



ARLINGTON RIDGE TERRACE ANNUAL MEETING 10/17/2024

PRESIDENT'S REPORT

JENNIFER LEDNICKY



TOPICS



- Around our neighborhood
- 2024 Focus Areas
 - Flood Insurance Mitigation
 - Property Upkeep
 - Parking
- 2025
 - We need 2 board members
 - Iron Painting
 - Condo Fee
- Policy and Courtesy Reminders

THANKS TO BOARD VOLUNTEERS –WE NEED 2 MORE!

- Jen Lednicky – President
- Karin Sarkis – VP (and Joe)
- Isa Anderson – New!
- Veronica Chavez (off-site owner)
- Graham Tribble (night school)

Recent losses:

- Cathy (and Mike) Egly
- Devin Ruic (Nicole and George)
- Samantha Cole (Tom, cats)
- Have you served yet, or has it been a while?
- Good way to give back and protect your investment
- More volunteers can lead to more awareness and good ideas
- Pool of about 24 owners
- **Not onerous.** We meet the third Wednesday of each month from 7 to 8:30 (a long meeting goes until 9pm.)



LOTS OF GOOD NEIGHBORING GOING ON!



MULTI-FAMILY GARAGE SALE



FURNITURE,
MEN/WOMEN/KIDS
CLOTHES, TOYS,
ELECTRONICS, BOOKS,
KITCHENWARE,
COLLECTIBLES, AND
MORE!

