

# ***BEDFORD PARK CONDOMINIUM NEWSLETTER***

***AUGUST 2007***

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### ***NEXT BOARD MEETING***

***Thursday, Sept. 6, 8-9 pm***  
***Unit #128B (next to driveway)***

***Owners welcome!***

## **WELCOME, NEW NEIGHBORS**

Following the flurry of home sales and tenant changes this spring and summer, Bedford Park is pleased to welcome several new residents to the neighborhood:

- Mary Riordan, 48B
- Kris Pasquale & Danielle Cole-Pasquale, 94A
- Daniel & Anne Guarnera, 128A
- Amanda Annis-Hess & Joe Martinez, 130A
- Jennifer Braden, 130C
- Israel Mondragon & Denise Goolsarran-Mondragon, 132B

And we welcome, as one of our newest and smallest residents, Kellen Michael Hicks. He was born July 3, weighing 8 lbs 8 oz, to Cory and Tara Hicks.

If we missed anyone, and/or if you have announcements you would like to share with the community, please email us at **[bedford\\_board@yahoo.com](mailto:bedford_board@yahoo.com)**

## **CHEERS FOR VOLUNTEERS**

Much of the business of Bedford Park Condominium is carried out by volunteers, with the help of a property management company funded through our condo fees.

This month we owe a big thank you to Linda Spillers and Yi Jy Tao for their hard work to improve our landscaping, and to Jennifer Hannon and Aroon Still for taking inventory of repair and maintenance needs on the common property (railings, door and window frames, etc).

## **LANDSCAPING LOOKING UP**

You may have noticed how nicely the grounds have been spruced up, thanks to volunteers Linda and Yi Ji, who have toiled on bent knee to plant flowers and remove weeds and deadwood, and worked with landscaping contractor BladeRunners to clean up shrubbery and trees.

Among the new plantings are azaleas, crape myrtle, mountain laurel, hostas, and butterfly bushes. We also have five new trees, donated by Arlington County: a sycamore on the south boundary, black gum on an island in south parking lot, black gum along the middle walkway, tulip poplar in the hollow west of north parking lot, and flowering fringetree along Bedford Street.

New hoses have been installed on outside faucets. These are shared resources that we can all use and help maintain. We encourage the conservation of water during hot dry periods, i.e., no watering of grass, and limited plant watering and car washing.

Landscaping requests, suggestions, and volunteers welcome.

We also need volunteers to help water the new baby trees during long hot, dry spells.



## NEW PARKING PERMITS

It's time to renew our parking permits after several successful years of using this system to regulate the number of cars parked in the Bedford Park lot.

Watch for applications in the mail from Capitol Property Management. Each unit can apply for up to two permits. Owners are responsible for distributing permits to tenants and transferring them to new tenants. Remember there is a \$50 charge for lost permits.

Although each unit can get two permits, the lot only contains 1+ spaces for each unit. As a courtesy to neighbors who need a space, please consider parking second cars and cars that are lightly used on the street or in the less-used spaces facing Bedford Street. Motorcycles should share a space with other bikes.

Only cars displaying the new Bedford Park permit will be allowed to park in the condo lot after September 30. Additional cars and visitors must park on the street. Towing is enforced 8 pm-8 am.

Note that long-term storage of any vehicle is not allowed in the Bedford Park lot; the condo rules require vehicles to be moved/used every 45 days. Trailers and RVs are not permitted.

If anyone does not receive the parking permit application or has questions, please email the board or Samantha Metta at Capitol Property Management, 703-707-6404, [smetta@capitolcorp.com](mailto:smetta@capitolcorp.com).

## CARING FOR OUR DOGS...

...and our grounds. We love pets, and many of us were attracted to Bedford Park because it allows dogs and has ample grounds for walking and exercising them.

We ask, however, that you please respect the community and clean up after your dog! There have been instances where residents have neglected this responsibility, and we would like to avoid any uncomfortable "messes" and keep our grounds hospitable to

all. Cleaning up after pets is a Bedford Park requirement.



Arlington County regulations also require picking up after your pet, so keep this in mind even when you are not on Bedford Park property.

Newly planted trees, shrubs, and flowering plants are vulnerable to death by dog urine, so avoiding those areas will help keep our vegetation looking good.

## GRILLS & PICNICS

Bedford Park is in a pleasant location for summer picnics--lots of trees and parkland.

As a reminder, Arlington County fire regulations require the following:

- No use of gas or charcoal grills (or any open fire) within 15 feet of the buildings.

