

The ARTiCulator

A newsletter for **Arlington Ridge Terrace Condominium** owners and residents

Volume 4 Issue 2

April-December 2003

Reminder to Shut off Your Outdoor Water Spigots



If you have not already turned off your outside water spigot, please do so BEFORE the freezing weather to prevent possible damage from the water freezing and bursting the pipes.

How do I turn off my outside water spigot?

1. Under the kitchen sink, close the colored brass-bodied spoke-wheeled valve.
2. Go outside your unit to open the faucet, which drains any water.
3. Go back to under the kitchen sink:
 - a. On the side of the colored brass-bodied spoke-wheeled valve, place a pan under the bleed cap.
 - b. To drain any water, unscrew the bleed cap. Water may or may not drain out.
 - c. Close the bleed cap.
4. Go outside your unit one more time.
 - If no water is dripping from this faucet, leave it open all winter. You're ready for winter!
 - If water is dripping from this faucet:
 - (1) Verify the spoke-wheeled valve under the kitchen sink is turned completely off.
 - (2) If the valve is completely turned off, the valve under the kitchen sink or its washer may be faulty. Close the outside faucet until you get the valve under the kitchen sink repaired as soon as possible (so you can avoid the risk of the outdoor pipe bursting in freezing weather).

The President's Address

Here's wishing everyone a safe and happy holiday season and New Year! The Board of Directors looks forward to working with all owners and residents to make 2004 another successful year for our community.

~Pat O'Day, ARTC Board President

Holiday Decorations

The winter holidays motivate many of us to decorate our homes. Because we are a community that wishes to maintain a tasteful appearance at all times throughout the year, the Board has provided exterior decorations guidelines that have been ARTC policy for years.

What is permitted

From November 22nd through January 15th, you may display seasonal wreaths or swags on your doors, as long as they are attached by wreath hangers or on the doorknockers. Make sure they stay in good condition as long as they are on display.



What is not permitted?

Lights or lighted decorations are not permitted anywhere on the exterior of your home such as doors, windows, balconies, and shrubbery.

What is the holiday trash pickup schedule?

This year's trash pickup will follow our usual schedule of Mondays, Wednesdays, and Fridays.

When is the Christmas tree pick-up?

By Olivo on any Wednesday or Friday after 12/25/03. Simply place your trees on a grassy area outside the garage doors on Lang Street.

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Noise Policy Reminder

Reprinted from the Jan-Mar 2003 v4.1 issue



Why this policy?

Many residents have notified the ARTC Board of Directors and Northern Virginia Management (NVM) about recurring problems of excessive noise from neighbors in the late evening and early morning—particularly on weekends. Arlington County Police visits or warnings have not deterred the noise problem. Therefore, the ARTC Board of Directors has completed the noise policy that updates the draft policy that was considered and posted in the January-March 2002 ARTiCulator.

What is the policy?

Based on the Arlington County Noise Ordinance and ARTC Bylaws, the policy prohibits noise from radios, televisions, musical instruments, amplifiers, and telephones.

Important! Noise-producing activities are prohibited from 11:00 p.m. to 8 a.m.

Notices and fines escalate if the problem continues:

- **1st violation:** NVM will send a warning letter to the owner(s) of the unit describing the offense and citing the ARTC policy.
- **2nd violation:** NVM will send another letter to the unit owner(s) and impose a **\$150 fine**.
- **3rd violation:** NVM will impose a **\$300 fine**.
- **Subsequent violations:** Each additional violation results in the **doubling** of the fine.

How do I handle a noise policy violation?

To report each noise disturbance, you must call both of these numbers:

1. Police at 703-558-2222 at the time of occurrence and
2. NVM at 703-941-9002 by the next business day.

Security Corner

This future column will contain information obtained from Al Ugaz, our ARTC representative for Homeland Security and the Long Branch Creek Civic Association.

If you have any questions, contact Al Ugaz at 703-519-5283 or alugaz@netscape.net.

Do you get someone else's mail in your mailbox?

