

# *Colecroft Station Newsletter*

*March 2006*

## **New Board Member Named**

George and Eugenia Burkes have purchased another home and will be leaving Colecroft. George submitted his resignation to the Board in January, which the Board accepted with great regret. Subsequently, the Board appointed Carmen Radelat to fill his position until the next Annual General Meeting in November 2006.

Carmen is an original owner at Colecroft Station, having purchased a unit in the 545 building when first constructed. She brings to the Board wonderful engineering and problem solving skills, honed at George Washington University and in a career as an international telecommunications project manager. Carmen is married to Edson and is blessed with a young son, Alexander. She now lives permanently in Colecroft Station and is Vice-President of a Washington IT consulting firm.

## **Garage Ceiling Repairs**

Culbertson Construction is completing repairs to the upper garage and garage ramp ceiling. This work consists of installing and repairing steel pans to capture and dispose of water infiltrating the garage from the three residential towers. The contract with Culbertson also includes repair of the metal grid and infill panels of the suspended ceiling. These panels help insulate water pipes that cross the garage as well as the first floor residential units above the garage. Culbertson expects to complete the project in mid March.

## **Water Infiltration Update**

Seal Engineering was hired in January to investigate water infiltration around the perimeter of the residential towers. Seal was chosen unanimously from a field of three strong firms, all experienced in addressing water infiltration. Each firm was interviewed by Board members. The Board was particularly impressed with the excellent references provided by Seal's earlier clients. Seal estimates having a report prepared for the Board by May. This timeline would permit the Board to engage contractors during the warm-weather months to perform recommended remedial work.

In the meantime, Seal has located and digitized construction drawings of Colecroft Station -- in the offices of the original structural engineers -- and is planning destructive testing in small areas of wall around all three towers. Additionally, Seal will prepare remedial flooring plans for the 545-105 unit which has experienced particular water issues. The owners of this unit were relocated in the 505 building, at the expense of the Condominium Association, and will move back when the new floor is built.

## **Garage Door Rammed**

The 610 garage door was recently rammed by a vehicle that bent the slats and made the door inoperable. This damage cost the Association \$2900 to repair. Unlike single family garage doors, our heavy duty doors are custom made and very expensive to repair or replace.

*Please approach the garage doors cautiously.*

Incidentally, our heavy duty garage doors are constructed to last 100,000 operation cycles. In February the Board authorized KPA to order critical parts needed to repair the door at 90,000 operations. This should reduce repair delays occasioned by normal wear and tear.

### **Common Property and the Bylaws**

The Condominium Association owns and is responsible for common and limited common elements of the property. Common elements comprise all the land, air space, supporting structures, exterior walls, plumbing, electrical and heating systems serving the common elements and located within the common service shafts. Limited common elements, such as assigned parking spaces in the garage, unit balconies and unit windows, belong to the Condominium as a whole but are provided for the exclusive use of a specific unit owner. This means that only a specific unit owner may use a certain parking space, balcony or window. Of course, the Association is responsible for keeping all common and limited common elements in good repair.

Recently, a unit owner changed windows in his unit without seeking or obtaining Board approval. This is in violation of the Bylaws and represents the unauthorized alienation of nearly \$6,500 of Association property. Complicating the matter, the owner chose a different window model and color than that installed throughout the complex. The alternative windows will be more costly to maintain.

Chadwick, Washington and Olters, Colecroft Station's lawyers, have advised the Board that maintaining the design integrity our signature buildings is a primary obligation of the Board of Directors to the Association. Board failure to respond to an unauthorized, unilateral change to the façade constitutes condoning the change and weakens Colecroft Station's future ability to prevent other unauthorized changes, such as unilateral walling-in of balconies, or neon advertisements in the windows.

The Board requested the Covenants Committee Chair to provide a recommendation and has taken the advice under advisement. The Association lawyers will be preparing a recommendation also.

***Please be aware of your responsibility to approach the Board about any issue concerning the maintenance and repair of common and limited common elements.***

### **Association Employees**

Recently, the Board agreed to provide additional training for Building Engineer, Orlis Cueva, which will expand his skills in heating-ventilating-air-conditioning, masonry repairs, lockset replacement, financial management and communications. In return, Orlis has agreed to sign a two year contract with the Association. This training will position Orlis to assume more responsibility in the year-by-year management of the buildings. The Association is fortunate to have such a loyal, responsible and hard working employee.

Marlene Jose and Orlis Cueva, in a team effort, researched and negotiated the new trash collection contract that trimmed \$8,100 per year. Additionally, the two have saved the Association \$8,170 per year in lowered medical insurance, landscape, web-site maintenance and copier services for a combined savings of \$16,270 in operating costs.

***Thank you Marlene and Orlis!***