



Market Street at Town Center

# RESIDENT NEWSLETTER

SUMMER 2017

*Letter from the Board of Directors:*

The 'dog days of summer' are definitely here! The thermometer is nearing that century mark and the a/c is working on overtime. Your board (editor's note: UNFORTUNATELY) does not have a summer break and has been hard at work making your community a better place to call home!

As with past newsletters, I would like to provide a brief round-up of the happenings since our last update.

First, the garage doors: To recap, we had a catastrophic failure of the exit door a couple of months back. We decided that the replacement of the doors was the most sensible option. We decided to take advantage of the replacement process by making some important enhancements. (Read

about these below). Delays have occurred; BUT I am happy to say that by the time you are reading this, the doors will be (or are being) installed!

Second, a paid parking update: The Reston Town Center has modified the paid parking model. They now allow the first hour free during peak hours, and allow free parking after 5:30pm (in the garages only). Hopefully these changes will help alleviate some of the confusion and angst I have heard from some of our residents. We, as a board, continue to be in constant contact with Reston Town Center's representatives regarding further enhancements/refinements.

Third, I wanted to talk about landscaping. As you are aware, we are undergoing a

major exterior maintenance project. I had stated in the last newsletter that you would begin to see some enhancements on the front sides of the building. These enhancements are still on the table, however, we are being cautious of planting new growth in the heat.

And, last but not least, the board would like to invite EVERY resident to attend our monthly board meetings.

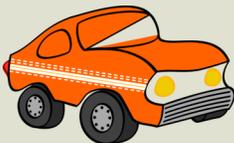
These meetings are held right here at Market Street. You can learn about all of the latest happenings at Market Street and make your voice heard! The date/time of each meeting is posted on the community room door at least a week prior to the meeting.

At your service,

*Market Street Board of Directors*

## SPECIAL POINTS OF INTEREST:

- ◆ Garage Parking: Remember that your parking space is for your vehicle only—Storing of other personal items is NOT PERMITTED. Also, your vehicle must be within the confines of your spot and not impede driving lanes.
- ◆ The loading dock is for use by all homeowners. Therefore, its use must be scheduled in advance with building management. Keep this in mind when scheduling appliance deliveries or other like appointments whose representatives that will need access to the loading dock.
- ◆ Do not pour grease or oil down the drains. This can cause major issues. Remember, as a condominium we share these pipes.
- ◆ There is NO SMOKING permitted in any of the garage spaces.
- ◆ Thinking about doing home improvements? Remember that all interior modifications must be approved by management. See Sue for more details.



The garage doors are some of our most frequently used community-shared items, and as such, they experience a lot of wear and tear. With that in mind, we are replacing the current single barrier system with a two barrier system. One barrier will be the rolling door similar to what we have had in the past. The second barrier will be the arm system that you may have noticed already installed. The idea is that during non-peak hours, the rolling

## \*\*\*\*\*GARAGE DOOR UPDATE\*\*\*\*\*

doors will be the only barrier being used (arms will be retracted) and during peak hours, the rolling doors will be kept open while using the arm for exit and entry—all computer controlled.

In addition, the new garage door entry will have new LED signage to indicate when it is safe to enter AND also another LED sign will be placed inside of the garage to alert exiting drivers of an approaching car. These signs will use normal red/green colors to

indicate when it is safe to proceed. Our hope is that this should help quite a bit with that infamous blind corner!

We ask that you pay attention to all signage and report any issues to building management. As a reminder, all of the current remotes and wands will continue to work. Lastly, we ask that there be NO TAILGATING. This means that when the light is red (even if a door/arm is open) that you should not enter until the light turns green.



*Coming Soon to the Town Center....*

While we mourn the loss of Il Fornaio, a couple of exciting new places will be open soon. Le Pain Quotidien, a French quick-service bakery and restaurant will be taking the place of the departed Cosi. Poke Hub will take residence next to Subway. The rumor is that it will sell salads and Hawaiian-style fish.



**IF YOU HEAR AN ALARM, TAKE IT SERIOUSLY!!**



*Fire Update and Fire Safety Reminders*

Recently, a fellow residential unit experienced a minor fire. This fire caused minimal damage because the fire sprinklers did their job. Unfortunately, as a result of the water intrusion, several residents were affected as well as our common entryway. While repairs are being made, we appreciate your patience. As inconvenient as the restoration

process is, we are extremely thankful that no one was physically harmed! With that in mind, many residents didn't take the alarm seriously and either stayed in their unit or gathered in stairways or halls. This is obviously not a good idea. Our building has a sophisticated fire alarm that is tested routinely. Therefore, if an alarm sounds, please evacuate the building and wait until authorities have sounded the 'all-clear' before re-entering the building. Remember

when evacuating to bring your pets and important items (keys, cell phone, etc).

**IMPORTANT NUMBERS:**

- *Onsite Building Management:* 703.435.7912
- *After Hours Building Management (for emergencies):* 703.631.7200

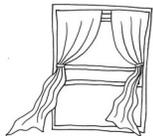


The board of directors has authorized Verizon to install their "Fios" fiber optic cabling within the building beginning later this summer. Currently our building is only serviced by coaxial cable to each unit. This severely limits the internet speed provided to our residents. This means that even if you currently have "Fios", you are

not able to experience the fastest speed available. This project will change that!

Verizon's work will take several months to complete. Most of the work will done in the attic of the building. However, technicians will need access to each unit to run the appropriate cabling. All cabling will be run thru the walls and into the 'internet' boxes in our closets. Even if you opt not to contract with Verizon for your internet services, they

will still require access to run cabling. More information will be released when Verizon provides us with more details. Verizon has offered this expensive cable placement at no-cost to the association or to each resident. Having fast internet is often a factor when purchasing a home. This project will ensure that Market Street continues to offer its residence cutting edge technology comparable to that of new construction.



*Courtyard Residents*

Due to a building flaw discovered during our exterior restoration project, we are needing to remove and replace any windows adjacent to 'hardie

panel' (the wood like siding on the building fascia). Since the windows will be removed, the association is offering a discount on new window installation. Affected residents

should have already been informed. However, if you have not—or have further questions, please contact Sue Carr.



*We love our furry friends!*

At Market Street we consider our fellow animals members of the family! However, we have been struggling with maintaining the land-

scape around our building due to pet waste. The board of directors is exploring at instituting a nominal yearly pet fee to offset some of these costs. We encourage you to attend

our board meetings and letting us know how you feel! In the meantime, remember to clean up after your pet and keep your pet out of landscaped areas marked as 'no dogs allowed'.