

Sheldon Johnson (418), VP	Holly Dockery (1009), President	Michael Wiseman (512), Treasurer
Jack Francis (406), Secretary		Anand Mudambi (802), Director

From the Board:



2010 has been a busy year for our Association and 2011 promises to be even more productive. Our Annual Meeting is coming up on February 17th, and we are planning to kick-off the meeting with a Committee Fair to recruit new members and a Community Social Hour with refreshments and a chance to spend time with your Crystal Park neighbors. We encourage everyone to join us and to participate in the many activities that will be happening in the upcoming year. Two Board members will be elected at the Annual Meeting and it is very important that all Unit Owners to vote by proxy or in person so that we achieve a quorum.

The Election Committee will be announcing times when you may vote by proxy so please watch the bulletin boards for the notices.

On another front, as a money saving “green” initiative, we are asking all owners to register on our business web site <https://www3.senearthco.com/>. Many of our communication needs can be met by the capabilities provided by this site. For instance, official documents can be downloaded, including the By-laws, House Rules, Board of Director’s Meeting minutes, Newsletters and more. Our Communications Committee has volunteered to provide free technical support to help anyone wishing to learn more. Just call the desk to schedule assistance.

Thanks for your support and we look forward to seeing you at our Annual Meeting.

Holly Dockery, President



From the Property Manager:

We are tracking many ongoing projects for the Association. The following information is current as of January 20, 2011.

Roof Top Air Handler Unit – On Wednesday January 5, 2011, the first roof top unit was installed on the north side of the building and is now up and running. The contractor was unable to complete the job to remove the old units and install the new one on the south side because of a complication concerning the planned location of the crane in our guest parking lot. The lot is directly above an underground parking structure owned by Vornado and there are concerns

about the ability of the structure to withstand the load. The crane company is requesting the use of the railroad right of way as an alternative. More news may be available by the time of the Board meeting.

Facade Repairs - The prototype repairs are complete. The staging equipment has been retained in place so CPUOA can have another engineering company perform a peer review of the analysis and recommendations provided by the company performing the prototype repairs.

Side Lobby & Front Glass Doors – The weather stripping has been replaced on the outside doors, however we have noticed that there are still void spaces allowing cold air into the lobby and hallways. We are looking into additional methods to deal with this issue without interfering with the operation of the doors and the locking systems.

Computer & Message Boards – Moving forward after the Board approval, components for the new system are being purchased. Installation will likely begin at the end of the month. The 32” electronic message boards will be placed on the first floor and the G2 level to replace our current paper postings as the method to communicate time-urgent information to Owners and Residents.

Underground Storage Tank – Because of the potential contamination issues presented by an old underground diesel storage tank (used for the emergency generator), removal of the current tank and installation of an aboveground tank is critically important. This project is currently being finalized.

Pool Deck – Although we have received an initial report from the engineering firm on possible methods to renovate the pool deck, there are still a number of outstanding issues that the Board is trying to resolve before moving forward.

Hallway Remodel – Work has been done to identify potential sources for suppliers for the hallway remodel and samples of potential products have been obtained to start the process of estimating costs and initiating work on the hallway remodeling project that will be accomplished this year.

Ms. Mary Johnson, Property Manager

Committee Update:

ALL COMMITTEES ARE RECRUITING NEW MEMBERS !! IF YOU ARE INTERESTED, PLEASE CONTACT THE PROPERTY MANAGER OR THE COMMITTEE CHAIR.

Architectural Control Committee is developing a template to make it easier for owners to apply for Board approval of proposed alterations. Any owner who wants to participate in the Committee's work is invited to contact its Chairman, David Reed, at David.Reed.email@gmail.com, or leave a note at the front desk for unit 1004.

Rules Committee has completed its work and the Rules have been through extensive review and revision by the Owners, Board, and our lawyer. A Board vote on the new House Rules is expected on the February meeting. The Rules are available at the Front Desk for Owner comment on major issues.

