



ST. ASAPH SQUARE Newsletter

*January/February
2019*

St. Asaph Square Website has lots of news and information! Just go to <http://www.st-asaph-square.com>

Board President's Report

Karen Milslagle, President



Hello Neighbors,

Hello everyone, hope everyone had a great holiday season and are staying warm during this winter season. Thanks to all who pick up your packages from the lobby. Continue to let us know about any needed snow removal or icy patches so they can be addressed. Don't forget about getting your dryer vents and water lines checked. Stay warm — Karen Millslagle.

Please join us at the monthly Board meetings held every third Tuesday of the month on the third floor solarium, S. Pitt Street side. Looking forward to seeing you there.

Welcome Wagon



Welcome to the new resident(s) that have moved into Saint Asaph Square during January and February.

Welcome to the New Residents

Jeff Fremont

Unit 417



Landscape Committee

Beverly Keener, Chair

Thank you Punxsutawney Phil for predicting an early Spring.

We will have a new landscaping company, Pro Grounds, this year.

Social Committee

The Chair position is currently vacant. Please contact the Board if you are interested in heading the committee.

Happy Hour

All are welcome to continue in that friendly spirit with Happy Hour each Friday at about 5:30. We're meeting in the South Pitt Street Lobby if the weather is inclement, but when the weather is warmer, Happy Hour will meet on the St. Asaph patio. Just bring a beverage of your choice -- soda, lemonade, wine, water, or whatever sounds good to you at the end of a long week!



Management's Corner

*Patrick M. Mazzei, CMCA, AMS
Chief Human Resource Officer
and Community Manager*

*From: The Cardinal Management Group of
Companies!*

Happy New Year

As you know, the Association has installed cameras in key locations around the building. As part one of a multi-phase project, the Board will continue to monitor the need for additional surveillance areas around the Square and will address them from time to time.

Cameras are NOT SECURITY! You can never be too safe! *Open your eyes and report...never confront!* It is in your best interest to be safety conscience and aware of your surroundings. As the sign flashes as you enter the Airport "See something...say something!"

Report any suspicious activity promptly. In a non-emergency, call the City of Alexandria Police Department. The number to call is the 24 hour non-emergency number 703-746-4444. In the event of an emergency always call 9-1-1.

By now, every owner should have received a coupon book for the 2019 assessment year; if you have not, please contact your accounting representative and my team member, Aneta Johnson at 703-569-5797 and request a replacement. As in past years the coupon is itemized. There are 2 line items; the first

is your annual monthly unit assessment and the second is your annual monthly parking space assessment, if you own a parking space. There was a very minor increase this year so please check to be sure that you are submitting the proper amount for your Association dues...especially if you are on automatic "send" from your banking institution.

REMINDER - POLICY RESOLUTION 2015-01

States in part that the dryer vents in each unit must be cleaned every four

(4) years. The first cleaning certificates were due in September of 2015.

Certification that this has been completed is due no later than September 15, 2019.*

REMINDER - POLICY RESOLUTION 2015-01

(Replacement of Supply Line hoses on washing machine)

Establishes a time line for all Washing Machine hoses to be replaced. If you have a line that is made of rubber you must have it inspected and certified and/or replaced no later than September 15, 2019.

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Winter Driving Safety Tips

Falling snow can be picturesque, but it can also wreak havoc on the roads. While no one enjoys driving in snowy or slippery conditions, there are steps you can take to help improve your safety with these winter driving tips.

Here are some guidelines that can help you stay safe when driving in adverse winter conditions:

- Make sure your car is prepared for cold temperatures and wintery conditions like snow and ice. Keep your equipment properly maintained and

include a winter survival kit in your vehicle: an ice scraper, snow shovel and sand/salt.

