



Hear Ye!
Hear Ye!

Old Town Village Crier

October

Old Town Village, Alexandria, Virginia

2013

From the OTVOA Board of Directors

Sharon Taylor, OTVOA President

The cooler weather is a reminder that the end of the year will soon be here. As the year ends, the Board turns to preparations for the annual meeting and the budget for 2014. At the September Board meeting, Greg Street, Chair of the Finance Committee, confirmed that the association's finances are in good shape and that there is no need for an assessment increase in 2014. The Board thanks the Finance Committee -- and particularly the work of Greg, Tamara De La Camp, and Ben Duffett -- and Marti Rowntree, our community manager, for their hard work in preparing the budget, which will be discussed at a **resident Q&A on October 16**. See the Finance Committee's column for more details. The Board will approve the 2014 budget at its **November 18 annual meeting**.

Speaking of the annual meeting, election of one Board member will take place then. If you are interested in running for the Board, the deadline for submitting an application is September 30. The Nominating Committee this year consists of Steve Lindblom, Cathy Hanratty, and Joe Sciacca. They are reaching out to residents, encouraging them to get involved. Candidates will give a five minute talk at the **October 21 Board meeting**.

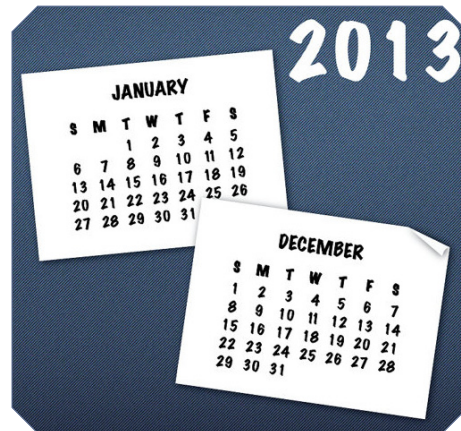
Thanks to the efforts of Len Collins, Alexandria's Traffic and Parking Board has approved OTVOA's request to install pedestrian activated devices at the crosswalk of Duke and South Fayette Streets to increase pedestrian safety. Len testified on behalf of the community at the September 23 meeting.

As you may have noticed, the renovation of the fitness room is underway. The fitness room is undergoing a complete facelift and is scheduled to be closed until at least October 4. While we are not anticipating any construction delays, a blast email will confirm when the renovation is complete and the facility is open for use. The Board also approved a proposal submitted by the Management Committee to spiff up in the entrance to the Roundhouse. Dani Lane is generously donating her time to that effort.



Be on the lookout for the OTV Townhome survey coming to your email boxes during the first week of October! The results of the survey will help the Board and commit-

tees plan for the future and address residents' issues. See the Communications Committee article for more information on taking the survey and instructions for registering for the OTVOA website. Your participation in completing the survey will be greatly appreciated!



Another safe and successful pool season has ended. Special thanks to Susie Schneider for her work with the pool contractor.

As this Board wraps up its year, it seems fitting to reflect on this year's accomplishments. Most significant is the strong resident participation in helping the Board manage the community. Residents, by participating on, or working in conjunction with, OTVOA committees, assumed the laboring oar for many tasks that in the past fell to the Board or to a single resident in the community. By donating their time and expertise, residents have enriched our community and helped the Board make more informed decisions.

Examples include: a more efficient and organized budget process; use by our landscaper of organic chemicals and pesticides where possible; installation of Bluetooth remote controls on the sprinkler system to improve service and reduce maintenance costs; an updated website and improved communications with residents; complete renovation of the fitness room; updated vendor agreements to protect the community's contracting and legal rights; negotiations with vendors and City officials to get needed manhole repairs at no cost; upgrades to the park benches; and a community-wide survey to help the Board and committees to better serve OTVOA residents. Not only has the Board benefitted from such excellent resident input and participation, so has our community.

Speaking of volunteers, the annual **Volunteer Party** to honor our community volunteers will be held on **October 24** at 7 pm in the Roundhouse.

Finally, the Board compliments the condominiums on their "redo" and thanks them for being such good neighbors during the renovation process.

