

BEDFORD PARK CONDOMINIUM

NEWSLETTER

NOVEMBER 2007

ANNUAL MEETING

**** OWNERS REQUIRED TO ATTEND OR SEND PROXY ****

Tuesday, Dec.4, 2007, 7:30 p.m.
Lyon Park Community Center
414 N. Fillmore at Pershing Drive

Quorum of owners needed to elect directors and vote on community needs. A proxy was sent to each owner by mail for those unable to attend. If you didn't receive it, call Karen Conroy at Capitol, 703-707-6404.

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THANKSGIVING

Did you know...Benjamin Franklin in 1784 wanted the turkey, rather than the bald eagle, to be the national bird. George Washington issued the first national Thanksgiving Day Proclamation in 1789. And did you realize...no matter how many friends or relatives you join for this day of thanks, or what's on the menu, there is one thing you can be sure that Thanksgiving will always end with: the letter 'g'.

It's a good time to give thanks for our attractive, conveniently located--and financially appreciating--homes in Bedford Park. And to say thanks to our neighbors for watering our plants while we're away, and for sharing their leftover Halloween candy!

NEW PROPERTY MANAGER

Karen Conroy is our new property manager 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 Karen at Capitol Property Management, 703-707-6404, [***kconroy@capitolcorp.com***](mailto:kconroy@capitolcorp.com)

If you submitted a request to Capitol since August and did not get a response, please forward your request to Karen. Thank you for your patience during this transition.

PARKING

Be sure to use your new blue Bedford Park parking permits in the community's lots. If you have not received two permits for your unit, contact Karen at Capitol Property Management. As a reminder, the use of parking permits is enforced 8 pm-8 am. Owners of rental units are responsible for transferring permits to new tenants.

The lot contains about 1-1/5 space per unit. As a courtesy, please consider parking second cars on the street and parking motorcycles in the same space as a car or another bike.

Please be courteous when using parking spaces directly in front of windows, and avoid backing into parking spaces, which allows harmful exhaust to enter lower level units.

RESIDENT SURVEY

Sixteen of the surveys sent out with the parking permit applications were returned (out of 120 units). The highest priorities indicated by those residents were repairing concrete stoops/stairs, maintaining the exteriors of the

buildings, and completing the trash enclosure; other issues of high concern were parking and pet waste (take notice, dog owners). There were miscellaneous suggestions (build a bike rack, eliminate parking restrictions, fix leaks, enforce rules, and ask city to clean up sewer smell in

park), which the board will consider. A few people expressed a willingness to volunteer (see "What is the board?" below).

Thanks to those who took the time to fill out the survey.

FROM THE BEDFORD PARK BOARD OF DIRECTORS...



WHAT IS THE BOARD?

We are condo owners, just like you!

The buildings, grounds and parking lot are collectively owned and operated by the owners, who collectively make up the Bedford Park Unit Owners Association. Day-to-day business and budgeting are conducted by a board of directors made up of owner volunteers, who are elected by the owners association at the December annual meeting. A management company, under contract to the owners association, collects condo fees and manages most repairs and maintenance.

Your participation in the December meeting, and occasional volunteering, are critical for operating the community and maintaining its value. *Buying into a condo means accepting this shared responsibility.* We hope to see you at the annual meeting, at board meetings, and when special needs arise that require the board to ask for volunteers.

Two of the board of director positions will be up for election at the annual meeting this December. Please participate in the election and consider taking your turn as a board member.

BOARD ACTIVITIES IN 2007

The current board members are Rob Snow, Courtney McMahan, and Amber Jones, elected in December 2006. We can be reached at [*bedford_board@yahoo.com*](mailto:bedford_board@yahoo.com)

This year, the board focused on the trash enclosure, finding contractors to make repairs, taking inventory of exterior repair and maintenance needs, and landscaping. We dealt with many urgent problems despite the frequent absences of our property manager due to illness. The problems included a large ceiling crack, roof damage, water leaks, loose railings, poor quality door and window paint from a previous contractor, and the county requirement for a fence around the dumpsters.

Thanks to volunteers, we improved the landscaping considerably, and planted trees.

At this time, the board requests the help of all owners with the following items. Please note that every owner and all property values are hurt by poor maintenance and resulting damage, so we will all appreciate your attention to these items.

COVENANTS COMMITTEE

Our bylaws require establishment of a Covenants Committee to inspect the property periodically and oversee remedial action. This requires being vigilant when you see something that needs attention, and committing a few hours every few months for a focused inspection. We seek three volunteers to serve on this committee. Contact the board by email or at any board meeting.

OUTSIDE WATER FAUCETS

If you live in a lower unit next to an outside water faucet, please turn off the faucet from inside your unit before the first freeze, to prevent frozen pipes and water damage.

