



St. Asaph Square Newsletter

*September & October
2014*

Saint Asaph Square website has lots of news and information for you.
Check it out at <http://www.st-asaph-square.com>

Board President's Report

Debbie Bowman, President



Hello Neighbors,

I'm happy to report that our elevator project continues to progress as planned. Two elevators have been completed and work recently started on the third. I recognize that having only one elevator on the Saint Asaph side complicates things. Thanks to all of you for your patience. I am hopeful the work will be completed ahead of schedule. It will be great to finally complete this major capital improvement, and hopefully we can look forward to many years without significant elevator issues.

Thanks to all of our Committee Chairs who have been working hard on important issues.

Please check out our Saint Asaph Square website at <http://www.st-asaph-square.com> which has a lot of information you should find helpful. The Owners/Residents tab has an online calendar to keep you up to date with things going on in our community, including work in our building. It also has the rules on specific topics (contractors, pool, pets, etc.) and other forms you need. Serry or I can provide you with the password to access that page. If you would like to contact me or the Board, you can even use the online form on the "Contact Us" tab to do so.

Happy Halloween!



Welcome Wagon

Debby Palmer-Mills, Chair



On behalf of the St. Asaph Square community, the *Welcome Wagon* has greeted our newest residents....

Deborah Lyon (# 224)
Karen Shelton (# 225)
Karen Millslagle (# 234)
Kimberly Earnst (# 304)
Elizabeth Rano (# 402)
Sean Kelly (# 430)

Social Committee

Ginny Long, Chair



We had a good time at the *Ice Cream Social* that was held on Labor Day. It's always sad to say good-bye to summer, but making a banana split with a cherry on top helps a little. The pool season was especially wonderful this year, and the lifeguards were tops.

The Social Committee will be serving refreshments at the upcoming Annual Board Meeting on October 21 -- we're hoping for a full house for this very important evening.

Happy Hour convenes at about 5:30 on Friday evenings, outside on the Saint Asaph Street patio if the weather is nice, or inside in the lobby. Just bring something to drink and you're all set to meet old friends or make new ones.



Dinner Out In!

Asian October Fest

October 24 at 7:00 pm we will be celebrating with an Asian potluck. Bring your favorite Chinese, Thai, Vietnamese, Korean or Japanese dish to Barbara Ballentine's in unit #220. Please bring enough for at least four people so that we can all have a taste. Hope to see you with your favorite Chow mien, Pad Thai, or Sushi.

RSVP to Rosenbaum43@Gmail.com



Decorating Committee

Linda Burton contributed so very much to our St. Asaph Square community in her more than ten years as Chair of the Decorating Committee, and it is with regret to report that she has resigned. Consider these many significant accomplishments and highlights of her tenure...

- *Installed much-needed and beautiful building signage over both the St. Asaph and Pitt Street entrances*
- *Acquired new standing umbrellas and tables for the pool*
- *Recovered all the worn lounge chairs*
- *Added standing plants and containers on either sides of both our lobby entrances*
- *Expanded the grill area to outdoor common areas other than just the St. Asaph patio, making it more convenient and easier for everyone to enjoy outside grilling*
- *Purchased new area rugs, side chairs, and coffee tables for both lobbies, as well as recovered the sofas*
- *Purchased logo matting with inscribed "St Asaph Square" in both building entrances*
- *Led the committee in the selection of the interior cab design of the new elevators and greatly contributed to the redecoration of Serry's office.*
- *Acquired donated wooden benches for the space outside the pool area and a refrigerator for the pool house.*

On behalf of all of us at St. Asaph Square, we extend our very sincere appreciation and much gratitude to Linda Burton for all that she has given to our community.

Update on the Lobby Renovation

The committee agreed unanimously that *it is essential to have an overall design vision firmly in place before any piecemeal decisions or actions are taken.*

With this in mind, it was decided to obtain three design plans from companies providing design service: Ethan Allen (at no cost), Haverty's (at no cost, however design services can be upgraded at cost later if desired), and Pottery Barn. A survey was sent out to the owners to determine their thoughts on design elements. While it was disappointing that only about half of the owners returned the survey, it did reveal that the lobby wallpaper was disliked by most respondents.

