

Overview of 2018 Projects

Electrical Line Replacements:

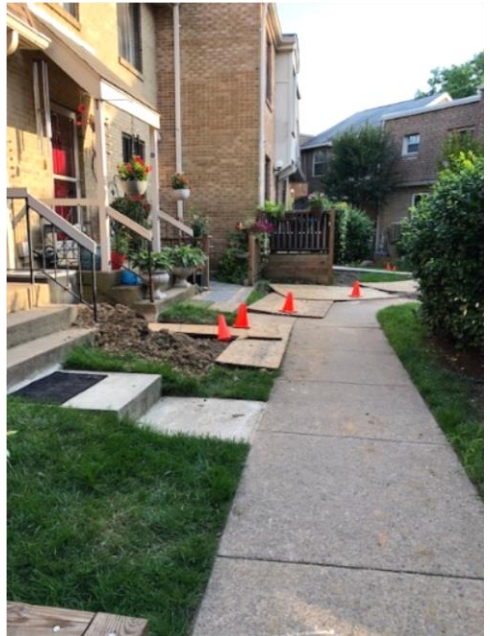
1700-1716, 1724 & 1726 Dogwood Dr

In April, the electrical supply line serving 1708 Dogwood failed and, after investigation and installation of a temporary power line, required a complete replacement. As occurred with similar electrical failures in 2015, the location of the outage was far away from the transformer and meter island, and entailed significant trenching across the front of multiple units. To be cost-effective and pre-empt future failures in this area, the Board opted to replace all of the electrical lines for the units served by that same meter island – 12 units in total. Further, all of the new lines would be placed in PVC conduit to protect the new wires from the elements and to facilitate future replacements as needed and without digging further trenches.

As with all electrical projects, the Board obtained a duly licensed and certified vendor who was mandated under contract to secure any and all necessary permits and to meet code requirements. A separate vendor was retained to dig trenches after coordinating with Miss Utility.

All affected residents were notified in advance. Work began with the digging of trenches on May 14, with the majority of the electrical line replacements to be completed over several weeks in June.

The project faced two complications. First, it was discovered that the electrical line serving one unit was buried under that unit's concrete stoop – a new entry point would need to be drilled through the foundation wall, entailing further time and expense. Second, in the course of that additional work, it was found that the electrician had not secured a necessary permit. All work and payments to the vendor were immediately suspended until the Board secured confirmation directly from the City of Alexandria that the required permit was obtained and all code requirements were being met. Following that brief interruption, the project was completed in early July in accordance with code.



View across front of units where trenches were dug 2' deep for new electrical lines.



As shown above, the original electrical line was buried directly in the ground and not at the minimum 24" depth.

To pay for the \$48,903 project, the Board utilized \$34,808 from the Replacement Reserve Fund and \$14,095 in funds remaining from the 2015 Special Assessment that was levied to pay for electrical line replacements.



New electrical lines were placed in PVC conduit which extend from the meter island through the foundation to each unit's electrical panel.

The Board is now proceeding with repairs to the landscaping at all affected units.

The patience and understanding shown by all of the unit owners and residents in the area have been greatly appreciated.

Community Lights

Dominion Power owns all 28 of the neighborhood watch lights located throughout the community, as well as the street lights adjacent to the parking lots. Because it is their infrastructure, the Association is not legally allowed to perform any maintenance or repairs when there are problems. Dominion uses private contractors throughout the Northeast region to perform repairs as needed.

Most of the neighborhood watch lights are nearly 50 years old, and on occasion there have been multiple light outages. Unfortunately the Dominion contractors have frequently misconstrued the street lights (which are normally working) for the neighborhood watch lights – and have closed out work tickets without completing repairs. Further, following major regional storms, Dominion has taken months to repair lights, causing understandable frustration for many.

The Association’s property manager, American Management of Virginia (AMV), complained to the City of Alexandria on the Board’s behalf and succeeded in obtaining a more timely response from Dominion. The last known light outage was repaired on October 9. Dominion agreed to give the Association one year of credit for several lights that were out for prolonged periods of time. Residents should report light outages to AMV; patience will be appreciated.



Dominion contractors repairing a neighborhood watch light by 1768 Dogwood Drive.

Fireplace and Chimney Box Repairs and Replacements

Pursuant to the Bylaws, the Association is responsible for inspections, repairs, and replacements of the fireplaces and chimney box enclosures for the 56 units that have this infrastructure. Unit owners with fireplaces are responsible for routine cleaning of the fireplaces and flues. For safety and insurance reasons, the fireplaces are inspected about every two years. Unfortunately all of this infrastructure is aging, and expensive repairs and replacements have been underway since 2014, as follows:

- 2014: 5 fireplaces replaced; others repaired. Cost: \$46,805
- 2015: 1 chimney box replaced; others repaired. Cost: \$46,663
- 2016: 1 chimney box replaced; others repaired. Cost: \$13,950
- 2017: 6 chimney boxes & 2 fireplaces replaced; others repaired. Cost: \$37,990
- 2018: 6 chimney boxes replaced. Cost: \$26,685

In performing this work, the Board uses only licensed and certified contractors who must meet all applicable code and permit requirements.