The valves are usually located under the kitchen sink. After turning the valve off

indoors, go outside, unscrew the hose and leave it off, and open the outside tap to let any accumulated water drain.

TRASH DUMPSTERS

The board is working with Andrea Construction to finish the fence enclosing the trash dumpsters (required by Arlington County), in particular straightening and strengthening the front gates.

Additional measures are underway to find the ideal configuration of dumpsters and recycling bins inside the enclosure. In an effort to conserve much needed parking spaces, we have decided NOT to take over another space to enlarge the enclosure area. The board is investigating the cost and options for more frequent trash removal and one fewer large dumpsters, and will notify residents when the matter is resolved.

Everyone can help keep this area clean by placing trash and recycles in the proper containers and instructing contractors and cleaners to do the same; picking up items left on the ground or blown outside of the dumpsters; reminding neighbors that bulk items such as mattresses and furniture are NOT allowed to be left near the dumpsters or protruding from the tops of the dumpsters. Please report such items to the board. The cost of removing bulk items left in our parking lot comes out of our collective condo fees and is a financial burden on *every* owner.

Contact the board or Capitol Property Management for advice on disposing of such items.

RAILING REPAIRS

Some balcony and outside railings were repaired this summer, and more are scheduled this fall. We can easily inspect the outside railings; but if the railing on your upper deck is loose, please notify the board or Capitol.

The schedule for repairing railings is being considered in conjunction with the need to first repair or replace concrete stairs and stoops to which the railings are attached.

WINDOW REPLACEMENT

If your original wood windows have not been replaced since construction in the early 1980s, they are probably sticking and deteriorating, and are at risk for water leaks and damage to personal and common property.

Windows and their maintenance are the responsibility of owners. Only the outside frames are the responsibility of the owners association; these are in the process of being inventoried for needed paint and repairs. The owners association is not responsible for leaks due to deteriorating windows and the internal portions of window frames.

Companies that have replaced windows in Bedford Park include Professional Window Repair, Home Depot, VinylTech, and Pepco Energy Services. Cost can range from \$500-\$1,000 per window depending on quality, energy efficiency, warranty, and whether the outside frame is replaced with durable materials (at the option of the owner). Examples of outside frames replaced with durable materials are at 78A, 86A, 88B, 90B, 102B, 124B, 128B, 148B and 152B. New windows can be wood or vinyl as long as they contain upper and lower "sashes" that slide up and down. Sliding doors are in the range of \$1,500-2,000.

Submit a "Request for exterior modification," available from Capitol Property Management, before starting work on any window or door.

Volunteers are sought to assist the board in periodically inspecting windows from the outside and notifying owners of ones that are obviously damaged and in need of replacement.

PLUMBING UPGRADES

Due to the frequency of water damage in Bedford Park, the board recommends that all owners consider spending a few hundred dollars on the following one-time upgrades to the units' original plumbing, which is 25 years old. Triple State Plumbing in Arlington, 703-533-8909, is familiar with Bedford Park units. Owner liability for potential plumbing leaks and water damage can be reduced by taking these preventive steps.

- Replacing rubber washing machine hoses with flexible steel to prevent burst hoses.
- Checking the emergency water shut-off valve or lever for your unit (usually on a vertical pipe in a closet) for drips or slow leaks.
- Replacing old round shut-off valves for the unit and for individual faucets with newer brass levers.
- Replacing the plastic pressure reducer valve on the water intake pipe with a metal one.
- Replacing water heaters every 10 years.

address to ***bedford_board@yahoo.com***

Owners are encouraged to join the list.

This list is used by the board of directors and Capitol Property Management for emergency notifications and notice of Board meetings to which owners are invited.

EMAIL LIST

Please sign up for the Bedford Park email list by providing your name, unit, and email



BEDFORD PARK CALENDAR

November

Turn off outside water faucets from inside lower units



December

Annual meeting of Bedford Park Owners Association on Dec. 4

Condo fee remittance coupons for 2008 sent out by Capitol Property Management



LOCAL NEWS AND EVENTS

Farmers Market

Court House plaza, every Saturday, 9-12

Apples, squash, greens, and root vegetables; mushrooms; bread and pastries; organic meat and eggs.

Jim Lehrer, author, journalist, and host of "The NewsHour with Jim Lehrer"

Wed., Dec. 5, 7 p.m., Central Library Auditorium, 1015 N. Quincy St.

Lehrer discusses his career and reads from his novel, *Eureka*. Contact 703-228-6321

And planning ahead...

Water-skiing Santa and reindeer

Mon., Dec. 24, 1 pm, Potomac River, viewing from Lady Bird Johnson Park on GW Parkway

Free; just show up. Contact 703-280-1788. See <http://www.waterskiingsanta.com/>