

The ARTiCulator

A newsletter for Arlington Ridge Terrace Condominium owners and residents

Volume 3 Issue 4

November/December 2002

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?

No trash can be picked up on Thanksgiving, Christmas, or New Year's Day. In addition to our usual schedule of Mondays, Wednesdays, Fridays, and Saturdays, our service will pick up on 12/26/2002 and 1/2/2003.

When is the Christmas tree pick-up?

On any day except Sundays or Mondays, simply lay your trees on the grassy area outside the garage doors.

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 2003 another successful year for our community.

Pat O'Day
ARTC Board President

Snow/Ice Removal Information

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.



Inside This Issue:

- 2 Shut off your outdoor water spigots
- 2 Renters: Contact your owner if...
- 2 New ARTC Web site
- 2 Annual unit owners meeting report
- 2 11/20/02 Board meeting
- 2 Welcome to our neighborhood
- 3 Featured photo: Witch Splat
- 3 Four Mile Run Watershed update
- 3 Trash separating info
- 3 Think your opinion doesn't matter?
- 3 Recent townhome sales
- 4 ARTC contacts
- 4 Announcements

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 might or might 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).

Renters: Contact Your Owner if...

If you're a renter and have any ARTC-related questions or issues, be sure to contact your unit's owner. If you contact Northern Virginia Management (NVM) directly, they'll need to contact your owner with your item anyway. However, if you notice an emergency item (such as the garage door is stuck in the open position), do call NVM at 703-941-9002 immediately.

New ARTC Web Site

Our Web site is back in commission. We'll be updating it by about mid-December. Note that it's been renamed to:

www.arlingtonridgeterrace.net.

That's right—.net and not .com.

WIIFY?

What's in it for you? Quite a bit. Here are a few bits of info that you need to know:

- Policies such as household trash info including special pick-ups of large items and hazardous waste disposal
- Info about controlling noise disturbances
- Solution ideas for items such as broken garage doors
- Previous ARTiCulators with all of this info and more

Annual Unit Owners Meeting Report

This year's meeting was on 10/22/02 at Gunston Middle School. We accomplished a great deal this year and have big plans for the upcoming year. Minutes are provided to the owners for review and approval at next year's annual unit owner's meeting. One highlighted item is that we elected two new Board members: Chas Carron as Vice President/Treasurer and David Houser as Secretary/Assistant Treasurer. These assignments were made at the Board meeting immediately following the annual meeting.

11/20/02 Board Meeting

- Marilyn Kretsinger was appointed as the new Officer/Assistant Treasurer.
- The Newsletter Committee was renamed to be Communications Committee, which creates the newsletter and has now assumed maintenance of the Web site. Wendy Albrecht is the Chair.



to Our Neighborhood

... to owners Stephen Schwartz; and Barbara & Greg Monares.

This Issue's Featured Photo

Witch Splat

by Wendy A. Albrecht



Got a great photo of our community?

Have you seen a lovely, landscaped ARTC planter box? Took a picture of 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.

Four Mile Run Watershed Update

One of our owners, Charlie Chapin, has become a Stream Steward. He and others will participate in activities such as periodic presentations and clean-up events to the community about caring for the watershed—part of which we can see from our units along Four Mile Run.

For more information about becoming a Stream Steward or other information about how you can make a difference keeping our watershed pollution-free, contact Elenor Hodges at Arlingtonians for a Clean Environment at 703-228-6427 or office@arlingtonenvironment.org. You can also visit the Web site at www.arlingtonenvironment.org.

Trash Separating Info

Our overflowing trash situation has greatly improved since we have placed the trash cans throughout the garage. Below are a few tips to help prevent pests (particularly rats and roaches) from trying to share our space in the garage or your home. **Do:**

- Place your trash inside sealed, plastic bags.
- Place these bags inside the trash cans (instead of on the ground next to the trash cans, for example).
- To allow more room for trash, break down your cardboard boxes.
- To allow even more room for trash, place your bottles, newspapers, and other recyclables into the cans indicated for recycled items.

What ideas do you have about improving the trash situation?

Please contact NVM at 703-941-9002

Do you think your opinion doesn't matter?

Think again! One way is to provide only a few hours a month by helping make a difference in our community. How? Serve as:

- **Officer/Assistant Secretary.** Help the Board create policies that impact our daily life.
- **ARTC Homeland Security Rep.** Work with the Long Branch Creek Civic Association (LBCCA) HS Rep, who deals directly with the County emergency preparedness officials.
- **ARTC LBCCA Rep.** Be liaison between ARTC and the LBCCA, which serves as our official representative with Arlington County and the County Board.
- **Architectural Review and Grounds Committee Chair.** Review unit owner architectural change requests; work with NVM on security, maintenance, and repair of ARTC site and grounds.
- **Landscape Committee Team Member.** Assist Janet Gardner, Chair, with planning and planting—however you'd like to share your expertise.

Recent Townhome Sales

Our units are **appreciating** in value. Three recent sales were \$294,000; \$324,900; and \$329,900.

Variations exist among the units such as square footage, number of rooms, number of fireplaces, a finished basement family room, ceramic or wooden floors, new kitchen appliances or countertops, and overall condition. The writers of the newsletter don't have access to those details to explain price differences, or whether the transaction was among family members or otherwise not "arm's length."

ARTC Contacts

Board of Directors and Officers

Contact us if you have any questions

President

Pat O'Day 703-836-4830

Vice President/Treasurer

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

Secretary/Assistant Treasurer

David Houser 703-836-5659
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Officer/Assistant Treasurer

Marilyn Kretsinger 703-548-8082

Officer/Assistant Secretary, *vacant*

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, *vacant*

Communications (Newsletter & Web site)

Chair Wendy Albrecht 703-683-6805
wendyalbrecht326@aol.com

Landscaping

Chair Janet Gardner at 703-836-5609

Welcome/Social

Chair Danielle Harwood 703-836-2026
ArlingtonRidgeTerrace@yahoo.com

Representatives

ARTC Homeland Security Rep
vacant

ARTC Long Branch Creek Civic Association
vacant



Announcements

ARTC Board Meetings

Come join us on Wednesday, December 18, 2002 at #3012 at 7 p.m.

The 2003 schedule will be added to the Web site, posted on the breezeway's bulletin board, when available. The schedule will also be published in the next newsletter. You can also look for the reminder displayed on the side mailboxes, which is updated regularly. We generally meet once a month on the third Wednesday at #3012 at 7 p.m.