- No use of grills on porches, patios, or balconies.

- No storage of grills or gas containers on balconies or inside the buildings.

- Electric grills are OK.

For more information, contact the Arlington County Fire Marshall or see Article 4, Chapter 8 of the county fire prevention code.

## FARMERS MARKETS

Arlington County has several farmers markets near Bedford Park, with fresh



produce, baked goods, organic meats and eggs, homemade cheese and sorbet, and other goodies. The largest is at Court House (1-1/4 mi.)

on Saturday, 8 am-noon during the summer. Another is at Columbia Pike and Walter Reed (1 mile) on Sundays, 10 am-2 pm. During the week, get vegetables and fruit at Clarendon Metro, Wednesdays, 3 pm-7 pm.

## ENCLOSURE FOR TRASH DUMPSTERS

The condo board has received three estimates for building an attractive enclosure to surround the dumpsters and recycling bins. Construction is expected to begin this summer. The construction will temporarily disrupt additional parking spaces at the front of the complex, so please bear with this inconvenience while we complete this very important upgrade to our community.

The enclosures will improve the appearance, help prevent bulk items from being left in the vicinity, and, if residents keep the area clean and respect the trash rules, vastly improve the maintenance and upkeep of the trash collection area.

Everyone is encouraged to help pick up items that drift away from the dumpsters in high winds or during pickup by the trash trucks, before and after the enclosures are built.

\* \* \*

***REMINDER: It is illegal to dump bulk items such as mattresses near the dumpsters. Contact the board or Capitol Property Management for disposal advice.***

## RAILINGS AND OTHER REPAIRS

Repairing and replacing exterior iron railings are high on the board's agenda. However, we rely on owners and residents to tell us about railings on decks that are loose, rusty, or otherwise in need of attention, since they can only be accessed from inside units. Contact Samantha Metta at Capitol, 703-707-7404, smetta@capitolcorp.com, or **bedford\_board@yahoo.com**

If you are interested in the maintenance and upkeep of Bedford Park, consider joining the team that periodically inspects common property (buildings, parking lots, enforcement of rules) and reports needs to the Board of

Directors. Are you willing to contribute a few hours each month or two? Contact the board at the address above.

We hope to survey owners and residents this fall to hear your priorities and thoughts on projects that are underway, planned for future kickoff, or uninitiated. Stay tuned for more details.

## REMINDERS

As reported in earlier newsletters, all Bedford Park owners are reminded to:

- Replace rubber washing machine hoses with flexible steel to prevent burst hoses and water damage.
- Have a qualified plumber replace the old plastic pressure reducer valves on water intake pipes with metal ones. The old valves have begun leaking and are subject to bursting.
- Locate the emergency water shut-off valve or lever for your unit (usually on a vertical pipe in a closet) and check for leaks. The pressure reducer valve is on the same pipe.
- Notify the board if you believe one of the master valves for the buildings might be in your unit; usually behind a wall in a lower unit closet. Unfortunately, we usually find them only when they leak or in an emergency that requires the building water to be shut off.

## EMAIL LIST

Please sign up for the Bedford Park email list by providing your name, unit, and email address to **bedford\_board@yahoo.com**.

This list is used by the condo Board of Directors and Capitol Property Management (which manages maintenance and repair of common areas) for emergency notifications and notice of Board meetings to which owners are invited.

Renters and tenants are also welcome to join the list.



## **ARLINGTON COUNTY COMING EVENTS**

**Arlington County Fair.** Annual fair just down the street from Bedford Park, on the other side of Rte. 50. Food, rides, contests and entertainment; information on county services and events. Free admission. **August 15-19, Thomas Jefferson Community Center, 3501 S. Second St.**

**Lyon Park Community Association.** Bedford Park is part of this larger neighborhood. Participate in activities, events, meetings, and reviews of development proposals. Next meeting **Wednesday, September 12, 7:30 pm, Lyon Park Community Center, 414 N. Filmore at Pershing Drive.**

**Organic Beer Tasting.** Meet *Fermenting Revolution - How to Drink Beer and Save the World* author Chris O'Brien. Taste organic beers and enjoy light refreshments. **Thursday, September 20, 7-9 p.m, Potomac Overlook Regional Park, 2845 N. Marcey Road.** For \$30 tickets, see [www.arlingtonenvironment.org/beertasting.htm](http://www.arlingtonenvironment.org/beertasting.htm)



***Enjoy your summer!***