

President's Report

2011 was another productive year. The main objective was to make Colecroft Station a better and safer place to live. This board's objectives remain the same, build up depleted residential and commercial reserves, establish a well maintained community to meet the needs of individual residents preserve and enhance property values, and foster a sense of community.

Maintenance projects are carried out using Colecroft Station's effective maintenance management system. We have addressed and continue to systematically eliminate long standing but minor water intrusion problems. We in part do this working with reliable Engineers and contractors who responded to request for proposals to work here at Colecroft Station. Contracts are awarded competitively or on a sole source basis, as necessary, to achieve the highest quality of work at the lowest possible price.

As usual our Site Manager Marlene Jose goes above and beyond the call of duty to keep Colecroft Station Condominium running smoothly. She demonstrates a near unique capability to scope out problems, interface and engage with contractors, but also with owner and residents of Colecroft Station. Among her many ongoing efforts and achievements, she has done a superb job of landscape improvement interfacing with committees and using the ideas from committees, landscaping contractors as well as her own ideas.

We continue to improve our relations with the Alexandria police Force. We've done this through direct contact with our Alexander Police Liaison, Sergeant Barnes, replacing Sergeant Gregg, who has recently retired. This naturally fosters relationships and improves the security of our buildings as well as the security and safety of our residents.

As usual there are ongoing updates and maintenance and repair problems that go on at Colecroft. Some of these are listed below.

Water Intrusion Repair: We continue to eliminate water intrusion problems. Some remaining minor water intrusion problems in the 505 utility room and 545 garage stairway have been solved. Others are being systematically solved one- by-one.

Earthquake and Hurricane. As you know we had an earth quake and hurricane this summer. Following each we did an inspection of the property to assess damage. Our engineering firm assured us that there was no structural damage. Mike Ingram, of Seal Engineering conducted the building inspection. A copy of his report is in the site office, building 505.

New Lobbies: The lobby renovation is ongoing. We seem to be converging slowly to a solution but for reasons beyond our control, we're not there yet. There have been multiple schedule delays and there remains some unfinished work. We met with the designer several times. The schedule has slipped considerably. "Touch up" work remains to be done. I met with the general contractor recently. I am still waiting to hear back from him on his touch up plan. According to the lobby committee all that remains are touching up the floor, wall prints, and painting around the baseboard.

Universal gym equipment replacement: The new fitness equipment is in and working, upgrading the fitness center with five pieces of new equipment replacing the aged and worn universal equipment.

Security cameras: Security cameras have been installed. The cameras provide 24 hour video surveillance for most entrances in out of the association buildings. The plaza and the garage are also covered. We have not had any criminal incidents since. We like to think that the cameras reduce the potential for crime if not eliminate crime. In this way we improve the security of our buildings and the safety of our residents.

Balcony railings painted: We completed painting the balcony railings.

Balcony Repair/Roof: Last year we initiated a balcony survey and received the balcony inspection report from Seal Engineering. Seal has determined the scope of work. Although this is a costly project, we plan to phase it over time and space and thus avoid the need for special assessments. We invited Walls Roofing to inspect the balconies. They are planning to do so and submit a proposal and plan for balcony repair work that now has an approximate start date of early Spring 2012.

Walls Roofing is also planning to submit a proposal to examine all three roofs and propose repairs necessary to extend roof life. This work is also expected to begin in the spring 2012.

Winter Storm Survival: During the 2010 snow storm Marlene, the board President, Oscar and Santos spent several hours shoveling the walk and drive ways sufficiently clean over a 48 hour interval so that residents could get to and from work and drive safely into and out of the garage. Staff worked through the night. To be prepared for future storms like that one, the Association purchased a new and improved snow blower.

2012 Reserve Study: Contracted Mr. Ben Ginnetti, Inc. to upgrade the reserve study.

Committees: We stood up committees to assist the board in meeting its responsibilities by gathering information and making recommendations on the best choice of action. Committees also broaden the community's input on decisions by helping to gather the resident's opinions and attitudes. During that last year we have stood up a Newsletter committee to add to the existing standing committees:

Social Committee (standing)

Lobby Improvement Committee (ad hoc)

Maintenance Committee (standing)

Landscaping (standing)

Newsletter Committee (standing)

The Social Committee continues to run successful social events.