- Clear snow and ice off your car – including windows, mirrors, lights, reflectors, hood, roof and trunk.
- Drive with your headlights on, and be sure to keep them clean to improve visibility.
- Use caution when snow banks limit your view of oncoming traffic.
- Avoid using cruise control in snowy or icy conditions. In adverse conditions, you want as much control of your car as possible.
- Know how to brake on slippery surfaces. Vehicles with anti-lock brakes operate much differently from those that do not have anti-lock brakes. You should consult your vehicle's owner's manual for instructions on how to brake properly if your vehicle should start to skid.
- Maintain at least a half tank of gas during the winter season. This helps ensure you have a source of heat if you are stuck or stranded.
- If you do venture out or are unexpectedly caught in a snowstorm and encounter problems, stay in your car and wait for help. You can run the car heater to stay warm for 10 minutes every hour, but make sure your exhaust pipe is clear of snow. There is a danger of carbon monoxide poisoning if snow blocks the pipe and enables the deadly gas to build up in your car. Open your window slightly to help prevent the buildup.
- Keep your windshield washer reservoir full, and make sure your car has wiper blades that are in good condition.
- Remember that speed limits are meant for dry roads, not roads covered in snow and ice. You should reduce your speed and increase your following distance as road conditions and visibility worsen.

- Be cautious on bridges and overpasses as they are commonly the first areas to become icy.

- Avoid passing snow plows and sand trucks. The drivers can have limited visibility, and the road in front of them could be worse than the road behind.

- Monitor road and weather conditions by checking local news stations or Internet traffic and weather sites.

- If you must travel during a snowstorm or in blizzard conditions, be sure to let a relative, friend or coworker know where you are headed and your expected arrival time. Avoid the temptation to check or be on your phone while driving as all of your attention should be on arriving safely.

Is there a winter storm on the horizon? Take some time now to gather the supplies you will need to ride out the storm at home, or to safely venture outside if you must. Once you have taken the appropriate precautions, you can focus on enjoying the winter wonderland outside your window.

Check Your Supplies

- Make sure you have a snow shovel and ice melt to keep walkways clear and safe.
- Check that you have sufficient heating fuel for your home and fuel for your generator, if you have one.
- If you will be using a fireplace, you should have a good supply of dry, seasoned wood.
- Have warm clothing and blankets on hand, and stock non-perishable food items and necessary medications to last you and your family for several days.

Get Ready for a Power Outage

- Turn your heat up now, and close off any rooms that are not in use.

- Check pipe insulation, and if you lose power, allow water to run at a trickle to prevent pipes from freezing.
- Charge your battery-powered electronic and communications devices.
- Keep a battery-powered radio on hand to stay aware of changing weather conditions.
- Get out your flashlights, batteries, first aid kit and other emergency supplies.
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Stay Warm — and Safe

- If you start a wood-burning fire, follow all fireplace safety precautions.
- Do not use an oven or a range as a home heating device.
- Test all smoke and carbon monoxide alarms to ensure they work properly.
- Do not let candles burn unattended, and keep them away from combustibles. Battery-powered LED lights are a safe, energy-efficient alternative to traditional candles.

Stay Inside — and Safe

- Drive only if you absolutely must, and be sure your car is outfitted with snow tires and has adequate fuel and an emergency supply kit.
- Protect yourself from frostbite and hypothermia by wearing layers of warm, loose-fitting, lightweight clothing.
- Stay away from downed power lines.
- Keep your pets inside, or make other suitable arrangements for them.

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Remember, there are certain guidelines that all contractors must follow when working inside the building. Mr. Serry in the site office has identification badges for your contractors to wear along with a complete set of rules and regulations

for your contractor to follow. Please give him a call at 703-683-5858 or visit him during regular office.

Management thanks all the residents at St Asaph Square for their support during 2018. If anyone has a particular issue or concern please reach out and contact me by phone (703-565-5011) or by email ([p.mazzei@cardinalmanagementgroup.com](mailto:p.mazzei@cardinalmanagementgroup.com)).

Best regards,  
Patrick M. Mazzei

## Awareness of potential Winter damage

by Yahya Serry

It is a proven fact that all living things will perish without water and these include humans, animals and plants. Water is the main source of human existence. In humans, it is the building block of every human cell. The smooth intake of food and oxygen and safety excretion of waste from the human body is facilitated by water. Therefore, the wellbeing of the human race is dependent on water.

