



## River Place East Updates

### *President's Corner*

In preparation for our upcoming annual meeting and elections on March 26, 2008, I want to give you an update on progress in the building. It has been a very positive year and I have been privileged working with an outstanding board of directors and office staff. Below are some of the accomplishments since our last newsletter in August 2007.

Lobby Redecoration- completed with new furniture in September 2007.

Loading Dock parking access- completed with 4 additional spaces now available for use by residents to load and unload vehicles. All of the spaces to the left of the rear door are now managed by River Place East and available for use by residents with loading dock passes.

Elevator Cab Rehab- the two passenger elevators cabs and lights were renovated in September 2007 and new wall pads installed in the service elevator.

Landscaping- front entrance shrubs were updated. Overgrown bushes were removed and new ones planted, giving the front a fresh updated look.

Balcony Restoration- balconies and railings were repaired, repainted and resealed in November-December 2007. The wraps on the balcony railings were also cleaned. This was our major capital project for the year at a cost of \$250,000. Once the weather gets warmer, the final punch list identified by the engineering firm overseeing the work will be worked off by the contractor. This restoration will last us for many years to come.

FIOS installation- project is now underway to install fiber optics in the building with a projected completion by April 2008. The East building is the first building at River Place to have FIOS installed. Once completed, this will afford residents an alternative source for internet and television service. Residents will still have the option of using Comcast if they desire.

Riser Replacement- two more tiers were completed in October providing new supply lines from the boiler room to the convectors located in units. Two more tiers are identified for completion in April 2008. We are nearing completion of this multi-year project involving all 48 tiers in the building.

Boiler Room upgrades: A systematic program continued to replace and repair the 50 year old pipes in the boiler room. Although out of sight, this work is key to keeping our heating and air conditioning working as efficiently as possible.

This past year, we also gained a new manager as Carol Brooke departed for another position in December 2007. Cristille (Cris) Boyd is the new manager. Cris previously served as assistant manager. I encourage you to stop by and meet Cris.

By now you have received your ballots for the upcoming elections. I strongly encourage you to vote. We need to have 30% participation for a quorum. When you vote, this also counts towards the quorum. We have 2 seats up for election and four candidates. Our annual meeting will be held in the Entertainment Center located in the South Building. I hope to see you there.

y/r Brian Fredericks

### River Place East Housing Cooperative 25th Annual Meeting

Wednesday, March 26, 2008

In the Entertainment Center

6:00 pm

1011 Arlington Blvd.

Entertainment Center

Arlington, VA 22209

Sign in begins at 5:00 pm

Come join us and cast your vote for the  
25th Annual Meeting.

4 candidates

2 seats

Cast your vote now!

## Management News

There are some issues that have come up at River Place East. Lately we have had a series of Break Ins and Robberies. This problem is not just a building issue, but a complex issue. Although we are a gated community, which provides some protection, we do however live in the City. Make no mistake; this is a highly metropolitan area. For this reason, I am asking shareholders and tenants to use their common sense. Be aware of your surrounding, always lock your deadbolt, and don't hold the door open for strangers. I know it might seem rude, but safety over courtesy is far better appreciated.

A recent topic of late for residents of River Place East is the importance of renters insurance. Tenants that do not have renters insurance are at risk. Section 5.3 of the RPE By-laws reference the non-liability of the corporation for possessions. The building will not be responsible for damage to belongings housed inside your unit. Renters insurance is a relatively inexpensive alternative to leaving yourself at risk. Be sure to pick a plan that best fits your needs.

