

BEDFORD PARK CONDOMINIUM NEWSLETTER

DECEMBER 2006



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NEW PROPERTY MANAGER

Samantha Metta has replaced former property manager Carolyn Toohey at Capitol Property Management. Routine and emergency requests for maintenance and repair to our common property (which includes unit structure, roofs, lawns) should be directed to Samantha at Capitol Property Management, 703-707-6404, ***smetta@capitolcorp.com***

Samantha has three years of experience with property management and will manage six different complexes for Capitol. She is eager to catch up on outstanding items at Bedford Park and get 2007 off to a smooth start.

We are grateful to former manager Carolyn for her efforts to whittle down a backlog of maintenance issues, and look forward to Capitol's continued cooperation.

OWNERS ELECT DIRECTORS, DISCUSS TRASH AT ANNUAL MEETING

At the Bedford Park Owners Association meeting on December 4, four people stepped up to run for election to the board of directors! The newly elected board appointed two officers to help run things. (*See introductions below.*) We had a great turnout of owners and residents for the meeting, and enough attendance and proxies to form a quorum for voting.

The 2007 budget was reported to be on track for building Bedford Park's long-term financial reserves as planned, absorbing a potential increase in waste removal costs, and completing exterior paint and repair projects. The condo fee in 2007 will be \$155/month, to begin in January 2007.

The outgoing board of directors reported that our trash dumpsters had to be moved from a neighboring property to a temporary location on our property when the neighboring property was sold to developers. In addition, Bedford Park learned it had been in violation of Arlington code by not having trash and recycling receptacles on our own property. After consulting with engineers, lawyers, and the county, it became clear that the limited land we own at the back of our property is unworkable for trash pickup due to

lack of access for large trucks, water and sewer easements, structural problems, and, in some locations, proximity to homes. Instead, the board of directors identified several potential locations in our parking lot.

A vote taken at the annual meeting clearly favored option #2, placing medium-size (4-yard) dumpsters on wheels in the center front row of parking spaces, alongside Bedford Street, within a wooden enclosure. The board of directors, working with Capitol Property Management, has initiated the process of obtaining design proposals and cost estimates for an enclosure at this location. The next step will be applying for a county permit. The owners also expressed a desire to build a roof over the structure, which would have to meet more stringent permit requirements than a fence. This will require additional research, which will begin in 2007.

Since the annual meeting, the incoming board decided to move the existing dumpsters across the driveway to be farther away from units because of a growing insect problem. Note that this is only another temporary location, on the way to a permanent home.



THANKS! -- TO THE OUTGOING BOARD OF DIRECTORS

We owe a big thanks to the outgoing board of directors, who in 2006 worked hard to resolve a backlog of problems with our common property. The larger issues included construction work on all dormers and window boxes (replacement of rotting and deteriorating wood with long-life, durable materials), removal of heavy debris from a clogged storm drain, ongoing work on leaks in specific units (from repairing deck leaks to waterproofing walls), a new retaining wall at the back of the property (new issues with the structural integrity of the wall are now being addressed, too), door painting, cement replacement of hazardous sidewalks, outside light replacement, and general maintenance throughout the community. The 2006 board also handled the relocation of the trash containers when Bedford Park was notified of the need to remove them from the neighboring property. They explored proposals for a permanent location for waste containers in order to bring several options to a vote at the annual meeting. When you see them around the complex, please extend your thanks to the 2006 board members: **Manuel Ninapaitan, Jennifer Hannon, and Peter Larsen.**

Message from the outgoing board:

"Please remember to appreciate the new members of the board and consider taking your turn and running for the board in the next few years. The Owners Association does not run itself. We are lucky to have three qualified and experienced residents of the community step up this year. These board members have taken time out of their busy schedules to volunteer on behalf of Bedford Park and for you. It can sometimes be a thankless job, so please remember to thank them.