On the contrary, Water could also be a major source of destruction; and condo living is no exception. Most of the major losses incurred in multifamily dwellings are water related. However, water related losses can be mitigated to help minimize its impact. The tips below, contributed by Mr. Mazzei, will help reduce water related losses and will save you as a home owner as well as the Condominium association some expense.

*To help prevent water damage and costly repair bills, Management requests that the next time you have your HVAC serviced (early springtime), please request that the service provider clear the condensation line.*

*If the condensation lines are left untreated, there is a good chance that the water*

*discharged from your HVAC unit will not drain properly and will back-up into your unit. This water will cause damage to drywall and possibly leak to a unit below (if you are on the upper level).*

*This should be completed twice a year to insure that the lines are clear of algae and are free flowing.*

Additionally, make it a habit to occasionally check the plumbing to your sinks and toilets. Tiny drips left unattended for a long period can cause lots of damage and costly repairs. Finally, please take care of your wash machine hoses and dryer vent cleaning, and forward your prove of compliance document to the site office.

Wishing you a great cozy winter as we prepare to make a bouncy spring to summer.



*By Mary Ann Radebach*



Due to the holiday the "Getting to know you" column will return in April.

Reaching out to get to know you! We have many interesting people at Saint Asaph Square. We would like to get to know you. If you would like to be

interviewed, or would like to recommend someone, please reach out to Mary Ann or Toni.



## Community Reminders and Notices

- Elevator Emergency protocol: If the elevator gets stuck, use the emergency call button. Press the button only **once**. Pressing it multiple times will interrupt the communication.
- Parquet flooring-If you are pulling up the parquet floor tiles and replacing them with new flooring in your unit, please consider providing usable tiles to St Asaph Square. The tiles can be reused by other owners, which can save the association a lot of money in floor replacements when there are needed repairs.
- A large bulletin board for posting notices, such as 'for sale' items, etc., is located outside Mr. Serry's office. Residents may also forward any items you believe to be of interest for posting in the new Community Bulletin Board.
- Shopping carts in the basement are the property of specific owners and are located at their respective parking spaces. Please return all carts to their original location. They are for the sole use of the individual who owns the parking space unless otherwise authorized.
- Dogs must be kept on leashes in common areas.
- REMINDER: To maintain the trash chutes please refrain from placing loose trash down the shoots. Please ensure that all trash and recycling

items are placed in the receptacles in the garage trash rooms and that trash chute rooms are kept free of non-bagged waste. Boxes should be flattened before placing in all receptacles. Note: Single Stream Recycling is in effect.



- An excellent website with lots of information about recycling in Alexandria is... <http://alexandria.gov/tes/solidwaste/info/default.aspx?>
- 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 with balconies and patios are reminded that they must be uncluttered and attractive. Please refer to balcony rules on our website.
- There is a 'NO SMOKING' policy in common areas and common patios of St. Asaph Square, including open-air balconies.
- Here's a handy link to the *City of Alexandria* site - you can submit online requests for the city to do something. Click here and let your voice be heard:  
<http://request.alexandriava.gov/CCC/#tab=Find>

## ***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.

*For emergencies during office hours,*  
please contact Cardinal at 703-569-5797.

***For after-hours emergencies,***  
**call 1-866-370-2989**

## **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**

# ***MEET THE TEAM***

## **ST. ASAPH SQUARE BOARD**

***Karen Milsagle, President***

***Beverly Keener, Vice President***

***Deb Bowman, Treasurer***

***Shari Keefer, Secretary***

***Jack Burton, Member at Large***

Board email:

[saintasaphsquareboard@gmail.com](mailto:saintasaphsquareboard@gmail.com)

## **CARDINAL MANAGEMENT**

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***Yahya M. Serry, CMCA***

*On-Site Manager*

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***Veronica Reyes, Housekeeping staff***

***Leodan Reyes, Maintenance staff***

*Saint Asaph Square Newsletter team,  
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Yahya M. Serry,  
Production and Distribution*

To minimize printing costs, our goal is to provide the 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](mailto: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 newsletter to be delivered to you, please notify Serry.

Please note that this newsletter is for the purpose of disseminating information that may be useful, important to know, or interesting to residents. 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 Board meeting.