The design plan from Ethan Allan was shared with the community last month, and the designers' plans from Haverty's and Pottery Barn are expected shortly. The committee will be announcing a meeting in the near future to share these two plans with all the residents, as we did with Ethan Allan. The goal will be to involve the whole community in determining the vision they would like to have *and at what cost*. It is at this point that we will need to decide what we are willing to spend and how we choose to finance the redecoration. St. Asaph Square is home to us all. While we know that not everyone's desires can be fulfilled, the committee would like to achieve an end result that *most* of us are pleased with, both esthetically and monetarily.

After we as a community have reached some consensus, the committee plans to hire a professional decorator who will help us "tweak" our vision into a final design plan within the budget we as a community have decided upon.

Update on the Mirror Wall by S. Pitt Street Elevators

Two of the four mirrors across from the elevators in the lobby were broken and required immediate attention from the Decorating Committee. It was decided to remove all four mirrors and paint the wall a neutral color until the aforementioned overall vision has been determined. (One of the mirrors was broken by the elevator company, and their reimbursement costs are going towards the repair and renovation of the wall.) One of the two unbroken mirrors was successfully saved upon removal, and it is being stored in the possible case that it can be re-used in the renovation.

A Final Thought

We on the Decorating Committee want our decisions to be reflective of a majority viewpoint, and the best way to make this possible is to get a good representation of various viewpoints on the committee itself. Please consider being on the Decorating Committee and contributing your much-needed thoughts and opinions.

Thank you,

Shari Keefer & Ginny Long
Committee Co-Chairs

Deb Bowman, Donna Douglas & Kathy Helfert
Committee Members

Landscape Committee

Bev Keane, Chair

and Barbara Ballentine



Tree pruning will be done on the property in October. Stump grinding will also be performed in order to install another tree on S. Pitt Street. We have requested the city replace the two dying Oaks (city trees) on Jefferson Street. Looking forward to the color change this fall on Green Street with Maple trees the city installed last fall.

The committee extends an invitation to new members. No physical labor required!

This year's Annual Meeting is scheduled for (always the 3rd Tuesday in October) October 21, 2014. There is no business conducted at an Annual Meeting. The purpose is to elect the Board of Directors to fill the expiring terms of office. The terms are staggered with duration of 2 years. This year there are 3 terms that are expiring or open due to resignation. If you have an interest in running for the Board, please take time to submit your nomination form which was sent to your home by Management, often referred to as a "call for candidates." The positions of the Board have specific duties as outlined in the governing documents. The positions are done by nomination and vote after the Annual Meeting in an organizational meeting presided by Management. If you have any questions regarding the Board, duties and procedures, or would like additional information, please send me an email.

OH...one more reminder! Without a quorum there will be no meeting. So, if you cannot attend, **please** return your proxies prior to the meeting.

Management's Corner

Patrick M. Mazzei
Community Manager
Cardinal Management Group, Inc.

It's that time of year....again!

Twenty years ago, I sat through my very first Annual Meeting at St. Asaph Square. It was my first year as the Community Association Manager and sixth year in the Property Management business. Somehow time escapes me as it seems just like yesterday that the then Board of Directors were arguing amongst themselves as to whether they should spend the money to have the chimneys cleaned as it was not a common expense according to the bylaws. Well, the rest is history....every few years the Association does inspect and clean (if needed) the fireplace and flu as an expense to the Association for the safety of all residents.

The governance and decisions that affect the community and all the residents is dependent on the owners of the Association to become involved and volunteer to serve on the Board of Directors. The future of the Association and the path which it follows is not dictated by Management. It's the actions and the independent thought of each member of the Board of Directors.

NO....not all decisions are unanimous! When the Board takes a vote via email in lieu of a meeting, the vote MUST be unanimous, according to Virginia Statue. At a regular Association business meeting, a majority vote rules. Following a modified, more relaxed form of Robert's Rules of Order, each month the Board meets to discuss and decide on issues presented by Management and residents.