**JUNE
29**

8AM-2PM

**3000 S. GLEBE RD,
ARLINGTON
TERRACE TOWNHOMES**



9:28 PM



9:28 PM



AROUND ARTC - NATURE

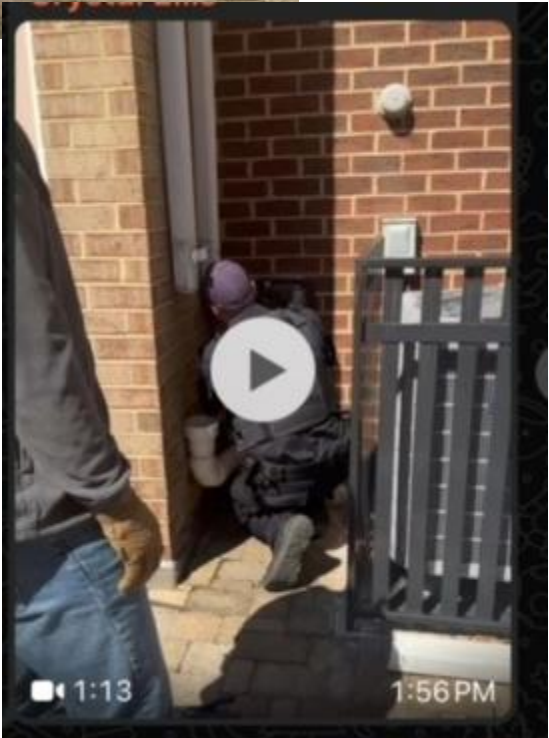


Ducks

Hail

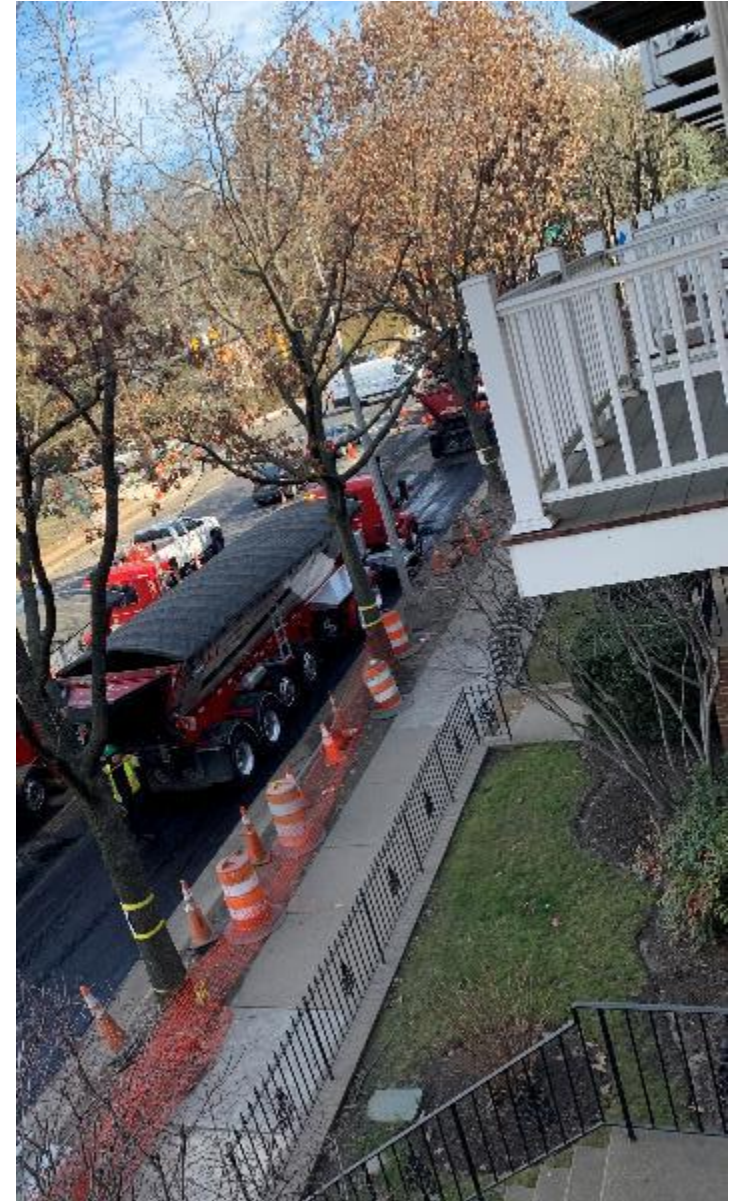


eclipse



Bird rescue

AROUND ARTC –GLEBE RD INTERSECTION PROJECT IS OVER!



2024 FOCUS ON \$ AND PROPERTY

- Our financials are good. We always pass audit.
<2% delinquency. Healthy reserves
- Weekly property checklist - Claudio
- May Board spring walk-arounds
- Did you receive and comply with Policy letter?
- Continue to study recall on sprinkler heads
 - All are not the same, at least 3 types
- Mail/Packages: Front Arch Gate idea
- Bids out to repaint wrought iron railings and light posts, *necessary to maintain, and prevent corrosion – more expensive, likely ~\$57k*



2024 FOCUS – FLOOD INSURANCE MITIGATION

- In October 2023 FEMA designated much of Arlington 22202 and 22206 as a flood zone
 - *History, 1972 Agnes Flood. Four Mile Run and Corps of Engineers behind us... Before the Community Garden across street, houses flooded in '72*
 - *Global warming and rising insurance costs everywhere*
- All unit owners received individual letters last fall and had to pay individually NLT December
 - *My USAA flood policy increased my mortgage cost by **\$350/month***
 - FEMA had us coded as a townhouse, hence individual unit notifications
- **Good job** by NVM, who proactively took this on and got a lower fee
 - Worked with new insurance vendor to get a group policy – not easy
 - Safer -- All units covered, even ones who didn't respond
 - Cost +\$48,000 a year; Divide by 48 units = \$1,000/yr/unit = \$83/month
 - Phase-in Plan:
 - Because we have significant reserves, we did not bill you for the 2024 cost of flood insurance – a short-term Gift! But that is not sustainable ...
 - You will pay half in 2025 (Condo fee +\$45 to \$550)
 - Full cost in 2026 (Condo fee up to \$590, pending any other unforeseen costs)
 - NVM – Is there a process to appeal with FEMA?

Our insurance cancelled us, but we got new, though higher deductible



PARKING – PLENTY OF 24 HR SIGNS



- Increased lack of civility and courtesy with multi-day use
- Parking spots were temporarily reduced all along Glebe
- We permanently lost 3 street spots
- Board discussed a lot, no perfect solutions
- We do spot check and tow when we can confirm >48 hours
- Caveat: volunteers
- Not always residents
- Problem: No real guest spots; often recurring use by residents using garage as storage or gym
- For discussion: Database of all resident cars on premises for easier ID?
- Other ideas?



POLICY AND COURTESY REMINDERS

- Too much clutter outside units
- Memo for approval of patio items vice clutter
- Pet waste clean-up
- Smoking should not disturb other residents
- Reduced noise quiet times
- No car washing inside garage
- Recycling vs. trash
- Furniture and large item disposal – Call Olivo SB partner, ~\$25
- Grills



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



COMMUNICATION REMINDERS

- Email: nvm@northernvirginiamanagement.com
- GoToMeeting for monthly/annual meetings
- Door flyers when in advance of construction projects
- Website: <https://northernvirginiamanagement.com/arlington-ridge-terrace/>
- WhatsApp – helpful informal tool, not managed by NVM/Board



CLOSING



Happy Fall and holiday season



Be Safe, Healthy, and Neighborly



Continue community watch items