



ARLINGTON RIDGE TERRACE ANNUAL MEETING 10/19/2022

PRESIDENT'S REPORT

JENNIFER LEDNICKY



AGENDA

- Around our neighborhood
- 2022 in Review
- 2023 Plan
- Policy and Courtesy Reminders

AROUND ARTC

- Kurt Moser History Tour
- E. Glebe Rd Bridge out => Traffic!
- Fall Dredging of Four Mile Run
- What were your highlights?

JOIN KURT MOSER
President of Four Mile Run Conservatory
**For a History Talk &
Stream Clean Up**



The Arlington Ridge Terrace Community will join Kurt Moser for a History Talk about the area at Lower Four Mile Run. We will follow this by a clean up of the stream. Kurt will provide grabbers, trash bags, adult gloves and loads of interesting information about the area we call home.

- Adults and Kids Welcome!
- Please supervise children.
- Dress appropriately (water proof shoes, etc.).
- Obey social distancing guidelines.

What: History Talk of Lower Four Mile Run, followed by a clean up of Four Mile Run
When: Saturday March 26th, 2021 10:30 to 12:00
Where: 4131 Mount Vernon Avenue Alexandria, Virginia 22305

If you are interested please be prepared to sign a waiver upon arrival. Contact the Board with any questions.

2022 FOCUS

- FINANCIAL

- Replacement reserve contributions meet plan
- Annual audit for 2021 – no anomalies
- Aggressive approach to collect on delinquent accounts.
Less than 1% delinquent

- MODERNIZE COMMUNICATION

- Door flyers
- Spring newsletter
- GoToMeeting for monthly/annual meetings
- WhatsApp
- Email: nvm@northernvirginiamanagement.com
- Website: <https://northernvirginiamanagement.com/arlington-ridge-terrace/>

- PROJECTS

ARTC NEWS

Spring 2022

Newsletter of the Arlington Ridge Terrace Condominium Association



Community Reminders:

As the weather warms and people start to spend more time outside, please keep the following ARTC rules in mind. Our property has so many wonderful benefits, especially its central location and access, but lack of courtesy and thoughtfulness can detract from the property's appearance.

Parking: Please do not park outside of your interior garages. Doing so violates Arlington County's fire code and also makes it difficult to perform maintenance, particularly near the exhaust fans. It also makes it difficult for adjoining neighbors to access their own garages and can result in damage to your (or your neighbor's) vehicle. There are plenty of No Parking signs to remind us, but we have several units that violate the policy on a recurring basis. As the signs indicate, we have begun to tow cars (at the owner's expense).

Fel Waste: Did you know we have a fenced grassy area for pets in the back of the property? Whenever you take your dog to do its business, please remove pet waste and throw the bags away immediately. We have noticed an increase in residents failing to

clean up after their pets as well as multiple bags piled on their doorsteps or elsewhere.

Noise Policy: As warmer weather approaches and we begin to spend more time outside on balconies, patios, and common spaces, please be considerate of your neighbors and be mindful of the ARTC policy that states noise disturbances are strictly prohibited between the hours of 11:00 pm and 8:00 am.

Trash and recycling: Thanks to everyone who makes a point to separate trash from recycling and to place broken down cardboard in the shelving unit. Some of us recently learned that Arlington County or our contractor Olivo stopped picking up glass within the past two years. Arlington does have 2 nearby locations where you can take recycled glass: (a) the SE side of Aurora Hills Library in Pentagon City and (b) near the animal shelter in Shirlington. See the county website for more information.

Grounds Improvement Update: Thanks so much for all the neighbors who assisted with clearing paths in the common areas during the heavier storm in January. It was very helpful with the expected icing.