### Meet the River Place East Staff

#### Management

Building Manager – **Cristille “Cris” Boyd**  
Assistant Manager – **Maria Topping**  
Administrative Assistant – **Tunisia Simpson**

#### Maintenance

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

#### Concierges

Weekday Mornings – **Janea Webb**  
Weekday Evening – **Rhonda Jenkins**  
Weekend Morning – **Teresa Howard**  
Weekend Evenings – **Karen Snow Jenkins**  
Floater - **Hemza Abderrafi**  
Floater - **Matthew Titus**



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On another note, there have been numerous sightings of dogs on the property. There have also been many noise complaints. It is for this reason that **dogs are not allowed on the property**. This is the same for all Buildings. River Place By-laws prohibit dogs from residing and even visiting the property. Shareholders do not want dogs on the premises as they damage units, cause problems for landscaping, and generally lower the value of the community. River Place will fine shareholders for allowing dogs onto the premise, as well as invoking the right to have tenants evicted for failure to comply with its by-laws and rules and regulations.

There are also several administrative projects scheduled to take place this year. Management will be introducing a new Assistant Manager, who will help with the reformatting of all unit and contractor files and aid in the restructure and organizing of the financial archives

Looking back over the last year, there have been several changes. We have completed numerous projects, but there are some that are still in process. When the weather warms up a bit, Envirotech our balcony contractor will be out to finish the punch list set forth by Leach Wallace, our Engineering Firm. There are several units that have some touch-up to be addressed. Verizon is still in the process of installing **FIOS**. The finish date for this project is scheduled for April 2008.

More changes are to come in the next fiscal year. This year “behind the scenes” projects will include a complete Air-Handler Unit (AHU-2) overhaul. This is the system that forces the air throughout the building, bringing you heat and air conditioning. The system in use is currently original to the construction of the building.

The chill water pump that feeds cold water to the air conditioning system is being repaired. There are 2 large valves connected to the pump. 2 new 10” O.S.Y gate valve are being installed in March. These valves are needed to ensure that water is isolated from the chill water pump. After the installation of the new gate valves are complete, work on the chill water pump can begin. This project will help insure that this summer our A/C is working at its maximum capacity.

Repair of the Lochinvar Boiler is on the way. This system is a smaller boiler that the building uses in the summer to heat the domestic hot water. Proposals have been signed and work is scheduled to start in March. This smaller system will ensure that we are saving energy when hot air for the building is not needed. This project is scheduled to be completed before the switch to A/C.

We are nearing completion of our Riser Replacement project for the entire building. Currently there are 48 risers in the building. We are starting on our 42nd riser replacement. There are two double risers scheduled for April (tier 35/36 and tier 05/06) and two double risers scheduled for October. Completion for this multi-year project is 2010.

Y/r Cristille Boyd,  
Building Manager

## ***Financials***

The Board has approved the budget for the fiscal year beginning on May 1, 2008. It includes a 4% increase in assessments. This increase is primarily due to an increase in reserve contributions as well as projected utility increases.

The latest River Place East Reserve Study approved in 2007 calls for a 10% increase in reserves to handle the upcoming projects that are scheduled to take place in the 2009 fiscal year. A 30% increase in Trash removal is being set forth by Arlington County. While Management is seeking new bids for a better contract, we believe that this increase will be county wide. Arlington Department of Water and Sewer is also calling for a 10% increase in water.

Y/r Leo Sequeira

### ***River Place East documents are on the website!***

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

[www.riverplaceeast.com](http://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)

Look for new information on  
our website

## ***Owner's Association News***

### **MP Garage Project**

The MP Garage Project was the most ambitious project of this year. It was consequential for River Place, not only in stopping leaks, but in removing the potential for serious damage or collapse. Gardener James did the engineering and Restoration East did the construction. Working in all three MP levels, the company removed cement from the ceilings and walls, exposing down to the supporting steel beams. They then replaced the concrete, repainted and restriped. This work occupied the better part of five months at a cost of \$1.2 Million. The garage terraces for the MP and WP garages were resurfaced, waterproofed and restriped. This work has been excellent and occupants are delighted with the result: a clean, well-lit, non-leaking garage.

**Pool Improvements:** The pool house was retiled and repainted.

Other: 1. Patrol has been given maps of the property to aid vendors and other newcomers unfamiliar with our property. 2. An electrical map of the property has been completed by the office of the Site Administrator. This research should make our work with grounds illumination more efficient. 3. The Site Administrator has worked with Monday Properties to prune the shrubbery bordering our property. There were jurisdictional questions with respect to these plants which had resulted in neglect.

