



River Place East Updates

President's Corner

I want to give you a short update on the building. Following the elections in March, the board developed the following list of priorities for the upcoming year:

***Board of Directors Priorities
May 07 – April 08***

Goals

- Lobby Redecoration
- Fiber Optics Installation- upgrading resident access to internet, phone and TV
- Monitoring of expenditures to minimize assessment increases
- Elevator Cab Redecoration
- Improve Front Entrance Appearance -- landscaping, canopy, etc
- Recycling & Conservation measures
- Focus on FYE08 Reserve items
- improved awareness and delivery of services/info/responsibilities
- Timeliness of the website updates & newsletter dissemination
- Loading dock improvement/parking access
- Storage space progress/development

Top Priorities

As you can see from the list, the board is concerned about customer service issues, capital improvements to the building and aesthetic upgrades. We have already completed the landscaping modifications at the entrance and expanded the available parking spaces on the loading dock. Refurbishment of the elevator cabs also begins in August. This will include the walls, ceilings and floors.

The board has been working with Verizon regarding installing Fiber Optics or FIOS in the building. We have signed an agreement with Verizon. This project will be done at no cost to the corporation and provide our residents with alternative sources for

telephone, internet and television service. Residents will still have the option of using Comcast if they desire.

As you may recall, we approved a new reserve study last year. Based on the study, we have increased our contributions to reserves each month. As of 30 June 2007 we have \$501,000 in our reserves.

Major capital projects this year include a continuation of the riser upgrade in the fall and spring, as well as a restoration of the balconies on floors 1 through 11. We are teaming with North and West buildings to get a better price and with the help of an engineering firm have selected the contractor for the project. The project involves repairing the concrete on each balcony as required and then resealing the balconies. It also involves sandblasting and repainting the railings. When completed balconies should be good for another 20 years. Once we get the schedule for the work, we will make sure that the affected units are informed. Work on the balconies will initially commence in the North building so the contractor should have the process down by the time they start here in the East.

The board continues to refine the rules and regulations in the buildings. This is an ongoing effort. Renovations, pest control and maintenance request procedures have all been updated. Hard copies of the rules and regulations are available in the office, but they also are located on the River Place East website at www.riverplaceeast.com. Minutes of the monthly board meetings are also posted on our website.

Additionally, the board has adopted a way ahead on the storage areas with the objective of providing residents greater access to both the "chicken wire" and paid storage areas.

As always, we welcome feedback from shareholders.

Y/r BRIAN FREDERICKS

Keeping Pests at Bay

Have you seen a bug in your apartment? We are here to help. The Management Office needs to know as soon as you have seen any pests so we can deal with the problem immediately. Some pests fall under our purview and others do not. Cockroaches are our responsibility because they indicate a health hazard. Bedbugs are an example of one that is not under our purview.

River Place East is committed to mitigate pests that are a health hazard. We contract with Triple S Pest Control Service to achieve that goal. As a cooperative, we handle general building maintenance and care, while unit owners handle most internal workings of the apartment. We need your cooperation to identify or treat pests. (We're not a cooperative for nothing!)

Bedbugs? Aren't they a myth? No, they are not. Bedbugs have made a comeback in the US recently due to increased travel and the banning of DDT. Nowadays, it can be easy to acquire them via travel, overnight stays in hotels or visits to other affected

apartments. Even though RPE does not handle the treatment of these critters, we still need to know about them. We have a process in place for bugs that do not fall under our management scope. We inform the landlord and the tenants of the kind of pest they are dealing with, how to abate the problem and closely monitor to ensure treatment is done in a timely manner.

Sometimes roaches pass through an apartment and their presence is not directly related to the tenant and their actions. However, when roaches find a food source or breeding ground in your apartment, then they will stay, hide and breed. As we learn of problems, we investigate them. We handle treatment for pests when they are our responsibility or inform the shareholder if not. When we need residents to take measures to help improve the problem, we inform them and the landlord and provide a deadline to fix the problem. Problems need to be addressed quickly. Did you know that a leaky faucet attracts roaches? It can be that simple.