Simply mark the item "Return to sender" and drop it in a mailbox. (Placing the mis-delivered mail on top of our locked mailboxes just gets the mail wet when it rains—not delivered to the correct recipient!)

Why would I want to join a committee in my townhome community?

- ✓ To make a difference in my community.
- ✓ To get the opportunity to work closely with some of my neighbors on issues and projects of interest to me.
- ✓ To participate in important activities that impact my quality of life.
- ✓ To help improve our living conditions and the appearance of our property—which ultimately impacts my investment in my home!

Unit owners as well as our neighbors who rent are welcome to join!

We have these committees from which to choose, or let us know of any you'd like to start!

- **Architectural and Grounds Committee:** Chair Sherie Klenk at 703-299-0934.
- **Landscaping:** Chair Janet Gardner at 703-836-5609. We have major landscaping changes to determine due to planned structural changes. Now's the time to voice your opinions!
- **Communications (Newsletter):** Chair Wendy Albrecht at stormcpl@aol.com or 703-683-6805.
- **Welcome/Social:** *vacant*
- **ARTC Homeland Security and Long Branch Creek Civic Association Rep:** Al Ugaz, 703-519-5283 or alugaz@netscape.net

Snow/Ice Removal Info

ARTC residents enjoy professional snow removal and ice control. Provided services include plowing the two garage driveways and removing snow and ice on the sidewalks on South Glebe Road and Lang Street, as well as the interior mews walkways and stairs.

However, the contractors can't always get to us while the snow is falling or the minute it stops, so it's important to know how we can help ourselves.



What can I do?

You'll find large plastic barrels in the garage entryway and the courtyard archway leading to South Glebe Road (the "breezeway") containing snow melting urea compound and sand for traction. These materials are safe for our walkways and stairways, and you are welcome to use them.

What should I not do?

- If you use any other snow melting products such as salt, many of these will stain or damage our brick and concrete walkways and stairways.
- Please don't place trash in the containers of snow melting products.

Want previous issue(s) of the ARTiCulator? Contact Wendy at 703-683-6805 or wendyalbrecht326@aol.com.

Exterior Dryer Vents

Numerous vents continue to be clogged with lint, missing covers, or rusted. To maintain safety, provide visual harmony, and to enhance property values, each unit owner is responsible to correct any of these issues. A unit owner will be charged **\$140** for cleaning the vent, which includes the cost of the contractor to do the work and an administrative fee. Other options are for the unit owner to clean the vent or hire your own contractor to do it.

If you have any questions or need repairs performed, please call Northern Virginia Management at 703-941-9002.

Grill Policy Reminder

Because some of our residents like to grill outside during the winter, this article is a reminder that the same rules apply as during the warmer seasons.

Important! The penalty for violating this Code is up to 12 months in jail and/or a fine of \$2,500. The ARTC Board has **NVM** enforce this code by a verbal and/or written notice. If necessary, they **will confiscate** any grills, tanks, and bottles that violate any of the "Don'ts" listed below.

Do's

- **Electric** grills and cookers are allowed on balconies, porches, and patios.
- After using any grill consistent with the Code, you have the obligation to remove it from public view within 12 hours after use (which allows it to cool) by placing it inside your unit. If you have fenced patio or a porch along Four Mile Run, the grill must be properly maintained and covered when not in use.



Don'ts

- Propane and other liquefied petroleum gas containers are not permitted to be stored anywhere on ARTC premises.
- Grills and other cookers that use charcoal, gasoline, or any other flammable liquid are not permitted for use on balconies or within ten feet of any building.
- Grills must not either be stored on front stoops along South Glebe Road, or on the mews, for more than 12 hours after use.

Townhome Sales Update

Recent sales have been:

4/03 at \$345,000

7/03 at \$349,000

8/03 at \$359,900

10/03 at \$400,000

Note that variations exist among the units in terms of size, floor plans, equipment (such as an elevator), and condition. The writers of the newsletter don't have access to those details to explain variations in prices, or whether the transaction was among family members or otherwise not "arm's length."

