
505/708	3 Bed – 2 Bath	\$524,900	May – 23 – 06
545/302	2 Bed – 1 Bath	\$360,000	Mar. – 16 – 06
545/303	2 Bed – 1 Bath	\$363,000	Feb. – 24 – 06
505/508	3 Bed – 2 Bath	\$515,000	Feb. – 7 – 06
545/102	2 Bed – 1 Bath	\$359,000	Jan. – 4 – 06

Baron Kwon reports that one unsold unit is presently Multiple Listed namely:

505/108 2 Bed – 1 Bath \$395,000 (asking price)

Note 1: Properties not advertised and sold through the Multiple List – such as 505/704 – will not appear in the multiple list summaries.

Note 2: Some Washington Area real estate agents, who are unfamiliar with our community, do not distinguish between Colecroft Station and the Colecroft Townhouse / Garden Apartment complex next door. A Colecroft Station owner who contacted such an agent found that querying Multiple List about Colecroft – not Colecroft Station – mixed our garage-parking / elevator high-rise homes with the surface-parking / walk-up garden apartments next door. Inappropriate averaging of the different unit type sales made legitimate asking prices for the walk-up garden apartments seem a bargain, while legitimate asking prices for our homes seemed overly high.