Yahya M. Serry
On-site Manager

Ongoing and completed projects around the Square

- Quite often, residents needing towing service in the garage had a problem figuring out the garage clearance for towing trucks. To solve this problem, a garage clearance sign has been installed above the garage entrance. The old "no trespassing" sign has also been replaced.
- At the last fire extinguishers inspection, four extinguishers were found to be as old as the building and had to be replaced. Simplex Grinnell had that done. Per the request of the building insurance carrier, Simplex Grinnell also installed guards on three sprinkler heads situated in the maintenance room.
- On routine building inspection, 6 door closers serving the stairwell doors were found needing replacement as they were leaking hydraulic fluid. Precision Doors and Hardware was contracted to have them replaced. Reynold's Plumbing also replaced the hot water heater in the custodian/maintenance room
- The annual cleaning of the hall carpeting and the trash chutes was done by Heart National. Site staff have also power-washed the garage. The concrete slab by the pool main entrance was chipping off and was becoming a trip

hazard, so site staff repaired it. The interior and exterior of skylights and all common area glass doors and windows have also been cleaned by onsite staff.

- Water shut off valves to majority of the units have been located and labelled. We have also identified about 15 valves needing replacement. Drain Surgeon has been contracted to replace them and has scheduled the job for Thursday, October 02 and Monday, October 06, 2014. The building will go without water for both days from 9:30am to 4:30pm.
- Modernization of both elevators on the Pitt Street side of the building has been completed. The second car was turned over on Monday, September 22, 2014. That same day, the crew immediately started work on the third and final elevator on the St. Asaph Street side of the building. The project is deemed to be on schedule.

custodian, maintenance man, and then Condo Manager. In March 2013, he transitioned to a Cardinal Management Group, Inc. employee. He says that he appreciated the transition to Cardinal Management as he likes to be part of a group. He likes his job because of the interaction with residents, contractors and the public. Dealing with people enables him to use a variety of skills.

In his spare time, Serry is a devoted family man to his wife, three children and three grandchildren. He also cares about his community and has served as the president of a community helping organization from 2008 – 2013. When time allows, Serry and his family enjoy eating out. He also enjoys cooking when his schedule permits. His favorite food is rice, a staple at every meal.

Serry is on duty 24/7 as he carries his office home by way of his cell phone. So if you have a problem with your condo or need an answer to a question, call Serry as he is always a telephone call away.

Getting to Know You...

By Mary Ann Radebach

For each newsletter issue, Mary Ann selects a resident or staff member to interview. Our spotlight this time shines on our dedicated Man of the Hour....



Yahya M. Serry

Have a problem with your condo unit? Need an answer to a question? What do you do? Call Serry, of course!

Yahya Serry, a native of Sierra Leone, has worked at St. Asaph Square Condominiums since April 1986. He started as

Odds and Ends



Our "Odds and Ends" column is for all kinds of things...from thoughtful commentary, to recipes, to words of appreciation and more. If you come across something in your readings that gives you thought or makes you laugh, for example, here's the place to share it. All are welcome to join in.

Did you know that nearly half of the households in the United States have at least one dog? Alexandria is considered a dog-friendly town which makes it a desirable place to live for families with dogs. This is not a trivial matter. Economics 101 teaches that if the demand for any product goes up, the price tends to go up commensurately if the supply is limited. This is true of real estate for example. There are only so many condos for sale in Alexandria and if one allows dogs and another does not, the dog-friendly place will have twice as many people interested in it. This will be likely to increase the price and even a difference of 1% on a \$300,000 place is \$3000.

Some people are even in fear of dogs -- and that brings me to today's topic: It is incumbent on those of us who are dog owners to insure that our pets do not annoy others. All dogs in the common areas of our building should always be on a leash. Little dogs are not exempt, because even they can annoy some people.

Someday, my wife and I expect to make St. Asaph our one home. When we do, I look forward to meeting with all the dog owners in the building so that we can organize some group activities such as training sessions, walking together

(especially late at night), sharing dog sitting duties, and going to *Doggy Happy Hour* at the Hotel Monaco. (*Doggy Happy Hour* is held in their courtyard on Thursday evenings at 5pm, from April through October.) Let's have some fun and don't forget to make the point that dog owners live longer, happier, healthier lives than those who don't have a dog.

