

## *September 2007 Newsletter*

### **545 Tower Perimeter Wall-Flashing Restoration Is Successful**

Following the April 2006 Seal Engineering Report identifying water entry in the exterior perimeter walls of the 545 Tower at points four inches behind the brick veneer and eight inches beneath the sub-floor of units at the Plaza level, the Colecroft Station Board commissioned Seal to prepare wall-flashing restoration plans for 545 #105, site of the destructive-test investigation and first repair. The Board awarded a \$25,500 wall-flashing repair contract to Culbertson Company in August 2007, per the customary competitive bidding process for contracts at Colecroft Station. In February 2007, the new wall-flashing at the exterior perimeter of 545 #105 successfully passed a 24-hour flooding test, confirming that this was indeed the correct repair for water intrusion at the Tower-Plaza interface. With this confirmation, the Board proceeded to commission Seal to prepare wall-flashing repair plans for the entire 545 Tower perimeter, and awarded a \$102,000 contract to low bidder Ev-Airtight Shoemaker.

Ev-Airtight Shoemaker worked with great dedication and has now restored wall-flashing of the entire 545 Tower-Plaza interface in accordance with Seal's plans. The repair successfully passed a 24-hour perimeter-wide flooding test this September and Ev-Airtight Shoemaker can now replace the brick veneer walls and brick paving that were removed to provide access to the affected areas. The Board, meanwhile, has asked Seal to prepare wall-flashing repair plans for the 610 and 505 Towers for contractor bidding and wall-flashing restoration.

### **Braddock Road Area Plan Update**

In September 2006, Alexandria Planning and Zoning issued a Draft Braddock Road Area Plan. The Draft Plan contained both internal inconsistencies and gaps and lacked a transportation/parking element showing how narrow West, Fayette, Payne, Oronoco, Pendleton, Wythe and Madison Streets could accommodate 9,000 – 15,000 additional vehicular trips and on-street parking generated by 3,000+ new high-rise units. Then-Vice-Mayor McDonald voiced the concern of many that the Draft Plan wedged too many condos into the Braddock Road area, with negative consequences for the capital appreciation prospects of these and neighboring properties. Mr. McDonald compared this aspect of the Draft Plan to the City's flawed 1960's policies that had led to high-rise over-development and static condo prices in the Landmark area.

Alexandria's new Planning Director, Ms. Faroll Hamer, apparently agreed with Mr. McDonald, as she quickly scrapped the Draft Plan, hired consultants to take the pulse of the community and began to meet with community groups herself. On September 21, 2007 Ms. Hamer released her consultant's "Stakeholder Report" of residents and developers active in the Braddock Road Area. Though the report finds the community very concerned about development and wary, page 5 notes that Colecroft Station and Colecroft Condos received the highest commendation as "attractive, varied and appropriate scaled." By contrast the Meridian was described as "too high and unattractive" and the Monarch as "massive."

On September 24, 2007 Ms. Hamer hosted a Community Meeting at the Jefferson Houston School where she introduced the new Area Plan consultant, David Dixon, who outlined his planning and community outreach philosophy. Mr. Dixon stated that worthy plans are created by, and build a lively and livable place for, people of all age, economic and ethnic groups and that walk-ability and parks are worthy of the same attention as vehicular traffic. He then distributed a very full timetable of 8 community meetings and thematic neighborhood tours beginning on October 16, 2007 and culminating with a new draft of the Braddock Road Area Plan on February 15, 2008. Interested residents can call Alexandria Planning at 703-838-4666.

### **Board Re-Organization**

Board Director Greg Corbett and his wife Elizabeth sold their unit at Colecroft Station and relocated to a single-family house in Arlington in August 2007 following their happy discovery that Elizabeth was expecting a baby. Per Bylaw 3.6, the Board held a Re-organization Meeting on August 20, 2007 to appoint a temporary Director. A Board majority concluded that the immediate needs of the Association called for a person already well-versed in the Association budget and in the water intrusion projects of the past 12 years, and chose former Treasurer Holly Hess, who will serve through to the Annual General Meeting of November 15, 2007.

### **Update on Recent Unit Sales**

Colecroft Station unit sale prices continue to hold in an otherwise downturn market. Our long-time neighbor and professional realtor, Baron Kwon, has provided recent unit sales data. Of note; a three-bedroom unit in the 610 Tower achieved a record price of \$532,000 in August 2007. (The previous high for this model was \$524,900 in May 2006.) Upgrades in the unit included wood flooring, new kitchen cabinets, black appliances and black granite countertops.

<b>Address</b>	<b>Features</b>	<b>Sale Price</b>	<b>Close Date</b>
<b>610/203</b>	2 Bed – 1 Bath	<b>\$355,000</b>	November 20, 2006
<b>505/707</b>	1 Bed – 1 Bath	<b>\$338,000</b>	April 17, 2007
<b>505/301</b>	2 Bed – 1.5 Bath	<b>\$355,000</b>	April 23, 2007
<b>545/101</b>	2 Bed – 1.5 Bath	<b>\$361,000</b>	June 25, 2007
<b>505/401</b>	2 Bed – 1.5 Bath	<b>\$342,000</b>	July 23, 2007
<b>610/508</b>	3 Bed – 2 Bath	<b>\$532,000</b>	August 16, 07

### **Miscellaneous Housekeeping**

- Section 5.5 c. of the Bylaws requires Unit Owners to keep their HVAC, washer-dryers and dishwashers in good repair to prevent the development of mold and other damage within the complex. Recently, the Association learned that the City of Alexandria Code Enforcement had cited a Unit Owner for an un-remediated mold condition in the fibrous backing of his kitchen vinyl floor, occasioned by a leaking dishwasher. When the Unit Owner failed to remedy the condition by the originally specified deadline, the Board intervened to fix the mold-problem to the satisfaction of Alexandria Code Enforcement and billed the Unit Owner for the repair.
- The Party Room may be reserved for parties or meetings upon payment to Site Manager Marlene Jose of a \$25 per-day fee and with a \$150 refundable deposit (Tel: 703-684-9064).
- Please remember to request the Site Office to lock down and pad the elevators if you are moving any large or awkward items (Tel: 703-684-9064).