Landscape Committee is waiting for the sun to come out and warm the days so that we can again pursue projects that will enhance the appearance of our property outside. We welcome any new members to the committee any time and our meeting dates, time and places will be posted on the bulletin board as they are scheduled. Please contact Ralph Cook at 703.521.2578 e-mail address is ralphjcookjr@comcast.net.if you are interested.

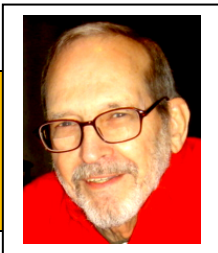
Communications Committee is a new committee responsible for all internal and external communications activity. We are publishing the quarterly newsletter; updating the business web site and supporting owners and residents in learning to use the site; planning social activities; welcoming new residence and representing the Association at Crystal City Planning meetings. Interested owners should contact Larry Mercker, Unit 708 at 703-980-2664
E-Mail: Lawrence@seca-1.com

Announcements:

Do you like the name of the newsletter??? If not suggest a new name and we will vote next issue in a "Name that Newsletter" contest !!!! Send suggestions to: lawrence@seca-1.com

From the Property Manager;
Noise complaints are on the rise. Please remember that your concrete floor is your neighbor's concrete ceiling. The sounds of walking with hard soles or dragging chairs across uncarpeted floors are conducted directly into your neighbor's unit. Just a reminder. Thanks for your consideration.

Chess Club: If you are a Chess player or just someone who wants to learn call 703-980-2664



LEBER'S LINKS

Ted Leber, one of the Association's 29 original owners, surfs the internet looking for links that would be useful to residents. Check these out !!

Food: www.arlingtonvirginiausa.com/index.cfm/22?newsid=561

Flu Shot: www.arlingtonva.us/calendar/default.aspx#EventDetails_12379

Crystal City Events: arlingtonhousing.wordpress.com/2011/01/18/welcome-to-crystal-city-week-part-1/

Recipes:

projects.washingtonpost.com/recipes/searchaction/?keywords=cookies&course=5&cuisine=&holidays=&month=&year=&x=178&y=11

Appliance Maintenance: www.bankrate.com/finance/personal-finance/6-ways-to-dodge-appliance-disaster-1.aspx

Inflation Calculator: www.moneychimp.com Baltimore Cruising: www.cruisemaryland.com

Real Estate Update:

Units Currently for Sale					
508	at \$485,000	310	at \$389,000	414	at \$295,000
Unit Sales Last Year (2010)					
Note: All data is public record on www.arlingtonva.us/departments/realestate					
214	at \$318,500	305	at \$449,000	805	at \$395,000
710	at \$425,000	214	at \$278,000	705	at \$405,000
314	at \$395,000	306	at \$558,000		
Historic High & Low Prices by Stack					
Stack	High - Low	Stack	High - Low	Stack	High - Low
1	\$439,000 - \$112,000	7	\$430,000 - \$120,000	13	\$680,000 - \$170,000
2	\$415,000 - \$106,000	8	\$625,000 - \$169,000	14	\$350,000 - \$97,000
3	\$320,000 - \$93,000	9	\$680,000 - \$170,000	15	\$375,000 - \$87,000
4	\$330,000 - \$103,000	10	\$560,000 - \$130,000	16	\$400,000 - \$103,000
5	\$449,000 - \$126,000	11	\$640,000 - \$192,000	17	\$375,000 - \$106,000
6	\$600,000 - \$192,000	12	\$790,000 - \$190,000	18	\$529,000 - \$140,000

Thoughts from Unit Owners:

This is your editorial section. If you are interested in writing an editorial, please contact the editor, Larry Mercker at 703.980.2664.

A social note: Come and meet the neighbors on the last Friday of every month...
T.G.I.F. in the party room...



See you at our next social event...
the Annual Meeting at 6:30pm on Thursday, February
17, 2011. (Complimentary Beer, Wine, Soda, and Finger Food)