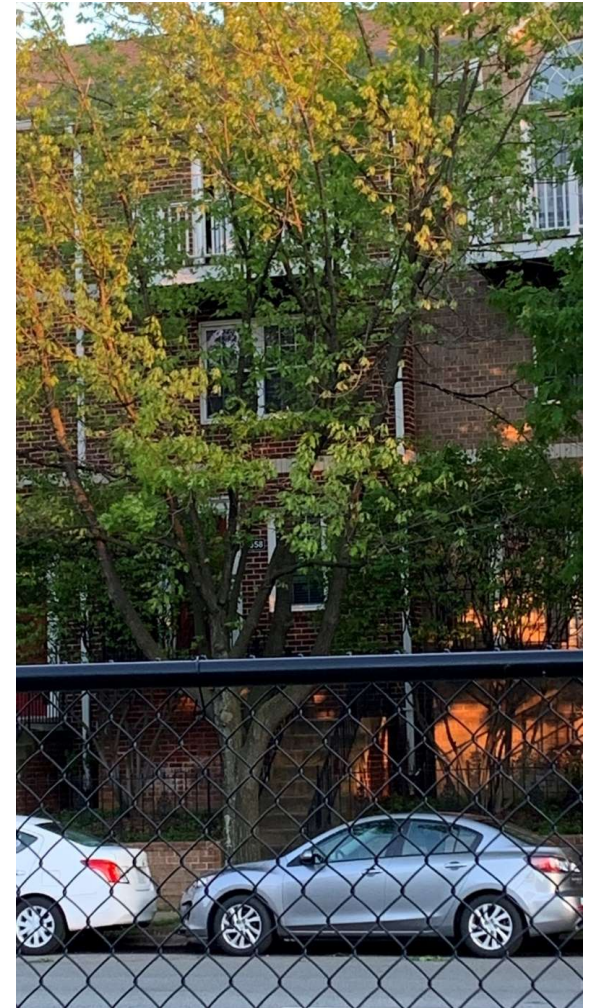
2022 ACCOMPLISHMENTS

- Weekly property checklist - Claudio
- May Board spring walk-arounds
- Policy monitoring and enforcement

PROPERTY MAINTENANCE

- New Lang St Garage door (left)
- Exterior door painting – 4 colors
- Repaired masonry along Glebe brick wall and near common entrance garages
- Fall tree planting (cuts; adds)
- Power washing
- Water main repair

MAIL STUDY

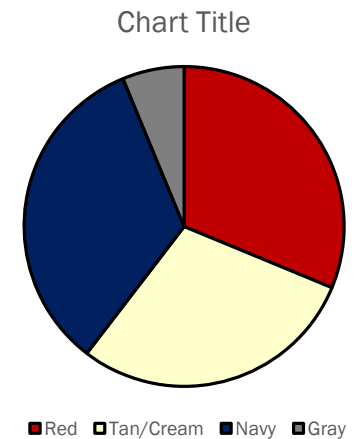


2022 DOOR PAINTING MAINTENANCE PROJECT



- Last painted in 2010 -- two colors
- This year, 4 colors were available to select:
 - Firecracker red, Dark Navy, Slate Gray, and Tan
- Of the 48 units:
 - 28 units chose the same color. 58%
 - 20 chose new colors 42%
 - Basically 3 primary colors selected

Red	15
Tan/Cream	14
Navy	16
Gray	3

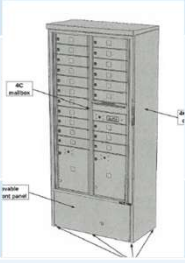


MAIL THEFT AND PACKAGE OPTION STUDY

- Based on concerns with instances of mail theft voiced at 2021 annual meeting, the Board studied the issue.
 - Seems to mostly occur in late afternoon; after school
 - Gut feel: occasional teenage “punks” take easy packages.
- Contributing factors:
 - Lack of standardization based on multiple vendors: USPS, UPS, FedEx, Amazon, etc
 - Packages pile up in common area or outside individual doors
 - USPS staffing shortages led to change with more pile up
 - Some packages left out for multiple days are ripe target
- Talked to a security consultant, a package vendor, and USPS



MAIL THEFT AND PACKAGE OPTIONS

COA	Description	Pro	Con	ARTC shared Cost
1	As-Is, no change	Status quo	Not 100% perfect; upset residents	\$0
2	Hourly person delivers to units or a big padlocked bin or shelves in garage	inexpensive	Delivering to units could still be outside and at risk; where to store inside? New process to implement Cost for new work requirement	\$720/mo
3a	Install extra package bins,		What is enough? What about super large packages?	EXPENSIVE
3b	Cadillac Package Concierge solution – Wall mail system		What about super large packages? This requires capital purchase and recurring IT, cell phone, and monthly fees. People could keep stuff in bins multiple days, taking up space	VERY EXPENSIVE (condo fee + >+ \$350/month)
4	Security consultant said only hiring a full-time guard and building a guard shack would solve	Consistent, on-site monitoring	UGLY/UNTENABLE/Permanent; may discourage new residents or livability score	EXPENSIVE (condo fee + >+ \$350/month)
5	Cameras	Might record and discourage. could go back and check recording, perhaps for police report	Cannot do a fake “dummy” camera (liability). Does not 100% stop. Extra task/cost for NVM or volunteer to check?	EXPENSIVE
6	Increased neighborhood watch, attention assist		Not 100% perfect	\$0
7	Individual post office box at unit owner discretion	secure, not managed by ARTC Board; share not paid by everyone	Extra expense for unit owner	\$0
8	Deliver to alternate address such as work			\$0