RPE has recently clarified our pest control policy. The full details are in the rules and regulations posted on the website: www.riverplaceeast.com. Here are some highlights:

- Apartments need to be kept clean and sanitary.
- Exterminator must be allowed access to units with notice or in emergency situations without notice. The service is performed every Wednesday except for the 5th Wednesday of the month.
- Requests for extermination service should be made directly with the management office and the landlord also should be notified.
- Residents should not use pest control foggers or sprays.
- When the pest control issues are not covered by RPE, the shareholder will be informed. Landlords are responsible for handling those situations directly with tenants, while keeping management informed, in a timely fashion.

River Place East documents are on the website!

- *Rules*
- *By-laws*
- *Minutes*
- *Renovations Procedures*

www.riverplaceeast.com

Also, to get information on the happenings around the building, you can sign up for our yahoo group

[http://groups.yahoo.com/
groups.RPEResidents](http://groups.yahoo.com/groups.RPEResidents)

Maintenance...Is your home working at its best?

How is your home running? Here are a few simple tips to ensure your home is saving you money and not costing you a bundle.

Are your faucets leaking? The fact is most apartments at River Place East have never had their faucets changed. That means that they are 50+ years old. What about the valves under the sink and behind the toilet? Do you know if they work? Plumbing repairs can be costly, especially when there is water damage. Not only do you have to repair the pipes, but you must also repair any water damage to your unit and any other units that you have affected. This can mean thousands of dollars. Here are some simple things you can do to avoid these situations.

Tip #1: Report leaks. Even the smallest drip could be evidence of a bigger problem. Water can also leak behind the wall, damaging plaster, drywall, flooring, tiles, and possibly other units below and beside you. The extent of the damage is dependent on how long and how much it has been leaking. The longer the problem is ignored, the more damage including mold is possible to occur. Problems become compounded, if the valves used to shut off water to the toilet and sink don't work, then a tier or even building wide water shutdown is necessary, to first repair the valves, then the faucet. This can quickly become an extensive and expensive repair which can impact your neighbors.

Tip #2: Check your valves. Changing your valves or exercising them to ensure they work, can save you money. The key is doing this prior to a problem. Working valves can minimize water damage. You may be without water to a certain area for a while, but you can stop the damage from occurring until a repair is made.

Tip #3: Check your tiles in the bathroom. Loose tiles can mean water has gotten behind the wall. Tile repair is a hassle, not only are you without a shower, but most likely the water has seeped down to the unit or units below.

When units have caused damage to other units, owners are given a reasonable amount of time to repair damage to units that they have caused. However, if after adequate time there has been no progress, man-

agement will step in and repair the damage at the responsible party's expense and tack on an additional 10% for management fees. We are hoping that the added cost will help owners take care of problems quickly.

Tip #4: Report damage immediately. Damage in your unit often means a leak from above. Tracing the source of damage is easiest while damage is new and fresh. Obviously, the sooner damage is reported, the sooner the problem can be resolved and also less damage will occur. After time, it is impossible to correctly identify the source of damage and it becomes the damaged owners' burden.

Tip #5: Convector leaks are also important to report immediately, while the building is responsible for this specific kind of leak, damage to floors can be minimized by a quick call to us.

Above all, communication is of utmost importance. Talk with management, and with other impacted owners/tenants. If you have been notified of a plumbing problem, it is very helpful to keep the owners of damaged units informed of the repairs you are making. Most owners/tenants are willing to work around scheduling problems provided they are kept up to date and in the loop.

The Importance of Being Registered

Or why you may regret not being registered. The top five benefits to being registered are:

- Elevator reservations for authorized move ins/move outs
- We only hold packages for registered residents
- Pool access is available for current, registered residents
- Gym access – staying healthy and fit!
- And the number one reason residents regret not registering: When you get locked out, we cannot help you if we cannot verify you live here!

You can register while the lobby desk is open: Registration occurs at the front desk from 9 am to 10 pm DAILY.

FIOS

River Place East is bringing you the option of Fiber Optics (FIOS) – the wave of the future! FIOS is the transmission of data via pulses of light over ultra-thin glass fiber cables. River Place East has contracted with Verizon to install FIOS building-wide as a standard improvement. Look for more information posted around the building as the installation gets under way!

