



# Saint Asaph Square Newsletter

*May and June  
2013*

*Summertime at last!* Here's what's going on in our little corner of Old Town.

## **Board President's Report**

*Debbie Bowman, President*

Dear St. Asaph Square Neighbor,

I would like to thank owners for their participation either in person or from a distance in our vote on the elevator project. Hopefully you'll see this project moving forward very soon.

On that note, I would like to encourage more owners to get involved with the Saint Asaph Square community. We have committees to deal with many things including Decorating, Newsletter, Social, Pool, Landscaping, Budget, and Covenants, so if you are interested, please let us know. We would be happy to make sure you are in touch with the right committee chair.

Hope you've seen some improvements on the property as work on landscaping and common area elements continues. As always, please let us know how you think things are going by sending an email to [saintasaphsquareboard@gmail.com](mailto:saintasaphsquareboard@gmail.com). Wishing you all a pleasant summer.

Sincerely,  
Debbie Bowman

## **Welcome Wagon**



*Debby Palmer-Mills & Shari Keefer,  
Welcome Wagon Chair and Co-Chair*

We do not have any new residents since our last newsletter.

## **Landscape Committee**



*Bev Keane, Landscaping Chair*

The committee continues to work with ProGrounds to beautify the outward appearance of St. Asaph Square. Currently, ProGrounds is working on the beds in the pool area.

## **Decorating Committee**



*Linda Burton, Decorating Committee Chair*

Serry has brightened up the area outside his office by painting the floor, ceiling, and woodwork.

## **Social Committee**



*Ginny Long, Social Committee Chair*

• **Calling all Greek food fans!** Let's meet for dinner at **Taverna Cretekou** on Friday, June 21....we'll kick off the first day of summer in style. With any luck, the weather will be gorgeous and we can sit outside on their lovely patio. If you'd like to car-pool, we'll meet in the South Pitt Street Lobby at 6:15, or come to the restaurant by 6:30; the reservation will be made under "St. Asaph Square". The **Taverna Cretekou** is located at 818 King Street. Please let me know at [vlongmath@aol.com](mailto:vlongmath@aol.com) or phone 571-970-5354 by Wednesday, June 19 if you're planning to come so that arrangements can be made.

• **The Spring Tag Sale Saturday, April 27** was a fun success and it couldn't have been done without **Shari Keefer's** great assistance. *From us all, thank you, Shari!!*

I'm thinking of having the sale just once a year, in the fall, rather than in the fall and the spring because the participation was on the low side this time. How do you all feel about that? We really need at least 15 to justify the expense of advertising (we advertised this time in the *Alexandria Times*, the *Alexandria Gazette*, and of course the free Craigslist), and it takes quite a bit of volunteer time to make and posts the signs around town, etc. So let me know what you think, and I'll include an update in the next newsletter.

• **Happy Hour** continues at about 5:30 every Friday in the Saint Asaph Street lobby. Come one and all! (Happy Hour on June 21<sup>st</sup> will be at the Taverna Cretekou Restaurant.)



On May 16, 2013, the Board of Directors held a Special Meeting of the membership to discuss funding options and vote to grant the Board permission to seek a loan for the Elevator Replacement Project. There was a great turnout with over 60 people represented in person or by proxy. This turnout of owners exceeded any Annual Meeting attendance in recent memory. Owners at the meeting expressed diverse opinions concerning loans, special assessments, and reserve finding use. A vote was taken by secret ballot and attested to by two unit owners of the Association. The majority of owners expressed the opinion that a combination of financing should be considered, which included use of the Association's accumulated reserve funds and a lending institution loan.

The exact amount by methodology was determined by the Board of Directors in the executive session of the Board meeting held on May 21, 2013. It was decided that the Association would use at least \$350,000 of the reserves and seek loan approval for up to a \$650,000 loan for the remaining costs.

It is estimated that once the elevator project is underway, the work will continue for approximately two years. Of course, this all depends on the effort and timetable of the contractor, consultant inspections, permitting, what if any undiscovered construction conditions require attention, etc. This entire project will be monitored for quality control and assurance by the Atlantic Consulting Group, which is under agreement with the Association as an independent consulting company specializing in elevator construction consulting.

Please stay informed by attending the monthly Board of Directors meetings held the 3<sup>rd</sup> Tuesday of each month or by providing an email address to Mr. Serry in the site office to receive blast updates and information.

Thank you,  
*Patrick Mazzei*



**Yahya M. Serry, On-Site Manager of  
St. Asaph Square Condominium**

## ***HAVE A PREVENTIVE MAINTENANCE (PM) SERVICE DONE ON YOUR HVAC SYSTEM!***

As water is usually the most frequent loss incurred in all kinds of community dwellings, we will continue to address areas of concern and make suggestions on how to minimize the impact. In this newsletter issue, the focus will be on the indoor air handlers of the HVAC systems.

The most overlooked area of our dwelling is the closet housing the air handler of the HVAC system, and it is the most vulnerable area in the unit in terms of water leakage. Most residents have the habit of cluttering these closets with items they don't frequently use, making it difficult to have the system's filter changed regularly. Cluttering this place will also obstruct the air flow, making the HVAC system less effective and less efficient. Here are the three main causes of water in your air handler:

- Dirty filter
- Low or no Freon
- Clogged condensation drain lines

*How to Prevent a Leak:* Leaks in the HVAC systems mostly happen as we change from heating to AC. As it is said that the best defense is the best offense, you should always have a Preventative Maintenance service done on your system before transitioning from heating to cooling. The cost to have this done ranges from \$100 to \$150. If you have not done so, please have a qualified AC technician service your system now before it is too late.

Have a great summer and a wonderful pool season.

*Yahya Serry*

## ***Neighborhood News***



The **Farmer's Market** at 301 King Street in front of City Hall is open year-round every Saturday from 7 a.m. until noon.



There's a **Doggie Happy Hour** is at Hotel Monaco on Tuesday and Thursday evening from 5-8 pm.



For preferred cable service by **COMCAST**, please call **Paul Long**, the Direct Sales Representative for our area:

11101 University Blvd.  
Manassas, VA 20110

Monday: 703-895-5027

Friday: 703-789-8281

[paul\\_long@cable.comcast.com](mailto:paul_long@cable.comcast.com)



**You can follow what's happening in the city at these two websites:**

- <http://www.visitalexandriava.com/calendar-of-events/>
- <http://apps.alexandria.gov/Calendar>



***The next Board meeting will be held on Tuesday, June 18<sup>th</sup> at 7:00 p.m. in the South Pitt Street lobby.***

The February and March approved minutes of the Board meetings are included in this newsletter.

## ***MEET THE TEAM***

### **Board Members**

Debbie Bowman, President  
Ginny Long, Vice President  
Bev Keane, Secretary  
Jack Burton, Treasurer  
Ralph Rosenbaum, Member at Large

**Board email:** [saintasaphsquareboard@gmail.com](mailto:saintasaphsquareboard@gmail.com)

### **Cardinal Management**

Patrick M. Mazzei CMCA, AMS  
[p.mazzei@cardinalmanagementgroup.com](mailto:p.mazzei@cardinalmanagementgroup.com)

### **Front Office**

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To receive an electronic version of this newsletter, please submit your current email address to

[SaintAsaphSquarenews@hotmail.com](mailto:SaintAsaphSquarenews@hotmail.com).

If you'd like to submit an item for publication in the upcoming July/August issue, please send to above email address by July 15.

Your *St. Asaph Square Newsletter* editors,  
Van Keane and Ginny Long