VILLAGE CRIER
 Old Town Village
 Alexandria, VA 22314
 October, 2013

Published monthly for the benefit of owners & residents of Old Town Village Townhomes & Condominiums

Send photos, articles, information by the **23rd** of each month to:
Townhomes - Shannon Collins at shannon.g.collins@gmail.com
Condominiums - Janet Donahue at nadamas@erols.com

Layout: Janet Donahue
 (703) 548-7991
nadamas@erols.com

Activities

COMMUNITY OUTREACH

Priscilla Hardiman, Activities Committee Outreach

Carpenter's Shelter



In October we will collect coffee, tea, and hot chocolate for the Carpenter's Shelter. Please leave your donations in the designated box in the Roundhouse. Thank you for your support.

SOCIAL

Dani Lane, Activities Committee Co-Chair

On **October 4th**, the usual 7 pm TGIF get-together will take us to Germany for **Oktoberfest**, Alexandria style.

Brats and hotdogs will be provided, but you are asked to bring your own beverage and a side dish, salad, or sweet to share. We extend a special invitation to new residents. See more on the Oktoberfest on the End Notes page. Thanks to **Mary Farrell** of McEneaney Realty for her generous support of this activity.

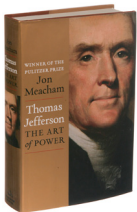


The popular **Progressive Dinner** will be held **November 16th** and will feature Southern cooking and Southern hospitality. Y'all come, y'hear!

The next meeting will be on **Monday, October 7** at 7 pm in the Roundhouse

Book Club

Heidi Plott & George Bartman, Club Co-Chairs



The OTV Book Club met too late in the month to provide input in this issue of the newsletter.

The October meeting of the Book Club will discuss "*Thomas Jefferson: The Art of Power*" by Jon Meacham. The meeting will be at 7 pm on **October 17th** at the home of Heidi Plott.

Communications

Pat Street, Committee Chair

The **OTVOA SURVEY** will be emailed to residents on or about **Monday, September 30**. The survey will be sent via e-mail from the OTVOA website and take about 15 minutes to complete.

To access and fill out the survey, you must be registered to sign in to the website. If you are not registered for the website, please go to www.oldtownvillage.org:

1. Click "Sign In" in the upper right-hand corner (next to "Search"),
2. Under "New User? Sign Up Today..." click "Sign Up," which will take you to a secure member sign in page,
3. Complete the required sections of the sign in page.

If you have **forgotten** your OTVOA website sign in Name and/or Password, click "Forgotten Sign In and Password" on the sign in page and a new password will be sent to you.

The survey will be sent by "Old Town Village" <messenger@AssociationVoice.com>. Please make sure that your e-mail spam filters allow mail from messenger@AssociationVoice.com.



HELP NEEDED! At the end of this year, Shannon Collins is "retiring" as co-editor of the Old Town Village *Crier* newsletter. Shannon's organizational and editing skills have been essential to the production of the *Crier* each month. Shannon's work with the Communications Committee has also included updating and publishing the hard copy OTV Residents' Directory and back-up for Townhome website postings and e-mail distributions. Many thanks to Shannon for her hard work and dedication to ensure that OTV residents have the information they need!! Please let me know if you are interested in working with the Townhome communications team to fill this important role in the community. I can be reached at: streetpg@comcast.net

Townhome Transportation Management Plan

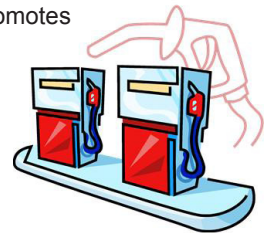
Marti Rowntree, TMP Coordinator

Most of us still rely on gas, and it seems that it's on the rise again! Below are some tips for saving money on gas and time when it comes to your daily commute as well as personal errands.

- Telecommute from home.
- Share the ride and save by car-pooling.
- Arrange a flexible work schedule.
- Take advantage of employer or regional programs that subsidize vanpools.

- Bike or walk to work, which also promotes a healthier lifestyle.
- Take public transportation.

Not only will the above save you money on gas, but it will also help reduce the stress of sitting in the congestion of the morning and afternoon rush hours.