For chimney boxes which must be replaced, the vendor must use chemical pressure treated wood for the underlying infrastructure. The outer covering is composed of quality grade exterior plywood with 1” x 3” boards that cover the joints and seams, and high quality exterior caulk is applied to prevent water infiltration. Following that the vendor must use water resistant exterior paint to provide a protective covering against the elements.

The Board has and will continue to consider other materials as part of its responsibilities to maintain lasting infrastructure while balancing the Association’s short- and long-term financial health.



1655 Kenwood Avenue: A new chimney box nears completion



Three new chimney boxes serving 1627, 1629, and 1631 Kenwood Avenue

Stormwater Management and Infrastructure Repairs

This summer brought unprecedented and torrential rains which on several dates overwhelmed community infrastructure and caused localized flooding in front of several units, as well as in the surrounding region. WTOP radio reported at the end of October that Washington DC area had received the 6th most rainfall – ever – with still two months to go. Unfortunately the large amount of rain and thunderstorms have kept the Board and property management busy responding to many localized issues ranging from a sump pump failure to foundation, roof, and gutter repairs.



Before: View of stormwater flooding from 1724 Dogwood Dr in 2008.



After: A complete stormwater drainage system has since been installed and is covered by aesthetic landscaping.



To fully resolve recurrent flooding at 1701 Kenwood, the drainage system was tested and a drainbox relocated after coordination with the unit owner and residents.

Unfortunately several locations across the Terrace Townhouses have long had a history of flooding. Because of that, the Board has worked proactively since 2008 to resolve these issues and fortify the community's defenses against stormwater runoff damage. This includes the following:

- **Drainage system:** In addition to the installation of french drains throughout the community, and with limited exceptions, every downspout has been connected to drainpipes that lead rainwater away from our buildings' foundations to either french drains or pop-up drains depending on the location. Nearly 50 segments have been installed or replaced since 2008 through several vendors, and these are inspected semi-annually in conjunction with the gutter cleanings each year.
- **Drainboxes:** The Association has 25 drain boxes located around the community, of which 23 were installed over the years since 2008. These link into french drains and stormdrains and are checked regularly by the Association's porter.
- **Gutter systems:** Every Mansard, Gable, and Flat roof in the community is surrounded with a fully functioning gutter system that connects into downspouts that lead into underground drainage systems. In 2010, the Board initiated an inspection and rehabilitation of all of the gutter systems, with several sections replaced. The gutters and downspouts are inspected and cleaned twice per year by the Association's vendor, The Maple Leaf Rain Gutter Service, to ensure full functionality.
- **Fencing and landscaping:** To resolve recurrent stormwater runoff from adjacent properties, the Board oversaw the construction of a berm next to the bicycle sheds in conjunction with the installation of replacement fencing at that site, which was completed in 2017. The Board has also used timbering, planter boxes, and new landscaping to alleviate erosion and flooding issues in multiple locations.

In 2018, the following repairs and improvements were accomplished:

- 1601 Kenwood Ave – foundation wall sealed (\$792)
- 1611 Kenwood Ave – gutter system resealed (\$300)
- 1637 Kenwood Ave – roof leak repaired (\$1,050)
- 1639 Kenwood Ave – roof leak repaired (\$300)
- 1647 Kenwood Ave – sump pump replaced (\$425)
- 1653 Kenwood Ave – downspout repaired (\$110)
- 1673 Kenwood Ave – drainage system repaired (\$578)
- 1701 Kenwood Ave – drainage system relocated (\$450)
- 1702 Dogwood Dr – foundation leak investigated; still pending
- 1718 Dogwood Dr – roof seam replaced (\$300)
- 1722 Dogwood Dr – roof leak repaired (\$1,650)
- 1724 Dogwood Dr – new drainbox installed (\$700)
- 1746 Dogwood Dr – roof leak repaired (\$2,200)
- 1754 Dogwood Dr – roof leak repaired (\$400)

Rain Rain Go Away!

Washington experiences historic rainfall with rainiest July since 1945

Capital Weather Gang

MATT ROGERS AND JASON SAMENOW

It rained, and it rained, and it rained. A river in the sky pointed at the Mid-Atlantic during the second half of July, resulting in historic rainfall tallies in the

Washington and Baltimore regions.

Nearly 10 inches of rain fell in Washington last month, making it the fourth-wettest July on record and rainiest since 1945. It was the most rain to fall in any month since June 2015.

Remarkably, the first half of the month saw no measurable precipitation, setting a record for the least rainfall, while the second half was the rainiest on record.

The 9.73 inches that fell in July made it the second straight year with at least nine inches during the month. Aside from this year, all the other top five wettest Julys occurred before 1950.

