

# Sentinel News



*A newsletter for owners and residents*

*August 2005*

## Sentinel Website Updated with Board Meeting Minutes and Announcements

Be sure to check out the Sentinel website, at [www.sentinelcondos.org](http://www.sentinelcondos.org). It is being updated regularly and now includes the monthly Board of Directors meeting minutes, going back through most of this year. The announcements that you see in the elevators are being posted here as well. The handyman listing ([www.sentinelcondos.org/handyman.html](http://www.sentinelcondos.org/handyman.html)), identifying local repair services that have been successfully used by your fellow residents, has been updated this summer. You can also always find general information such as the office hours and the night guard's phone number right on the website. Check back regularly as this useful resource continues to be updated.

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### *Area Redevelopment Plans Proceeding*

The Landmark/Van Dorn Area Study began in the summer of 2004 to analyze the potential effects of and provide guidelines for Landmark Mall and Van Dorn Street redevelopment. The study also considers the broader community area that might look to Landmark/Van Dorn as its town center. A team of city staff and consultants has been gathering background information, and on June 15 a hands-on workshop to was held to explore alternatives. Community members developed four planning principles for the study:

- ◆ Neighborhoods with a variety of housing types and price levels
- ◆ A multi-modal transportation system
- ◆ An interconnected open-space system of parks and recreation areas connected by trails and greenways
- ◆ An attractive gateway to Alexandria.

The workshop presentation and meeting notes are available online at [www.alexandriava.gov/planningandzoning/landmark\\_vandorn.php](http://www.alexandriava.gov/planningandzoning/landmark_vandorn.php).

The renovation of the **Foxchase Shopping Center** has begun. The west end of the center, which included Magruder's supermarket, the movie theaters and the dinner theater, has been demolished. It is anticipated that a Harris Teeter supermarket will be built on that site. Magruder's has relocated to the Seminary Plaza shopping center, on Kenmore Avenue adjacent to Van Dorn Street and Seminary Road, in a space formerly occupied by Safeway.

## FYI

**Welcome back to Susan Craddock-Allnut, who will work in the management office part time until a permanent replacement is found... and Farewell to Pamela Nast, who has taken the opportunity to spend the coming year in France.**

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**The Management office will be closed on Labor Day, Monday September 5. Labor Day is also the final day of the pool season.**

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**Also after Labor Day, the night guard hours will again be from 9 p.m. to 5 a.m. (current start time is 7 p.m.)**  
**The guard's cell phone number is 571-214-5207.**

## Sentinel Staff Goes Beyond the Call When Performing Maintenance Work

The Sentinel has a tremendous asset in building engineer Eddy Aguilar and his staff. Eddy regularly handles minor repairs and maintenance tasks that otherwise would be contracted out. Each month the Management Office compiles a list of completed projects for the Board, noting those that Eddy took care of in-house and their approximate cost savings to the Association – in July alone the savings were nearly \$4200. Among the projects completed were upgrading the door locks and light fixtures in the elevator machine rooms (as required by the city code inspector); repairing hallway wall damages caused by plumbing leaks; and pruning bushes and trees around the property.

In addition to their regular duties, Eddy and Jose are able to perform minor repairs within your unit, as their schedule allows during normal weekday working hours only. Again, the cost of these in-house services (which is paid to the Association) represents a significant savings over what an outside firm would charge. (Of course you can always arrange for an outside service if you prefer.) The Association is supporting this service to provide you with a familiar face to make the repairs as well as to keep down building costs, such as water, by fixing plumbing leaks. Please note that the charge for these services is subject to change at any time, primarily through the cost of the parts.

<b>Minor Repairs Available through the Management Office</b>		
<b><u>PARTS</u></b>	<b><u>PARTS COST</u></b>	<b><u>INSTALLATION FEE</u></b>
Toilet Tank Ball Cock	\$10.00	\$25.00
Toilet Flapper	\$5.00	\$15.00
Toilet and Tank Kit	\$7.99	\$40.00
Water Supply Lines: Toilet, Bathroom Sink, Kitchen Sink	\$7.99 each	1 - \$20.00 2 - \$25.00 3 - \$30.00
Toilet Flusher	\$7.99	\$15.00
Angle Stop Valves	\$7.99 each	1 - \$40.00 2 - \$50.00 3 - \$60.00
Toilet Wax Ring	\$9.00	\$60.00
Shower Stem	\$15.00	\$60.00
Smoke Detectors	\$35.00	includes installation
4' Fluorescent Light Bulbs	\$10.00 each	\$15.00
Window Screen Installation	Call office for current prices	\$5.00 each
<b>For other minor repairs or questions, please contact the office to consult with the Building Engineer.</b>		

