

Windsor Plaza Newsbrief

November 2009

From Lois Rossi, President, Board of Directors:

I am pleased to send to you this edition of our newsletter. It is our hope to issue the Windsor Plaza Newsbrief at regular intervals to keep our members and residents informed. This past year has been one of change and one of tackling some of our long standing building maintenance issues. We completed the repair of the swimming pool which solved the leaks in the garage area. We are currently working with a contractor, CWC, to resolve some of the remaining water intrusion issues in individual units. This work is near completion and has been successful in identifying the sources of continuing water intrusion issues and will eventually lead to elimination of unit water problems. The Board is committed to resolving these remaining issues and we appreciate the cooperation of the unit owners /residents who allowed access to their units to help solve a problem occurring in a neighboring unit.

We have a new building manager, Mr. John-David "JD" Allen, and he comes to us with considerable property management experience (see below for more information on Mr. Allen). Also, in September the Association hired Mr. Robert Passley as our Building Engineer. Many of you know Robert and he now is an employee of our Association (our only employee). JD and Robert are a strong team and we expect our Association to benefit from the talents of these two individuals.

Thanks to the great work of Treasurer, Mary Kohlmeier, Director Ginny Harvey and the Budget and Finance Committee, we do **not** have an increase the condominium fees for 2010. This is good and welcomed news!

Lastly, the Association needs volunteers. There are two Board positions opening up in January (see below) and the committees need your help. Please try to find some way to help your community.

Run for the Board....Call for Candidates:

Consider running for the Board of Directors of Windsor Plaza Condominium Association! There will be two open positions on the Board of Directors as of January 2010. The Elections Committee is soliciting candidates to run for these positions. If you are interested, please complete the nominating petition and candidate statement form that was recently mailed to all Association members. The petition and form are to be

submitted to the Building Manager, Mr. John-David Allen, at the Association Office in the Utah Building by 5:00 pm, Tuesday, December 15, 2009

Meet the Building Manager:

As of October 1st, our new building manager is Mr. John-David "JD" Allen. JD served for 28 years in the US Army, retiring in 1995 at the rank of Colonel. He has a BS in Mechanical Engineering and an MS in National Security and Strategic Planning. Since his retirement, JD has worked in the property management field as a building manager, portfolio manager and director of community management. He holds the CMCA (Certified Manager of Community Associations) from the Community Association Institute. JD also served on the Prince William County School Board (1996-2004). JD and his wife, Mary (an educator in the Prince William County School Division), reside in Dale City. They have one son, John-David II, who recently left the US Army after 7 years (2 tours in Iraq) and is now a police officer in Colorado. Stop by the office when you can and welcome JD to our community.

A Few "Community Living" Reminders for All Residents:

Dogs:

With the exception of service dogs, please walk your dog through the courtyard and not through the building lobbies. (Non-service dogs may be carried through the building lobbies). Please lock the courtyard gates behind you upon entering or leaving the courtyard. Please do not use the 11th Street area (near the building) for pet relief.

Storage Rooms:

Please be sure that all items are stored within your unit's assigned storage bin. Any item left outside the bins or in the aisles will be removed and disposed. Please help us keep the areas clean and safe.

Trash Rooms:

Please make sure that all cardboard boxes/cartons are broken down and placed neatly in the trash rooms such that other residents can open the door and place trash down the chute.

Smoking:

Residents are reminded that smoking in the building's public spaces, the garage area, and the staircases is forbidden. Also, please do not smoke close to any of the buildings' entrances including the courtyard entrances.

Security:

Please do not allow anyone to “piggyback” as you enter the buildings through the pedestrian entrances and garages. As soon as you enter the garage, please wait until the garage door closes behind you before proceeding. For those who may try to “piggyback” as you walk into the building, please politely ask them to use their access cards to enter the building.

Trolleys:

Please return the trolleys to the garage level where you found them in consideration of other residents who may wish to use them.

Going Green:

At the October Board meeting a “Green” Subcommittee was established under the Grounds and Building Maintenance Committee. The first meeting of the Green Subcommittee will take place in the near future and all residents are asked to suggest ways to make our community greener. One way is to eliminate paper distribution of notices (saves trees and money). To do this we need to have email addresses for owner/residents. If you would like to receive Association news via email, please send your email address to our Building Manager at: manager@windsorplaza.org.

Mark Your Calendar:

December 15, 2009: Monthly meeting of Board of Directors. 7:00 pm. Utah Street Meeting Room.

December 16, 2009: Windsor Plaza Condominium Association Holiday Party. Utah Street Meeting Room. 7:30 pm. Come and celebrate the holiday season with your neighbors.

January 12, 2010: Meet the Candidates Night. 7:00 pm. Utah Street Meeting Room.

January 19, 2010: Windsor Plaza Condominium Association Annual Meeting and Election of Board of Directors. Utah Street Meeting Room. 7:00 pm.

Association Web Site: The Association’s website has a lot of useful information. Check it out: www.windsorplaza.org. Special thanks to Association member Michael Edwards for volunteering to update our website.

Management Office Hours:

Mon, Wed, Thurs, Fri: 7AM-3PM;

Tuesday: 10AM-6PM

Office Phone Number: 703-516-4545

Emergencies (Danger to Life or Property): 1-866-370-2989 (after hours, weekends, holidays)