For more OTVOA Townhome news & information, visit the community web site: oldtownvillage.org

Finance

Greg Street, Committee Chair

The 2014 proposed Townhome budget has been prepared for Board approval and consists of four components:

1. Operating costs,
2. Shared operating costs with OTVCOA (Condominium),
3. Replacement reserve expenditures, and
4. Shared replacement reserve expenditures with the Condo association.

The shared costs primarily involve the Roundhouse and pool expenses. The reserve accounts are sufficiently funded and the proposed budget will not require an increase in OTVOA assessments. Bob Hardiman, Marti Rowntree, and the Finance Committee have worked hard to clean up the budget line items so the budget will be easier to understand and track.

Next steps in the budget process include:

1. Distributing the budget for community review,
2. Holding a special meeting for all OTVOA (Townhome) residents to answer questions on October 16, and
3. Approval by the Board at the Annual meeting scheduled for November 18.

The next meeting of the OTVOA Finance Committee will take place on **October 10** at 6:00 pm in the Roundhouse. The committee will be planning future activities.



Hardscape

John Roe, Committee Chair

On September 19th, The water company completed permanent repairs to a troublesome manhole in the Henry St. alley. They replaced the entire underground structure after the interim repair proved inadequate.



OTV's eleven fireplugs were checked for paint and rust. One needs to be addressed in the near term, while several of the others could benefit from fresh paint. We may open up some "opportunities" for volunteers in the future.

We've been seeking an independent asphalt authority to assess our paving and give us a likely timeline we can use in forecasting sealing and other maintenance. Discussions with VDOT's Asphalt Program Manager and one of their materials engineers here in Northern Virginia have been very helpful. We have a bit more research to do, but have already gained useful information.

A rising sidewalk brick was repaired after the tree root underneath was cut and removed.

Grounds & Services

Peter CuvIELLO, Committee Chair

Fall flowers are scheduled to be planted throughout the community during the first week in October.



Organic treatment of the lawn areas is also scheduled for the first week in October. Homeowners will be notified of the exact date of application. There will be a second application later in the month. Prior notification will be made for that event.



There will be heavy trimming of the larger bushes in the community this fall. Although the trimming may look excessive, the bushes will respond with new growth in the spring.

And, as previously stated in the *Crier*, we will be posting signs in some areas in the community asking dog walkers to temporarily avoid these areas. This will allow us to rehabilitate these areas before welcoming back the pets.

Townhome Welcome

Jerri Ginman, Committee Chair

Please give a warm welcome to our newest residents!

Naval officers **Samantha Foxton** and "**KC**" **Moffett** are getting settled in their townhome at 426 S. Fayette Street, having recently arrived from Virginia Beach. They will certainly enjoy meeting their many immediate neighbors who are former military officers.

Janet Ahlgren and **Stuart Rudolph** found their way to Old Town Village from Winchester, Massachusetts, just north of Boston, as their work has brought them to our area for many years. They have moved into 333 S. Fayette Street.

The busy moving season continues with several more new residents expected in October, which will bring our community to about 10% change in residents for 2013, following the trend from recent years.

Welcome Committee
 Jerri, Lisa, Janie, Freda, Karen, Connie, Debby

For more OTVOA Townhome news & information, visit the community web site: oldtownvillage.org

Management

Mary Cronin, Committee Chair

In September, we welcomed John Prevar, appointed to the Management Committee by the Condominium Board to replace Jerry Lipson who is recovering from an illness.

Despite being a cooler than usual summer, we had a great 2013 pool season. Management Committee member Susie Schneider worked closely with our pool company to keep the pool and spa running smoothly and safely. We bid our lifeguard, Sanjae, a fond farewell on Labor Day with hopes that he will come back to our community next year.

The Workout Facility was closed on September 16. The renovation plan commenced on September 17 and is moving forward nicely, and according to schedule. We won't bore you with all the details, of which there are many in a project like this, but rest assured that OTVOA Board Member Steve Lindblom and Management Committee chair Mary Cronin, along with our community manager, Marti Rowntree, are working tirelessly to execute the plan. There is no exact date for re-opening the facility, but if all goes well, we anticipate that it will be open on Sunday, October 6. We will keep you apprised on the community website and by e-mail. In the meantime, we hope you are taking your workouts outside with the great weather we've been having.