### ***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.

## ***Verizon FIOS is coming to River Place East***

Verizon *FIOS* (Fiber Optics) is in the process of being installed. Work has been commencing throughout the building since late January. While the installation of *FIOS* is a massive project involving every unit in the building, the work is coming along smoothly.

### *What is FIOS and what can it do for me?*

*FIOS* is the new technology of using light pulses to transfer data through ultra-thin glass fiber cables. This process will bring you incredible high speed internet, phone and cable that are clearer and cleaner than what was previously offered.

### *What's been done so far?*

So far the trash rooms on every floor have been X-rayed to insure the safety of the building's structure. The next Step was coring the holes in the trash rooms for the path and the hubs that will be housed there. Installation of the units is now underway with more than 300 of the Building's 465 units being complete.

### *What's left?*

Verizon and its contractor *TKC* are working hard to complete this project. River Place East is the first in the complex to have *FIOS* installed. The final steps are being prepared so the *FIOS* will be up and running by April 2008. The final steps involve completing the units, installing the equipment in the trash rooms, and bringing in the drop from outside the property.

Verizon is offering combination packages for any budget or need. After the completion, shareholders and residents will be able to obtain services by calling Verizon and scheduling an appointment.

Y/R Cristille Boyd,  
Building Manager

## **VOTE IN THIS YEARS UPCOMING TWENTY FIFTH ANNUAL MEETING**

25th Annual Meeting

MARCH 26, 2008

Starting at 5pm in the Entertainment Center

The best way to effect change is to be part of the process. Vote for a fellow shareholder to uphold your beliefs and views on how policies are made, and enforced.

This year we have two seats up for election, and four candidates. In the running are:

1. Jeff Walyus — current board member
2. Rob Vignato
3. Tai Chu
4. Sheh C Sheh

By now you should have received your ballots. If you have not please contact the office at 703-276-0025. Be sure to inform us of your address, and contact information. This will help insure that any correspondence to follow will be properly received.

The Annual meeting is scheduled to take place on March 26, 2008 at the entertainment center, Located in the side entrance to the South Building. Sign in will begin at 5pm.

Goldklang, Cavanaugh & Associates P.C. has accepted the responsibility for the counting of the votes submitted before 6:30pm on March 26, 2008. Please be sure to bring proper identification with you to obtain a ballot and identify yourself to Goldklang, Cavanaugh & Associates, P.C. An unofficial results will be determined before the annual meeting is adjourned.

We look forward to seeing you!

## ***Storage Bin Availability for Residents***

Management is happy to announce that there is no longer a waiting list for chicken wire storage. We would however like to remind residents and shareholders of the rules and regulation in regards to acquiring a space.

1. Only registered tenants and shareholder can receive a “chicken wire” storage space.
2. Because of the limited number of “chicken wire” units, residents and shareholder are limited to one storage bin per living unit. Even doing this, there is a ratio of 1.5 units for every “chicken wire” bin.
3. You must sign a contract in order to receive a “chicken wire” storage bin. When requesting the chicken wire key from the front desk, be sure to bring you RPE I.D. and know your bin number.
4. You must return the chicken wire main key before the concierge leaves for the evening.
5. Your chicken wire bin must remain locked. As stated, in the contract, leaving your bin unlocked is the same as forfeiting the space.
6. Unauthorized use of storage bins are subject to loss of property. Management will remove property from unauthorized bins, we will store property for a period of 30 days, after which if not claimed will be disposed of.

## ***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.

### **River Place East Board of Directors**

President — Brian Fredericks  
Treasurer — Leo Sequeira  
Secretary — Hiranya Maru  
OA Rep. — MJ Schmelzer  
Director — Harry Lawrence  
Director — Jeff Walyus

Be sure to vote in the upcoming  
Annual Meeting Scheduled for  
March 26, 2008, currently there are  
2 seats up for election

Annual Meeting  
March 26, 2008  
Sign in starts as 5pm

### ***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