



ARLINGTON RIDGE TERRACE ANNUAL MEETING 10/18/2023

PRESIDENT'S REPORT

JENNIFER LEDNICKY



AGENDA



- Around our neighborhood
- 2023 in Review
- 2024 Plan
- Policy and Courtesy Reminders

AROUND ARTC

- W. Glebe Rd Bridge completed
- Glebe/Mt Vernon Intersection Project
- Future Mt Vernon Bridge Closed in 2025
- ARTC Yard Sale



2023 FOCUS

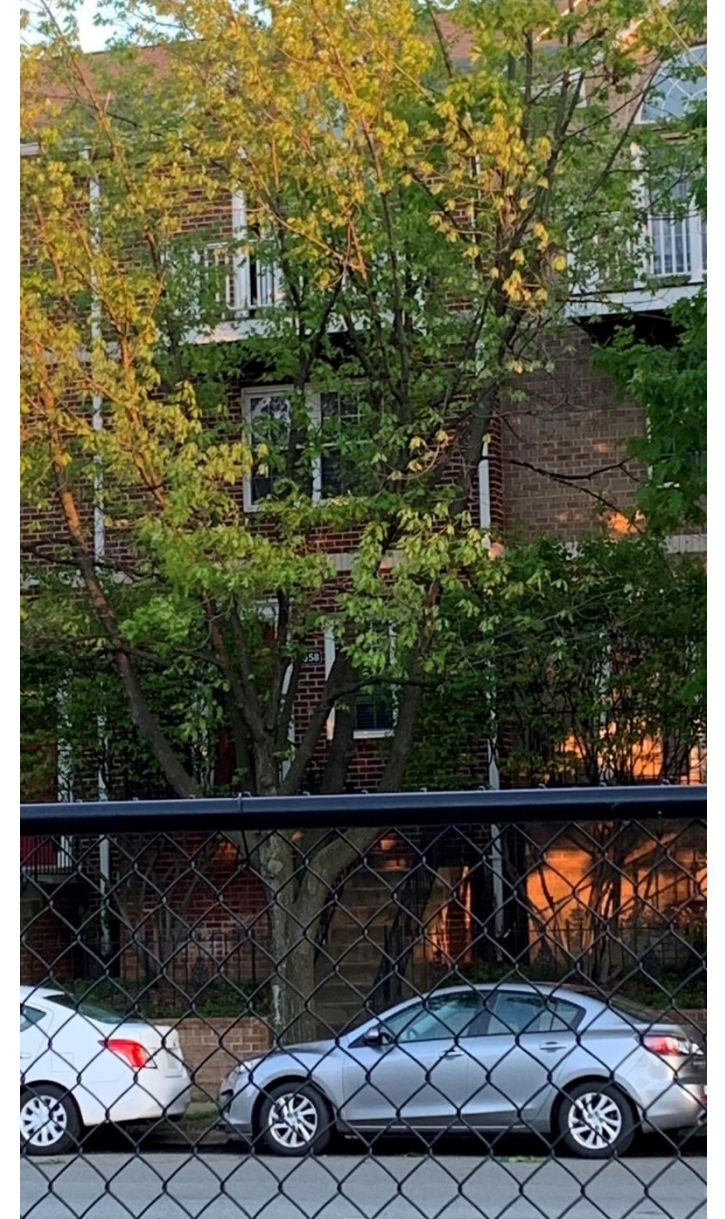
- FINANCIAL
 - Replacement reserve contributions meet plan
 - Annual audit for 2022 – no anomalies
 - Aggressive approach to collect on delinquent accounts.
Less than 1% delinquent
- MODERNIZE COMMUNICATION
 - Door flyers
 - Spring newsletter
 - GoToMeeting for monthly/annual meetings
 - WhatsApp
 - Email: nvm@northernvirginiamanagement.com
 - Website: <https://northernvirginiamanagement.com/arlington-ridge-terrace/>

2023 ACCOMPLISHMENTS

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

PROPERTY MAINTENANCE

- Repaired and restrained back retaining wall
- Garage water leak (courtyard source)
- Water meter repairs
- Replaced dead trees in small planters



CAPITOL PROJECT COMPLETED – REAR RETAINING WALL



2024 PLANS

- FINANCIAL. 2% (\$10) condo fee increase to \$505
 - Insurance cost increase, nationwide trend
 - Increased vendor costs due to inflation (40-year highs)
- BOARD. 1 position for election (Devin Ruic on slate)
- PROPERTY UPKEEP
 - Garage leak – close both to prevent leaking and to keep from expanding
 - Repaint wrought iron and light posts – necessary to maintain, and prevent corrosion – more expensive, likely ~\$57k



RECYCLING PRIMER

- Break down boxes – see picture – be mindful of garage access as well
- Arlington does not recycle glass
- Arlington does not recycle Styrofoam
- Call NVM / Olivo; \$25 charge for large items



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