Once the installation is complete, Verizon will be able to offer internet, cable and phone services via FIOS to all apartments that sign up for it. Verizon can tailor their different feature plans and bundle packages to accommodate your specific needs and your budget. If you only want FIOS internet, they can help you. Do you want only cable and internet? They can give you a package offer for those two features. All features combine crystal-clear product – visual and audible – with the reliability you expect from Verizon phone service.

After the completed installation which will take a few months, shareholders or residents will be able to obtain services from Verizon at their great low prices by calling them and scheduling an appointment.

Y/R Hiranya Maru

Meet the River Place East Staff

Management

Building Manager – **Carol Brooke**
Assistant Manager – **Cristille Boyd**
Administrative Assistant – **Tunisia Simpson**

Maintenance

Maintenance Engineer -
Redoduane “Eddie” Abderrafi
Part-time Handyman – **Melvin Doyle**

Concierges

Weekday Mornings – **Janea Webb**
Weekday Evening – **Patrice Cunningham**
Weekend Morning – **Teresa Howard**
Weekend Evenings – **Karen Snow Jenkins**

River Place Owners Association Update

The River Place Owners Association is responsible for maintaining the common areas in our community. The major focus of the River Place Owners Association is the ongoing garage renovation project. Phase II of the project commences on 3 August with the entire project scheduled to be completed by the end of October. Although an inconvenience for the residents who have been displaced during this period, the garage was in urgent need of renovation and when completed the garage will serve River Place for many years to come. The pool season is now well underway and many people have provided positive feedback on the improvements made to the pool house during the off-season. This past spring the pool house was totally updated with new tile flooring, cabinets, countertops and fixtures. The OA has also been busy throughout the property painting and improving the appearance. In particular, the appearance of the area outside of the dry cleaners and hair salon has been improved with pressure washing of the brick wall, painting of the concrete bollards and repairs to the lights. The OA has recently hired a new site manager, Ed Sellman. He comes with an extensive background in property management.

Financials

We are now several months into the fiscal year which began on May 1 and to date our budget is matching our expenditures. We have increased our reserve contributions this year to meet the recommendations of our recently approved reserve study. We now contribute a total of \$34,303 to reserves each month and our reserve account now totals over \$500,000. The board recently approved to consolidate all of our reserves into a Merrill Lynch account where we will develop a plan that matches the maturity dates of our investments with the programmed expenses in our reserve study. For this fiscal year, our planned major capital projects include the balcony restoration at \$260,000 and a continuation of our ongoing riser upgrade project in the fall and spring for a total of \$479,482 in reserve expenditures. We continue to offer the automatic debit payment option for our shareholders to pay their assessments. This program allows the monthly assessments to automatically be debited from your account each month. For information on how to sign up for this program contact the management office for the forms.

Y/R Leo Sequeira.

Manager's Update

Recently you may have noticed changes around the building. So many things have changed and many more will be changing very soon. Here are some highlights:

- We have improved the landscaping at the front of the building by removing some trees, adding some new bushes and pruning the rest. We now have the best front entrance at River Place!
- We have brought better parking availability at our loading dock area for both contractors and residents with short term needs with 5 management controlled spaces at the back along the left wall as you drive onto the loading dock.
- We are improving our conservation and recycling efforts with an advertising campaign around the building (look for the tips on reducing your carbon footprint on page 6).
- We are redecorating the elevator interiors and the lobby to have a more polished, sophisticated, and inviting look.
- And, FIOS – Fiver Optic networking – will be coming soon!

Storage Bin Availability for Residents

River Place East has 465 apartment units, but only 239 “chicken wire” storage units on the second floor. A survey of the storage areas last year indicated that there are a number of storage bins that were not currently being used by a resident or appear to contain abandoned property. We are continuing work on this project and have made many improvements in availability.

If you have not signed up with us or need to confirm with us your storage space bin number, please contact us at (703) 276-0025 and ask for Cristille “Cris” Boyd or you can email her at: cristille.boyd@riverplaceeast.com.

We continue to move forward on this project to capture space not in use or used by unauthorized parties, former residents, owners, etc. Then in turn, we make this space available to registered residents and owners on our waiting list.

Are you a new resident to River Place?

Welcome! Your landlord probably told you about your apartment and the amenities of the complex but did they tell you about our history?