Contributed by David Anderson



Our Saint Asaph Square website has ***SO much!*** You can find a calendar plus Saint Asaph forms and rules on the *Owners/Residents* tab, links to help you move around the Washington metro area on the *Neighborhood Links* tab, weather, and more. Check it out at <http://www.st-asaph-square.com>. (A big **THANK YOU** to Deb Bowman for its creation and maintenance!)



Our monthly Board meetings are held on the 3rd Tuesday of the month at 7 PM South Pitt Street lobby.

The meetings are the place for residents to learn all that is going on in the building and to voice questions, comments, concerns, complaints, and appreciation.

***The 2014 Annual Board Meeting
Tuesday, October 21.
Election of the Board of Directors***

Reminders



- Please ensure that all trash and recycling are placed in the receptacles in the trash room and that trash and chute rooms are kept free of non-bagged waste. *Boxes must be flattened before placing in receptacles.* Note: Single Stream Recycling is in effect. Recyclable material can be placed in the marked recycling bins and does not need to be separated by type as before.
- *Residents are reminded not to park in designated parking spaces unless they have the owner's prior approval.* Visitors who use the outdoor visitors' parking spots need to register their vehicles with the office. If the office is closed, please put a sign on the dashboard indicating which unit the car is visiting. The complex reserves the right to tow non-registered vehicles.

- *Residents are requested not to use the entryway rugs to keep the door open while checking their mailboxes.* Doing so causes unnecessary wear on the new rugs. Your cooperation is appreciated.
- *There is a 'NO SMOKING' policy in common areas of Saint Asaph Square, including open air balconies.*



- *We have a little library on the 3rd floor of the South Pitt Street side, organized and maintained by Van Keane. (If locked, your key to the building will open it.)*

MEET THE TEAM

Board Members

Debbie Bowman, President
Ginny Long, Vice President (resigning, effective 10/21/14)
Bev Keane, Secretary
Donna Douglas, Treasurer
Ralph Rosenbaum, Member at Large
Board email: saintasaphsquareboard@gmail.com

Cardinal Management

Patrick M. Mazzei, CMCA, AMS
Agent for the Association
4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192
p.mazzei@cardinalmanagementgroup.com

Front Office Staff

Yahya M. Serry, CMCA
On-Site Manager
St. Asaph Square Condominiums
801 South Pitt Street
Alexandria, VA 22314
703-683-5858
Stasaph801@verizon.net

Maria Suyapa Lopez, Housekeeping staff
Leodan Reyes, Maintenance staff

Please note ~~

To minimize printing costs, our goal is to provide our newsletter electronically as much as possible.

- If you would like to receive a copy of the newsletters via *email*, please submit your email address to Serry at Stasaph801@verizon.net.
- If you would like to receive the newsletters using our *website*, just log onto <http://www.st-asaph-square.com> and go to the *Owners/Residents'* tab where the newsletters are posted (please see Serry for the password you will need to access that page). Deb Bowman, creator of the website, will be happy to assist you if you have any problems or questions.

If you do not have a computer and would like hard copies of the newsletters to be delivered to you, please notify Mr. Serry.

***To submit an item for the
November/December Newsletter,
please send to vlongmath@aol.com
by November 15.***

CARDINAL MANAGEMENT GROUP, INC

4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192

Office Hours: Monday – Friday 8:30 AM – 5:30 PM
Office Phone Number: 703-569-5797
FAX Number: 803-866-3156

EMERGENCY NUMBER: 1-866-370-2989

Serry's Office Hours

Monday - Wednesday and Friday: 8:30 A.M. – 5:30 P.M.
Thursday: 10:30 A.M. – 7:30 P.M.

***In case of Emergency, call Cardinal's Emergency
number anytime day or night:***

1-866-370-2989

This newsletter is for the purpose of disseminating information that may be useful, important to know, or interesting to residents; it is not the appropriate place to air dissatisfactions. The editor and Board reserve the right to control content of the newsletter.

Residents with complaints or dissatisfactions should please direct them to the Board, either in person or in writing. Such issues are then brought up and discussed during the *Community Forum* session of every monthly Board meeting.

Saint Asaph Square Newsletter team,

Ginny Long, Editor

Yahya Serry, Production and Distribution