"And please be patient. After putting in requests, it can take up to a month to get competitive bids and approve a request before work can begin. The board works as fast as it can--but it still takes time.

"The outgoing board (Manuel, Jennifer, and Peter) would like to extend a huge thanks to Rena Large for her help and hard work. Rena has in some way, shape or form been involved with Bedford Park for six or seven years. With that amount of time volunteering or being on the board, she is someone who can speak to the history of Bedford Park--where we've come from (when our finances were in rough shape and major repairs loomed large) to where we're at--on target in terms of reserves and community maintenance. Again, many thanks to Rena!"

INTRODUCTION: INCOMING BOARD OF DIRECTORS AND OFFICERS

The following team will represent the Bedford Park Owners Association in making day-to-day decisions in 2007. They will work closely with Capitol Property Management, which is hired to carry out the management, maintenance, and repairs authorized by the Board of Directors. The Owners Association president and vice president are members of the board, and the secretary and treasurer were appointed by the board, in accordance with the association bylaws. These individuals are volunteers, working and making decisions on behalf of ALL owners and residents. They need our cooperation and support. Please welcome:

* **Ron Snow**, President, Board of Directors: "I am pleased to have the opportunity to actively serve our community. I have a degree in civil engineering from the University of Florida, served four years active duty with the Army as a combat engineer, and six months as project manager for the Savannah District Corps of Engineers at Ft. Benning, Ga. I am currently a project manager for the Dewberry firm in Fairfax. My experience is mostly in construction management for historic and interior renovations at Ft. Belvoir. After renting in Bedford Park for more than a year, my wife, Brownrigg, and I liked the community so much that we bought a place and stayed. I enjoy the neighborly atmosphere of Bedford Park and look forward to building closer community ties."

* **Courtney McMahan**, Vice President, Board of Directors: "Thank you for your vote of confidence in electing me to our board. It is something I respect, and I hope to serve my post well. I have lived in Bedford Park for a little over 8 years. I have seen the community grow--mostly for the better, in my opinion. I have neighbors that I want to spend time with, have barbecues in the summer with, and can depend on. This is the spirit of a true neighborhood. I have been a product manager for an energy management start-up in Washington, DC, for a little over a year. Originally from Virginia Beach, I moved to northern Virginia after college and worked as a business analyst and project manager consultant for web design and system integration firms. The new board looks forward to helping our community be one of the better places to live in Arlington."

* **Amber Jones**, Board Member-at-Large: "I look forward to representing Bedford Park owners and tenants. I'm a speech writer for the U.S. National Science Foundation, with 30 years of experience in public relations and communications. These skills will be useful in building a cohesive community and ensuring responsive management for Bedford Park. I have owned my residence and a rental unit for six years. Both were in poor condition when purchased and required lots of time, energy, and money to fix and improve them. I am familiar with a lot of the structural and infrastructure problems that can arise. My long-standing practice of yoga and meditation helps me get through the stress of homeownership and, hopefully, will help in handling bigger Bedford Park issues with calmness and confidence."

* **Linda Spillers**, Secretary: "I have been a resident at Bedford Park since 1987. A lifelong Washingtonian, I changed careers from working as a nurse to being a successful photojournalist, running my own business for the past 17 years. I have worked with major publications and corporations around the world. The community here has changed many times during the span of time I have lived here, yet Bedford Park is in better shape now than ever before. I hope to bring my business knowledge and support to my work with the new board. Hopefully we can all work together to make it an even better community and place to live."

* **Tara Hicks**, Treasurer: "I have lived in Bedford Park for a total of six years in three different units. I rented twice and liked it so much that I decided to own here. My career began as a public accountant for KPMG in Washington, DC. After stops at JP Morgan Chase and The Carlyle Group, I have settled in real estate corporate finance at Allied Capital, a publicly traded leader in the private finance industry. I look forward to serving as treasurer and working with the Bedford Park board in 2007."