We continue to develop new and creative ways to reduce the number of gate incidents that require repair costs.

Dani Lane, a resident and interior designer, has volunteered to do a small-scale project to enhance the Roundhouse foyer. That area could use some sprucing up and the Management Committee and both Boards have approved Dani's proposal, and we thank her in advance for her help.

- Andy Caldwell, ac04@aol.com (Condominiums)
- Mary Cronin, mcccronin@gmail.com (Townhomes), Chair
- John Prevar, johnprevar@hotmail.com (Condominiums)
- Erica Mintzer, esmintzer@gmail.com (Townhomes)
- Susie Schneider, sschneider0204@comcast.net (Townhomes)
- Pam Verick, pverick@comcast.net (Condominiums)

Community Safety

Mike Ramsey, Committee Chair

Pedestrian Crossing Safety Improvements Coming:

Thanks to the efforts of OTV resident Len Collins, the City of Alexandria approved the installation of pedestrian-activated traffic warning lights for the Duke Street at South Fayette pedestrian crossing at a meeting held September 23rd, 2013. The lights, which will consist of three pole-mounted light sets (one on either side and in the median), will flash to notify on-coming traffic of pedestrians in the cross walk. The Traffic board did not set a date for installation. Thank you, Len!



Lock your car. One of the most common crimes in our area occurs when people walking through our neighborhood vandalize an unlocked car. We are especially vulnerable to this type of crime because of the high amount of foot traffic in our area. Three things to remember: (1) Lock your car when it's unattended; (2) Don't leave valuables in your car; and (3) Remind any workers at your residence to be sure to lock up. Low crime rate equals lower insurance costs. We enjoy a much lower crime rate than most of our adjacent neighborhoods and we want to maintain that status. We all benefit from our collective vigilance. We certainly don't want a reputation as an easy mark for criminals.



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For more OTVOA Townhome news & information, visit the community web site: oldtownvillage.org

CONDOMINIUM HAPPENINGS



INSIDE

- Restoration: Checking Off the Items
- Finishing Touches
- Do You Have Something in Common With Rupunzel?
- Tip on Cleaning Dirty Deck/Balcony Railings
- Welcome New Neighbors: **Granfields & Romanos!**

From the OTVCUOA Board of Directors



The multifaceted restoration project end is near! There are only a few items left to be completed:

- Metal fascia on the 5th floor balconies;
- Weather stripping on all hinged doors;
- Cleaning and painting of white columns;
- Replacement and rebuilding of four ground floor thresholds;
- Completion of the flat roofs on the back of each of the buildings.

All in all, we have been pleased with the workmanship, responsiveness and commitment by Commercial Roofing & Sheet Metal. With regards to the overall scope of work performed, the following identifies some of the areas where they have exceeded what was called for in the original contract scope and specifications.

Additional items performed to date at no charge to unit owners:

- Install cladded trim around all windows to provide a 3" wide accent color contrast around each window.
- Original contract called for Carolina beaded siding at .80 per/sq ft. The Condo Association selected a premium product (Certainteed Monogram 46) sid-

ing.

- Change from a single color scheme to multi-color schemes including renderings, vignettes, and installation coordination.
- Install metal cladding over all fascia prior to installation of new gutters of all building eaves.
- Install site fabricated custom seamless gutters instead of seamed gutters with joints.
- Install new metal fascia at 5th floor balconies to replace damaged and deteriorated existing metal fascia and install an aesthetically pleasing fascia.
- Install stainless steel scuppers at Portico balcony and channel water directly into new gutters for more aesthetically pleasing appearance of evenly sloped gutter.
- On all Portico balconies, achieve a water tight membrane with an aesthetically pleasing metal fascia and new thru wall scuppers for drainage.
- Upgraded decorative window headers as selected by owners.
- Replace thresholds and rework brick walkway at four of the ground floor units

In a recent summary document received from Commercial Roofing & Sheet Metal they stated the following:

"Our goal from the beginning of this project has been to exceed the expectations and requirements of the project scope. The items listed above aim to demonstrate and document our efforts to do so. All these improvements add up to a substantial and recognizable upgrade and savings to Old Town Village Condominiums Association not only immediately but for the long term.