Someone's Trashing the Recycling Effort

Arlington County encourages recycling and trash disposal by providing a number of recycling centers—some of which are located very close to Arlington Ridge Terrace Condominium (ARTC).

Where can I deposit trash and recyclables?

- In the indicated ARTC bins in the garage.
- In the recycling center located at the intersection of Columbia Pike and Four Mile Run near the Salvation Army store. You can deposit recyclable material in those bins at any time of the day or night. If you use this center, it's easier to sort the material before you drop it off. Some examples are:
 - ✓ Plastic bottles
 - ✓ Tin cans
 - ✓ Glass bottles by color (clear, green, or brown)
- If your trash items are large or bulky (meaning, anything that doesn't fit in a trash can), call Olivo Trash Service at 703-237-1139 to haul it away for a nominal fee.

Where can I deposit hazardous materials?

In the disposal center for household hazardous materials. It's located at the intersection of South Glebe and Fern Street. You can take hazardous materials there every Saturday from 9:00 a.m. to 3:00 p.m. without an appointment. If you want more information about special drop-off hours, call 703-228-6832.

What types of Household Hazardous Waste (HHW) are accepted at this disposal center?

Typical materials that you should bring to the HHW drop-off facility include:

- Mercury thermometers
- Home, lawn, and garden chemicals used for pest, insect and weed control
- Automotive fluids (such as fuel, windshield wiper fluid, antifreeze, brake fluid, transmission fluid, gas additives, gear oil, and most car care products)
- Flammable cleaning solvents such as kerosene, turpentine, varsol, mineral spirits, parts cleaners, floor strippers, rug cleaners, and spot removers
- Lamp and heating oil
- Corrosives such as muriatic acid, and oven or drain cleaners with lye
- Photo chemicals
- Oil paint, varnish, stains, polyurethane
- Most flammable, corrosive or poisonous solid, liquid, and aerosol household products.

Warning! It is illegal to dump hazardous materials on the ground or down ARTC or any storm sewers; call 703-558-2222 to report violations (FYI: We live next to the storm drain collection point of Four Mile Run).

What items are NOT accepted at the disposal center?

The program cannot accept:

- Fire extinguishers
- Freon
- Asbestos products
- Building or construction debris
- Tires
- Furniture
- Appliances
- Scrap metal
- Propane or other flammable gas cylinders
- Broken glass
- Fluorescent tubes
- Ammunition or explosives
- Prescription medications
- Radioactive material
- Medical wastes
- Smoke detectors
- Latex Paint.
- Motor Oil. Bring motor oil to a participating automotive station for recycling. However, if the waste oil has been mixed with water, solvents, or fuel, bring the contaminated oil to the Household Hazardous Waste drop-off facility for disposal.
- Household Batteries. Deposit household batteries, including rechargeable varieties in the special collection boxes located at most Arlington Fire Stations.



What hazardous materials can Olivo accept?

Several empty cans of paint at a time can be placed in the regular black trash containers. Olivo can also accept smoke detectors.

What are the proper ARTC disposal guidelines in general?

The ARTC Board and Northern Virginia Management (NVM) have provided many ways to help ensure that ARTC residents comply with proper trash disposal guidelines.

- Explanatory signs are on the walls and on the trash containers themselves.
- Additional trash containers were purchased and the containers were placed throughout the garage to help prevent overflowing trash.
- All recyclable items must be clean whether deposited in the proper bin at ARTC or the Columbia Pike center.

(continued on p. 5)

Someone's Trashing the Recycling Effort, cont.