Covenants Committee: The Bedford Park bylaws require the board to appoint a Covenants Committee of three people to regulate the appearance and maintenance of the common property, including providing for "visual harmony" and "the general welfare," and enforcing the rules and regulations. The rules and regulations address use of the common elements, storage on balconies, parking, cleaning up after pets, and much more. Volunteers for the committee are welcome. Please contact the board as noted below.

Board Meetings: Bedford Park owners and residents, including renters, can bring community issues to the attention of the Owners Association Board of Directors by attending board meetings (dates and locations will be posted on mailboxes) and by email to **bedford_board@yahoo.com**. All are welcome to attend the first meeting of the new board of directors, tentatively scheduled Wed., Jan. 10. Date and location will be posted in early January.

CONDO FEES INCREASE SLIGHTLY IN 2007



The 2007 condo fees will be \$155, up from \$145 last year. This is extremely low compared with other condos in Arlington. The fee reflects a probable increase in trash removal costs, and keeping Bedford Park on track to build its long-term financial reserves. Capitol Property Management will send out condo fee payment books for 2007, along with a notice about how to sign up for automatic electronic payment.

CEILING CRACKS CAN BE SERIOUS -- LET US KNOW!

A serious crack was found in a concrete ceiling above the painted drywall, requiring an engineer's appraisal and structural repairs. The crack was discovered by painters repairing damage from a leak. Some units have cracks only in the ceiling drywall, which are a less serious type of crack. Please notify Samantha Metta at Capitol (smetta@capitolcorp.com) if you find ceiling cracks of any type, so they can be inspected and evaluated. Include information about the best time to contact you.

TURN OFF OUTSIDE FAUCETS -- FROM INSIDE

Winter will be here before we know it. (Oh, is it winter already? It doesn't *feel* like it!) It's time to turn off the outside faucets to prevent freezing pipes and other ice damage. This is done from inside our homes. Residents of lower-level end units have a valve in their unit, usually located under the kitchen sink, to control the external water taps located on the end of each building. Turn the valve off, then go outside, unscrew the hose, and open the outside spigot to let any accumulated water drain.

SNOW AND ICE REMOVAL: A COMMUNITY RESPONSIBILITY

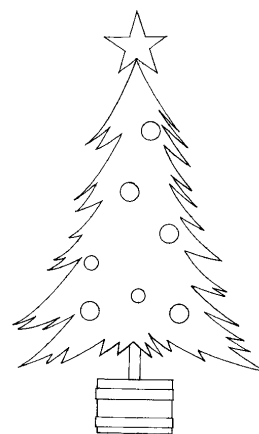
Winter also tends to bring at least one or two instances of crystallized precipitation, a.k.a., snow. Bedford Park has a contract for snow removal from the parking lot, but we are all responsible for removing snow from the sidewalks in front of and beside our units, as well as the walkways leading to our units. The condo rules call for snow removal within 12 hours, so if you are going away during the winter, please notify a neighbor and ask for help in keeping the walkways clear. Safety is our first priority!

Salt is prohibited from being used on icy walkways in Bedford Park because it can damage vegetation and soil. Use sand or purchase a product such as sodium acetate or potassium acetate, which are biodegradable, non-corrosive and relatively harmless.

CHRISTMAS TREES TO BE PICKED UP IN JANUARY

Capitol Property Management has arranged with our trash company, AAA, to pick up used holiday trees on two dates: **January 3** and **January 10, 2007**.

In early January, please carry dying, brittle trees carefully to the dumpsters inside a large sheet or tablecloth (to prevent the spread of needles all over the parking lot). Place the trees in a pile **BEHIND** or **NEXT TO** the dumpsters. **DO NOT** leave trees on the ground in front of the dumpsters, which will prevent the dumpsters from being emptied as scheduled. Please do your part to keep the common areas tidy--otherwise, everyone pays for the cleanup. Enjoy the holidays, be safe, and keep Bedford Park clean!



HAPPY HOLIDAYS!