

TO: Colecroft Station Association Members
FROM: Richard Calderon, Board President
DATE: October 24, 2008
SUBJECT: 2008 Year-End Report

Colecroft Station had another positive and productive year. The Association completed many maintenance, repair and replacement projects in a cost-competitive manner. In addition, the Board signed settlement agreements in February and May that concluded two lawsuits against the Association. Strict financial oversight decreased Operating Fund expenses, which will permit more money to flow into the Capital Repair and Replacement Reserve Fund with no increase in Condominium Fees.

MAJOR PROJECTS

In 2008, Colecroft has completed many major and lesser repairs and replacements that were financed through our Capital Repair and Replacement Reserve Fund. These included:

505 and 610 Wall-Flashing Restoration. With the assistance of Seal Engineering the Association bid, contracted and completed re-flashing repairs to the 505 and 610 Towers. (The 545 Tower was re-flashed last year.) The wall re-flashing repair to these Towers took place 4 inches behind the exterior facing brick. During the repairs, EV Airtight Shoemaker, the Association's contractor removed brickwork at each Tower base and two feet of adjoining Plaza deck. EV Airtight Shoemaker then installed and tied the new wall-flashing to the existing impermeable membrane under the Plaza deck, which was in good shape. EV Airtight Shoemaker's building crew worked diligently between March and October of 2008, performing 24-hour flood tests for each Tower before "close-up," to ensure that the repair could hold back a minimum of 2 inches of water for over 24 hours. EV Airtight Shoemaker then restored the brick walls and brick Plaza decks disturbed by the repair.

Landscaping Restoration. The three Tower wall re-flashing projects disturbed planting in the Plaza raised beds. Mindful of an Alexandria Police Audit that advised Colecroft Station to limit the height of shrubs in the Plaza, the Board instructed competing landscape companies to re-plant the beds with low-growing plant materials consistent with those established elsewhere on the property. Springfield Nursery, which performed the restoration and enhanced the Tower entrances, supplemented the existing selection – low growing Holly, Liriope, Yew and Juniper shrubs and River Birch and Magnolia Trees – with Pink Knockout Roses, Jasmine and Redbud trees. The vertical / multi-stem trees are used as a contrast to the low-growing shrubs.

505 and 545 Emergency Sensor and Alarm Replacement. Technological advances rendered the original Emergency Sensor and Alarm systems in all the three Towers obsolete. When Alexandria Code Enforcement required that the Association update these systems, Livingston Company updated the 610 Tower with state-of-the-art electronics in 2007. Livingston Company then installed the same systems in the 505 and 545 Towers in

2008. Alexandria Code Enforcement is particularly pleased with the capabilities of our new alarm systems, declaring that we now have the safest buildings in the City.

Sprinkler Expansion Tank Upgrade and Penthouse Sprinkler Replacement. In 2007 Alexandria Code Enforcement instructed the Association to install Expansion tanks and backflow check-valves to the existing sprinkler system and the Association contracted with Cavalier Sprinkler to install them. When Code Enforcement asked the Association to replace the Penthouse sprinklers in November, the Association added sprinkler replacement to the earlier order. The work was completed this spring and a very satisfied Alexandria Code Enforcement has postponed further sprinkler inspections until the autumn of 2009.

Garage ADA Ramp Installation. While the entrances to the three Towers were always wheelchair accessible, the same did not apply to our lower-garage ramps. In the early spring of 2008, Portugal Construction installed three new lower-garage ramps. These new ramps are fully compliant with the requirements of the Americans with Disability Act (ADA).

Entry Doors and Elevator Cab Ceiling Restoration. During the summer, Potomac Home Improvement sanded and re-varnished the exterior oak doors at Ground and Plaza levels and skim-coated and repainted the Entry Lobby ceilings that were looking puckered. The company also installed new suspended ceilings in all elevator cabs, to replace those abraded by 18 years of move-ins and move-outs – at one-sixth the cost proposed by an OTIS subsidiary. These very visible projects have greatly spruced up our curb-appeal to visitors and residents alike.

Enhanced TV Satellite Capability. In recent years, Direct TV added four television satellites to the existing satellite and then discovered that many buildings, such as our Towers, could not be rewired at plausible cost with four additional TV wires. So Direct TV invented an electronic switching device to channel five satellite signals through one wire. Fairfax Antenna, a Direct TV approved contractor, installed new satellite roof dishes this summer.

Garage Doors and Garage Warning Bar Replacements. Our overhead garage doors function much like traditional window blinds, with internal springs to counterbalance the weight of the steel slats. This May, CRISTAR, the Association's contractor, replaced a broken spring within the 610 overhead garage door. Later in the summer, Reliable Rail Company installed new 6' - 5" Warning Bars at the Commercial and 545 Residential Garage Entrances, while Precision Doors repaired and replaced steel doors throughout the garage.

EXTERIOR PAINTING & REFURBISHING

In addition to the projects noted above, 2008 has been a year of extensive re-painting and refurbishing by Site Staff.

- All exterior candy-cane and bollard lights were re-painted and fitted with new white globes, to replace those that were yellow and brittle from 18-years of ultra-violet light.
- All Ground and Plaza level fencing was re-painted. The balcony rails will be re-painted next spring when the weather warms up.
- All Ground and Plaza level handrails, exterior metal and Garage doors were repainted, as well as all HVAC closet doors on upper floors.
- Site Staff will continue painting the interior Tower lobbies this winter.