The CRSM Team

As always, the Board thanks each resident for their cooperation, patience and understanding during this project.



RESTORATION FINISHING TOUCHES



In Case You Were Wondering What a Paver Looked Like...



Building 2 Gets a Fresh Coat of Paint



A Column *Before* Cleaning



Beadboard Below the Portico



A Column *After* Cleaning



Having the New Door Colors Makes It Feel Like We are Almost Done...

**For more OTV Condominium news & information, visit the condominium web site:
oldtownvillagecondos.org**

Condominium Welcome

Carrie Ainsworth, Committee Chair



After what seems like a lengthy hiatus, this month we are delighted to welcome several new residents :

👋 **Kerry & Patrick Granfield** and their new son, **Tommy** who is 10 months old.

The Granfields have moved into #501 at 1405 Roundhouse Ln. Kerry hails from Chicago and Patrick from our own District of Columbia.

👋 **Carol & Anthony Romano** and their son, **Cason**.

The Romanos are new renters at 1300 Roundhouse Lane, and the entire household is busy settling in.

Be sure to say hello our new neighbors to Old Town Village Condominiums and help out answering any questions about living in our great community!

Condominium Grounds & Services

Joanne Orsena, Committee Chair

• Planning Ahead

The Grounds & Services Committee is finalizing the 5-10 year Grounds and Services Plan and will present it to the Board at the monthly board meeting on October 15th.

• Trash Again

To address a persistent problem, the Board is considering additional options for trash removal, due to the continued overflowing trash containers on the weekends.

• New to OTVC?

If you are new to the community, please email or call Jennie Nitschke at GHA, for important information regarding parking and pets. Her contact information is listed on Page 8 of this issue of the newsletter.



Balcony & Deck Musings

Juliet had hers. So did Rupunzel. But they had other things on their minds...



low.

Also consider watering any plants at times when your downstairs neighbor is not using their deck.

Here at OTVC, are a couple of more mundane thoughts about our balconies & decks:

Taking Care of Your Refurbished Portico

Now that our portico balconies have been cleaned and sealed, remember to use rubber feet or furniture guards on any metal patio furniture. This will protect the waterproof sealant from becoming scratched and scarred, and nullifying the warranty.

Be a Considerate Neighbor!

If you're doing a messy project on your deck or balcony, remember to lay down a tarp first so debris doesn't fall through the cracks onto your neighbor's balcony. And remember not to shake rugs, or sweep debris onto your neighbor's deck be-

Dirty Deck Rails?

One of our residents, in exuberance of having the restoration work on her building almost completed, took to cleaning her deck and railings. She discovered (and wanted to pass on) that a Mr. Clean Eraser Sponge does a good job of removing scuffs and grime from the railing.

Feeling inspired?



OTVC Board Elections November 12, 2013

Volunteer to Serve Definitely Attend

Be a Part of Keeping OTVC a Great Place to Live!



Our landscaping budget would appreciate your adhering to designated zones when walking your dog. THANKS!



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Building 3 1304 Roundhouse Ln.	Carolyn Ayers, #302 Sherri Pappas, #308 703-535-6918 shlpappas@comcast.net
Building 4 1404 Roundhouse Ln.	Janet Thomas 703-739-7779 jgeelan@comcast.net
Building 5 1405 Roundhouse Ln.	Bill Boylan 703-519-3826

THIS MONTH IN HISTORY

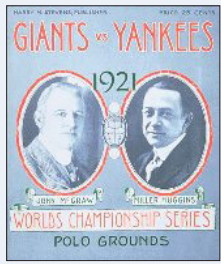
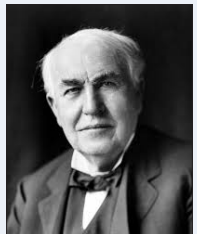
October

Marie Antoinette was guillotined for treason. (1793)



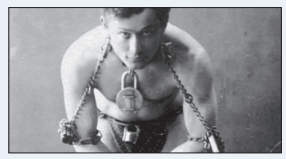
France presented the U.S. with the Statue of Liberty. (1886)

Thomas Edison invented the incandescent electric lamp (1879) and showed the 1st motion picture. (1889)