The River Place buildings were built in the early 1950's. They started out as Arlington Towers with each building named after Presidents Monroe, Jefferson, Tyler and Washington. In the early 1980's they were converted to individual cooperatives and the name was changed to River Place. Now each building represents a compass point – North, South, East and West.

The property was built on land leased for 100 years and that lease is set to expire December 2052. Many owners, residents and prospective owners and residents ask about what will happen after the lease ends. It is not a renewable lease – it has no options – and if no other arrangements are reached, the land will revert back to its original owners, a private family who allows Westfield Realty to manage the 16 acres on which the buildings reside.

Many shareholders at River Place have bought their unit(s) for investment purposes and rent them out. We have residents who have been on the property for many, many years and some who are passing through for job or school opportunities. We welcome each one of you.

Services

- *Mandatory registration Fee*
— \$50.00 per unit
- *Lost ID replacement*
—\$10.00 per person
- *Penalty for not renewing*
—\$20.00 per person

- *Maintenance during office hours*
—\$60.0 per hour M-F, 9-5
- *After Hour Maintenance*
—\$100.00 per hour

*Maintenance is charged in 15 min. Increments.
There will be additional charges for Material.*

- *Smoke detectors*
—\$25.00 Total cost
- *Smoke detector Battery replacement*
—\$10.00 Total cost

Arlington's Newest Initiative Fresh AIRE

Arlington County's new initiative to reduce emissions and improve our environment is called Fresh AIRE (Arlington Initiative to Reduce Emissions). The county's goal is to reduce the government's greenhouse gas emissions and waste. Here are some Fresh AIRE tips compliments of Arlington County -- things we can all do to reduce energy use and to save the planet from our carbon footprint.

- **Drive a fuel-efficient car.** Less gas used = less gas emissions. Arlington County provides Residents with a personal property tax break on the purchase of a hybrid!
- **Use compact fluorescent light bulbs (CFL).** 1 CFL is equivalent to 150 pounds of CO₂ saved. RPE uses CFL's in the hallways and wherever possible.
- **Use less hot water.** Saves the energy from heating the water!
- **Kill the energy vampires!** Charging your portable electronics consume power, even when the items are fully charged, if the cords remain plugged in. Please unplug them when not in use. 40% of electricity used to power home electronics is consumed when the products are turned off.
- **Take alternate transportation** – Walk, take Metro, or ride Metrobus. Both Metro and Metrobus stops are just two blocks away! Metrobus offers free rides on Code Red days.

- **Buy local produce from Arlington's Farmers Markets.** Arlington hosts several Farmers' Markets: Rosslyn on Thursday and Courthouse on Saturday. Produce that is grown and sold locally avoids energy used to transport items from great distances.
- **Keep your tires inflated to increase your car's efficiency.**
- **Reduce, Reuse, Recycle.** You can save 2,400 pounds of CO₂ per year by recycling half of your household waste. Use sturdy tote bags instead of plastic at the store. Reuse plastic grocery bags as trash can liners. Take a travel mug to your favorite coffee shop. Use reusable gift bags.
- **Hang it up.** Clothes dryers are energy gluttons. To maximize dryer efficiency, clean the lint filter after each load. Use the dryer less often by hanging up your clothes or using a drying rack that fits into the bathtub or folds up into the wall. Reduces CO₂ emissions, and your clothes will last longer!
- **Kill a Watt.** Measure how much electricity you are using. All Arlington branch libraries now have Kill-A-Watt electricity usage meters available for check-out. The devices measure the amount of electricity used by home appliances.

What's going on in Arlington

New Pilot Warning System is being tested in Rosslyn. This is not your father's air raid siren. The new system combines both the siren sounds with a loudspeaker capability for specific instructions. They periodically perform testing of the equipment to ensure functionality.

Hang 'Em High Film Festival happens every Friday night at Dusk in Gateway Park. Great Westerns, most featuring Clint Eastwood. This festival runs through August 31st.

The 17th Annual Rosslyn Jazz Festival happens on Saturday, September 8th from 1 to 7 pm at Gateway Park.

For a complete listing of events and activities in Rosslyn, visit www.RosslynVA.org

River Place East Board of Directors

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