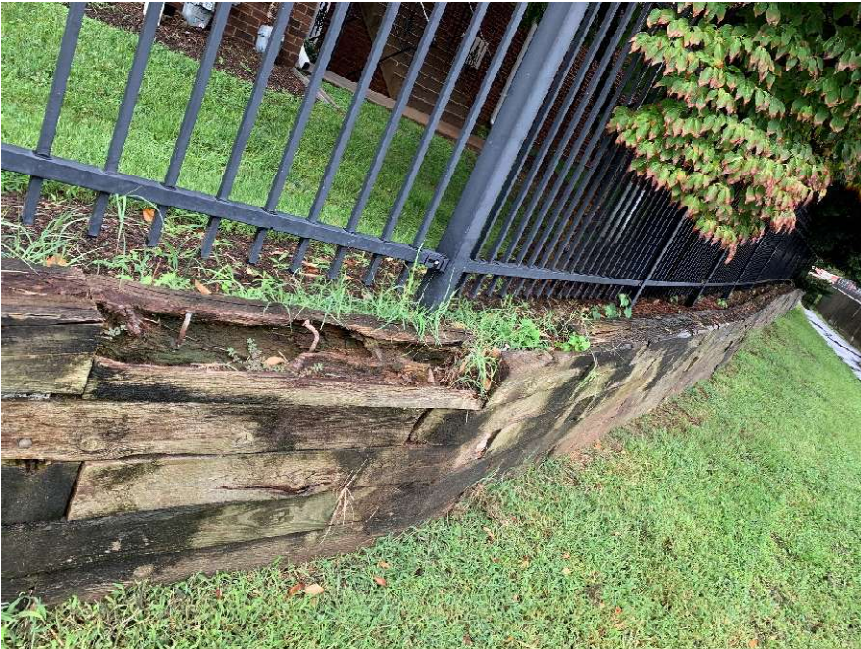
MAIL THEFT AND PACKAGE TAKE-AWAYS

- Selected COA 6:
 - Increased neighborhood watch, Friends helping friends.
 - Continued monitoring and no immediate change that costs money.
- Tips that have helped:
 - Moving packages out of sight behind arch
 - Some unit cameras, and
 - What's app notifications
- The problem did not seem as bad as the cost of potential remedies.
- Unit owners are reminded to think ahead, reschedule mail if traveling, ask a neighbor to help
- Continue monitoring **MAIL ISSUES** – community effort

2023 PLANS

- FINANCIAL. Condo fee stays at \$495/mo. No raise.
- BOARD. 1 position for election; up to 5 spots total; volunteers for Wed meetings?
- PROPERTY IMPROVEMENTS
 - Landscaping – Cut down 3 large, dead ash trees; will replace with _____; replacing 3 dead trees in small planters (Fall 2022 =>)
 - Replace rear property retaining wall (wood to stone) – supply chain delays, permit delays, selected contractor backed out, new bids double in price.
 - New plan: repair/replace top two rows since still structurally sound
 - Repaint wrought iron and light posts – Expensive 57k – probably
 - Paint interior garage doors (considered; deferred)

CAPITOL PROJECT STILL PLANNED – REAR RETAINING WALL



- Replace rear property retaining wall (wood to stone) – **supply chain delays, permit delays, selected contractor backed out, new bids double in price.**
- **New plan: repair/replace top two rows with RR ties since still structurally sound**

POLICY AND COURTESY REMINDERS

- Parking
 - 24-hour spaces
 - Parking corridor outside personal garages
- Pet waste clean-up
- Reduced noise quiet times
- No car washing inside garage
- Recycling vs. trash
- Furniture and large item disposal
- Grills
- Smoking may not disturb other residents



CLOSING



Happy Fall and upcoming holiday season



Be Safe, Healthy, and Neighborly



Looking forward to bridge and wall project completes

2021 GARDENING COMMITTEE

- Leader – Joe Salasovich
- At least 70 hours of community volunteered labor!
- Huge Thanks!!



of the ARTC Landscaping Committee at work in April.
(J. Salasovich)

Isa Anderson

Liam (Beckham) Anderson

London Anderson

Jacob Larmie

Paige Roehm

Joseph Salasovich

Marjan Salasovich