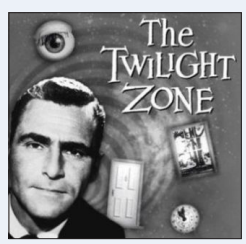
The World Series was broadcast on radio for the first time. (1921)

Magician Harry Houdini dies from complications of a ruptured appendix. (1926)



Peanuts comic strip by Charles Schultz first appeared in newspapers. (1950)

The Television series "The Twilight Zone" first aired. (1959)



Cuban Missile crisis begins. (1962)

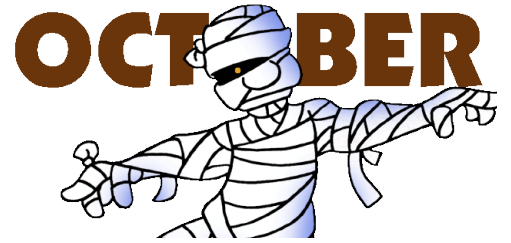
For more OTV Condominium news & information, visit the condominium web site: oldtownvillagecondos.org

END NOTES

OLD TOWN VILLAGE BUSINESS

All meetings are in the Roundhouse unless otherwise noted.

Activities Committee	10/7	7 pm	
Finance Committee	10/10	6 pm	
Condominium Board	10/15	7 pm	
TH Survery Response Due	10/15		
TH 2014 Budget Q&A	10/16	7 pm	
Book Club	10/17	7 pm	See Pg. 2
Townhome Board	10/21	7 pm	
TH Board Candidates' Presentations	10/21	7 pm	
Volunteer Party	10/24	7 pm	



Mah Jong every Wed., 1:30, Roundhouse

TGIF every Friday, 7 pm, Roundhouse

- October 9 Leif Erikson Day
- October 14 Columbus Day
- October 31 Halloween

Halloween Is Rapidly Approaching Time to Enjoy a Fall Day with Friends & Neighbors!

- Do you like to be outside on beautiful sunny days?
- Do you like meeting new neighbors?
- Do you want to see our neighborhood looking nice?
- Do you like a good sandwich for lunch?
- Do you enjoy Halloween?

If you answered "Yes" to any of these questions, then come join us for the 7th annual fall (Halloween) Cemetery Clean-up on **Saturday October 26th** from **8:30 am to ~ 12:30 pm**. We will be working on the



two abandoned cemeteries in the **1300 and 1400 blocks of Wilkes St.** If you are willing to help, please contact Barry Stauffer at bcstauffer@comcast.net or (703) 629-5476.

Don't Miss a Special TGIF

Come celebrate Oktoberfest!
Friday, October 4th
7 pm, Roundhouse



Brats and dogs will be provided. Please bring your own beverages and a side dish to share. How about German potato salad, red cabbage, German chocolate cake, strudel, or any other delicious dish!

A special invitation has been extended to new residents, and we hope many old residents will be there to welcome them!

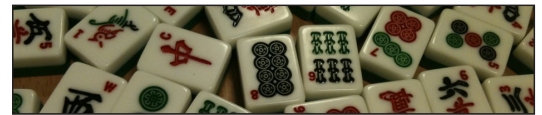


Celebrate the fall season with fellow cat owners, friends and supporters at the **OTV Kitty Co-Op's Autumn Party**. The annual event will take place on **Saturday, October 26th** at 7:00 pm at the home of Terry Scherling, 406 South Fayette Street.

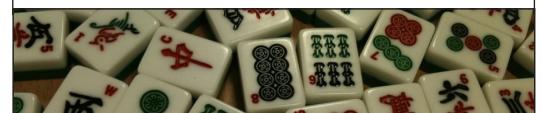
Guests will enjoy a brief presentation by Allie Phillips, a certified energy healer for pets. If you have ever wondered "what is my cat thinking or feeling" here is your chance to find out. Ms. Phillips is a master teacher and trainer with many years of experience.

To join in the fun, please contact Terry at 703-535-7565 or at tl55@comcast.net

The Kitty Co-Op is open to all OTV residents who would like to share cat care while owners are away.



*Wednesday is Mah Jong Day
in Old Town Village
Learners & experts are invited
to join in at
1:30 every Wednesday
in the Roundhouse*



THE COLORS OF FALL