- Place trash including dirty pizza boxes in the regular bins and not the recycling bins. Why? Non-recyclable items in the recycling bins contaminate the recycling containers.
- Be sure to break down cardboard boxes—otherwise, whole boxes take up too much space in the trash bins. Why? Then residents pile garbage on the sides of the trash bins and invite rats and other pests. If you prefer to recycle boxes, take them to the Columbia Pike recycling center.
- Put your garbage trash in **tied plastic bags** before placing the trash in the appropriate receptacle.
- Take hazardous materials to the above-mentioned proper sites. By placing hazardous material in or near the trash cans, you are not only disobeying community guidelines, but also most likely endangering the health of our trash collectors. Additionally, most residents want to comply with the recycling effort properly.
- Use the bins in our community and not those across the street that belong to the DTI company.
- Disposing of trash improperly leads to a sloppy, smelly trash area. It also encourages rats and other pests to congregate in our community. All of us have chosen to live in an expensive, well-maintained facility located in a pleasant community. We don't want to share this facility with rats and other pests.

What else can help me learn the trash disposal policy?

A laminated brochure will be distributed soon describing all of the proper trash disposal guidelines so that you can more easily comply with the guidelines and make this community a better place to live. Until then, please make an extra effort to put all of your trash in the proper ARTC containers.

Lang Street Tree

The Bradford Pear tree near the garage was cut down by Arlington County. A moving truck had bumped into one of its major branches that had been broken by a previous storm.

ARTC Newsletter Feedback

Are you finding the information helpful? Do you have an idea for a future article? We'd love to hear from you. Contact Wendy at 703-683-6805 or wendyalbrecht326@aol.com.

How's your water heater?

If your water heater has been in your home since it was built (most around 1989), you might want to keep in mind that aging water heaters need to be replaced. Why? If a water heater leaks, it can cause significant water damage to your unit and you would incur the repair charges.

...and your clothes washer hose?

The hoses are under a great deal of pressure. They need to be replaced every few years to avoid water damage that you would incur.

...and what about your attic fan?

Periodically check that your attic fan is working. Not only does it keep your top floor cooler in the summer, but it also prolongs the life of your home's roof.

This Issue's Featured Photo

Jockeying Ducklings

by Wendy A. Albrecht

These ducklings were jockeying for the best position behind Momma Duck on 5/12/03 in our backyard stream.



Got a great photo of our community?

Have you seen a lovely, landscaped ARTC planter box? Took a picture at ARTC when it was a beautiful snowy scene? Feel free to email it for publication consideration (or even just the idea if you don't wish to take the photo) to Wendy at wendyalbrecht326@aol.com.

ARTC Contacts

Board of Directors and Officers

Contact us if you have any questions

President

Pat O'Day, 703-836-4830
PODay@arl.i-n-s.com

Vice President/Treasurer

Chas Carron, 703-838-0321
charles.carron@verizon.net

Secretary/Assistant Treasurer

David Houser, 703-836-5659
d.houser@verizon.net

Officer/Assistant Secretary

Marilyn Kretsinger, 703-548-8082

Officer/Assistant Treasurer

Sherie Klenk, 703-299-0934

Management Agent

Tim Kirchner, Principal
Northern Virginia Management, LLC
4306 Evergreen Lane, #101
Annandale, VA 22003
703-941-9002
nvmanagement@erols.com

Committees

Architectural Review and Grounds

Chair, Sherie Klenk, 703-299-0934

Landscaping

Chair, Janet Gardner, 703-836-5609

Communications (Newsletter)

Chair, Wendy Albrecht, 703-683-6805
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Welcome/Social

Chair, *vacant*

Representatives

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Announcements

ARTC Annual Meeting

...was held on December 4 at 7:30 p.m. at Gunston Middle School. Thank you to all attendees and for Sherie Klenk for volunteering. Sherie was appointed to Officer/Assistant Treasurer and Architectural Review and Grounds Chair.

ARTC Monthly Board Meetings

The monthly meetings are usually on the 3rd Wednesday of each month at #3012 at 7 p.m. Unit owners are welcome to attend.

ARTC Web Site

...was discontinued primarily due to Web site provider issues.



to Our Neighborhood

...Jennifer Miller, Alvaro Ugaz & wife Candice Silvestre, Jennifer Lednicky, and Caroline Marriott.



I wonder what happens at
ARTC Monthly Board
Meetings...

You can stop by the next
meeting or see the
breezeway's bulletin board!