## Windex Works Best on Those Big Fat Bugs

In the movie from a few years ago, “My Big Fat Greek Wedding,” the bride’s father always carried a spray bottle of Windex which he claimed was useful for just about everything. According to our exterminators, Windex is in fact the best spray to use for killing bugs – and it leaves a clean area behind when you remove the bug. Commercial bug sprays and bombs such as Raid which are petroleum-based actually encourage the bugs to reproduce – the sprayed bugs return to their nest where they die and become food for other bugs. The best commercial bug products are the non-petroleum traps such as Combat, which you can place in the problem areas to trap and kill the bugs. And of course the best preventive measures are to keep all food-preparation areas clean and keep all food products stored in sealed containers.

## Fence to be Installed Along Yoakum Parkway

In late September a new fence will be installed along Yoakum Parkway between the existing East garage fence and the wooden staircase which leads from the sidewalk to the front parking lot. The fence will block access to the hill which was often being used as a shortcut to and from the sidewalk. Unfortunately, someone fell recently and an insurance claim was filed. The claim was later dropped, but the insurance adjustor who investigated said that because the area had become a liability, a fence needed to be installed to deter its use. Installation is scheduled for the week of September 26, and notices will be posted when the work begins.

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*Back to School items can be donated at the office until August 30.*

# Some Reminders from the Management Office

## *Parking*

Recent inspections found numerous vehicles parked in the parking structures without displaying proper parking stickers or hanging placards. This practice is in violation of the Parking and Towing Policy. All vehicles parked in the Sentinel of Landmark parking facilities must display either a Sentinel parking sticker or mirror hanger.

## *Elevators*

Please do not prop the elevator doors open with packages or other objects, as this can cause damage to the elevator mechanisms. Also, please remember that some residents live directly across from the elevators, and they are subjected to noises that other residents don't have to cope with, such as loud conversations, elevator doors banging and beeping when propped open, and the sound of the alarm bells when activated. Please be courteous when waiting for the elevator, especially during the evening hours.

Many grocery and variety stores sell folding carts with wheels that you can use to transport parcels to your unit.

## *Trash Room Usage*

Please place all trash in plastic bags, tie the bags shut, and put the bags into the trash chute. Do not leave anything on the floor of the trash rooms. All newspapers and recycling materials are to be taken to the loading dock areas and placed in the proper receptacles. With warmer weather approaching, trash left on the floors will create unwanted odors and attract bugs.

For information on recycling in the City of Alexandria, visit [www.alexrecycles.org](http://www.alexrecycles.org).

## *Door-to-door Solicitations...*

...of any type are prohibited with the exception of notices from Management.

## *Balconies*

Please remember that barbecuing of any type is prohibited on balconies ... there are grills in the gazebo area near the pool for your use.

Also, if you must smoke on the balcony, please refrain from throwing cigarette butts or matches off the balcony. We have had several incidents of small brush fires near the building which could have been very dangerous if they had not been caught early.

## *Barbecue Grills*

The barbecue grills in the gazebo area are available for the use of all residents. Please note that reserving the Community Room does NOT provide exclusive use of the grills. Also, please remember that **BARBECUING ON THE BALCONIES IS PROHIBITED** by Sentinel regulations.

For better-tasting food with less air pollution, use the chimney starters with the grills:

- ◆ Place no more than two half-sheets (14"x22") of crumpled newspaper in the lower chamber (the part with the holes).
- ◆ Move the coal tray to the lowest position.
- ◆ Place the chimney starter on top of the grate, then pour charcoal briquettes into the top chamber.
- ◆ Light newspaper through hole with a match; wait 15-20 minutes for coals to be ready.
- ◆ **DO NOT LEAVE UNATTENDED.**
- ◆ Pour coals onto the tray and raise it to the desired distance from grill.

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## **Sentinel News – August 2005**

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