



Market Street at Town Center

# RESIDENT NEWSLETTER

SPRING 2019

*Letter from the Board of Directors:*

It has been awhile since our last newsletter but that doesn't mean your board of directors has not been busy! Quite the contrary....

First, let me take the opportunity to thank all of our residents who helped the initial installation of FIOS go smoothly. Verizon is working on the common area wiring and we should be able to take advantage of this great improvement within the next couple of months. The Verizon team will begin communicating updates to each resident directly so, be on the lookout for updates in your mailbox.

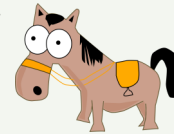
In other news, in this newsletter you will find information about the new requirement for every Market Street unit

to undergo a maintenance inspection. Although new to Market Street, this sort of inspection is quite common in shared residences. The goal is to assure that everyone's unit is checked for common wear items, in an effort to mitigate preventable accidents. This includes fires, water intrusion, etc. Besides providing you, the owner, peace of mind, our hope is that this common-sense measure will also lower the occurrences of such accidents and in turn lower our common insurance policy premiums. As you maybe aware our insurance premiums increased dramatically and insurance is now one of our biggest expenses!

With spring around the

corner, we have heard from several residents that they would like to assist in our landscaping projects (flower planting, planning, etc). Therefore, if you are interested in joining a 'garden committee', please let Sue know.

Finally, I would like to recognize our social committee for a great Super bowl party. Their next event will be a Kentucky Derby watch party so get your hats and fascinators ready!



More information will be posted closer to the date.

With spring on the way (eventually!), the board wishes everyone a safe a happy spring season!!!

*Market Street Board of Directors*

## SPECIAL POINTS OF INTEREST:

- ◆ Pet registration is required for all of our canine residents. See Sue if you haven't registered your furry friends!
- ◆ Never leave any appliances on (washer/dryer, stove, etc) if you are not at home.
- ◆ Be sure that doors shut/latch after you enter the building. Wind seems to plague the town center....
- ◆ Do not leave anything in the common area hallways. Doormats and rugs are NOT permitted—It is ok to hang items on your door.
- ◆ Turn outside closet heaters (if applicable) off.
- ◆ **Maintenance emergency after hours?** Call 703-631-7200.



### **Insurance**

#### **Update:**

As has been exhaustively communicated, our insurance premiums increased almost 250% last year. During the

annual meeting, the board committed to doing all that they can to lower this premium. The board is currently working with our insurance representative on

going out to early bid on our policy as some favorable rulings have reduced our risk. We are hopeful that we will be able to reduce these premiums.



## Coming Soon to the Town Center....

### Town Center News

You may have noticed quite a few retail vacancies in the town center...well so has your board! In fact, we reached out to Robert Goudie (President of RTCA) and he has assured us that this is short term and quite a few leases are in progress. In that vein, "True Food Kitchen" has announced plans to occupy the space vacated by M&S Grill and "The Glossary" nail salon and spa is moving to where "Obi Sushi" vacated. Rumors persist that Apple is in talks to take over the old "Pottery Barn" location but this has not been officially verified.

Robert has offered to provide Market Street owners and residents a meeting where he can address our concerns and talk about the future of the Town Center. At press time, we are coordinating a date for this to occur. Once we have a date, we will post notices throughout the building.



### In Unit Maintenance Policy

As discussed in the board's letter on page 1, we have instituted an in-unit maintenance policy. Essentially, with guidance from our management company, several fellow properties, and with input from our insurance representative, every unit is required to undergo a yearly inspection. This inspection can be done by any licensed and insured contractor however, the board has negotiated special pricing with ME Flow and IMSI. The inspection will use a board approved 'checklist'. This checklist will cover things such as the condition of water pipe/valves, dryer vents, washer hoses/pans, and various other basic home components. The contractor will indicate the condition of these items. If replacement is deemed necessary, you must replace the item. In addition, there are a couple of items that have become common place in multi-dwelling residences that weren't so when the building was constructed 15 years ago. This notably includes a wash machine pan and water alarms. A wash machine pan is available at most home improvement stores (for less than \$30) and is typically installed with new washers. It is (typically) a plastic pan with a lip that your wash machine sits in—this pan tries to prevent water leaks from leaving the wash machine. When used with water alarms, the alarm will sound before the pan overflows. Water alarms are small battery powered devices that sit where water 'could' leak (e.g. under sinks, toilets, etc). When exposed to a water leak they will sound an alarm. ALL units are required to have both of these items in place in order to pass the inspection. The board has worked with a distributor of water alarms and will have them available for purchase at a discounted rate. If you prefer, water alarms are available thru a number of retail and online distributors.



Market Street is not unique in this new inspection policy. Especially as our building ages, we need to be sure that every unit is maintained properly. Leaks and other deficiencies can affect your neighbors unit in addition to your own! Also, one last request, be neighborly; if you hear a water alarm sounding and you notice your neighbor isn't home, contact building management so they can remedy what is causing the alarm to sound. You should have already received detailed information from Sue about this policy. Please contact Sue if you have further questions.



We have been alerted that residents are driving too fast in the garage. This is extremely dangerous! **PLEASE SLOW DOWN!** Also, be careful when exiting the garage especially if garbage pickup is occurring and your view is obstructed.



Do you have an idea for how to make Market Street a better community? Want to provide feedback to the board or Sue? We encourage you to send an email to [marketstreetboard@gmail.com](mailto:marketstreetboard@gmail.com) Alternatively, you can anonymously submit suggestions by simply writing down your comment on a piece of paper and inserting it into the suggestion box located outside of Sue's office on the table.