Baltimore's 16.73 inches of rain smashed its July record, blowing out 1889's 11.03 inches. Dulles also set a record for its wettest July with 11.21 inches, topping last year's 8.8 inches.

Rainfall totals so far in 2018 of 35 to 40 inches are now closing in on what we expect in an entire year, with five months left to go.

It was exceptionally wet in July, and it was warm. The hottest month of the year posted an average temperature of 80.7 in Washington, coming in 0.9 degrees warmer than normal, the 26th-hottest of all-time though the coolest since 2014.

July weather extremes and records

The highest temperature — and the hottest of this summer to date — was 98 degrees on July 16. Our coolest high temperature occurred just five days later at 75.

Our wettest day was that super-soggy Saturday, July 21, when four inches came down, the fifth-wettest July day on record.

Most of the records that happened in July were rain-related:

Washington:

- July 4: Record warm low temperature of 80 ties 2002.
- July 17: Record rainfall of 2.79 inches tops 2.05 inches from 1945.
- July 21: Record rainfall of 4.00 inches tops 2.56 inches from 1911.

Top 10 wettest Julys in Washington (in inches)



Source: National Weather Service

THE WASHINGTON POST

THE WASHINGTON POST

THURSDAY, SEPTEMBER 6, 2018

THE REGION

54 thunder days so far, more than in decades

Although the Washington area has avoided derechos and tornado outbreaks this year, booming thunder and downpours have come seemingly nonstop. And the data show that the number of thunderstorm days this year is higher than any in at least 4½ decades.

The District has logged 54 thunder days in 2018, which is the most on record, according to data from Iowa Environmental Mesonet. In August, there were 16 thunderstorm days, which is the most on record for any month since 1973, when thunderstorm data first became available in the data set.

Every month since May has seen an above-normal number of thunderstorm days at Reagan National Airport, where the District's official weather records are kept. It's a similar story at Dulles and Baltimore-Washington International Marshall airports.

SATURDAY, SEPTEMBER 29, 2018

THE REGION

A record for rainy September days

The latest wave of rain has left, but the soaking that occurred Thursday through early Friday marked the 15th and 16th days of measurable rainfall in Washington this month — a record.

The previous record, 15 days was reached in 1934, 1889 and 1888.

B4

THE WASHINGTON POST · SATURDAY, AUGUST 4, 2018

THE REGION

Another day, another downpour in Washington

BY MARTIN WEIL

Friday in Washington showed that turning over a new page in the calendar may not mean altering the implacable action of the atmosphere, as the drenching rains of July became the continuing downpours of August.

Just as Washington left work Friday afternoon, the skies burst open, and high above the streets, it seemed that an atmospheric bucket had tipped over.

At the least, it meant measur-

able rain on each of the first three days of August. With the rain of the last two days of July, it also meant that Washington had five consecutive days of rain.

Friday's rain went into the open doorways of Metrorail cars at outdoor stations. It canceled the Washington Nationals baseball game, with some fans stoical in their seats.

In Friday's rain a Metrobus driver in Georgetown issued a heartfelt appeal to those already aboard to move back, lest crowd-

ing at the front cause anyone to be left behind to face the elements.

In Bethesda, Friday's scenes of deluge moved one witness to contemplate the "wrath of the rain gods." Another weather witness was moved to consider whether it was better to say that it was *still* raining in Washington, or that it was raining *again*.

The rush hour rain swept swiftly across the city and pushed on. But even those who avoided its ferocity felt its impact.

"It looked like we were driving

into a massive fire," said Heather Linington-Noble, who saw the storm looming ahead as she crossed the Potomac River into Maryland. "The clouds were so low and so dark," she said, calling the billowing formations "some of the most dramatic" she'd ever seen.

As the storm left, many were heartened by the sight of rainbows, and also by forecasts saying that a sodden city would see drier weather on the weekend.

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Parking Lots

In 2018, the Board worked to find more permanent and cost-effective solutions for maintaining the parking lots and to resolving sidewalk intrusions. Unfortunately the parking lines, “Reserved” stenciling, and numbers are subject to regular wear and tear and have had to be repainted every two to three years – at a cost to the Operating Budget of about \$3,500 each time. Further, in some locations, the curb is not high enough for the painting of clearly visible numbers.

As a partial solution, the Board contracted with a vendor in early June to repaint the parking lots at a total investment cost of \$3,947. All parking lines using chlorinated rubberized paint, a heavy, weather-resistant application used on interstate highways and expected to last longer than regular paint.

New parking numbers were also painted at the front of each parking space, all at a 6” height to be larger and more visible to drivers. However the heavier paint used for the parking lines does not work well with stencils, necessitating the use of regular paint. In candor, the numbers painted on the asphalt are subject to wear and erosion and are not expected to last, and are sometimes obscured by leaves or other debris.



View of barely visible parking numbers painted on too-short curbs



Wheel tops preventing vehicle intrusion

As a permanent solution, the Board authorized the purchase and installation of 135 concrete wheel stops at a cost of \$6,590. The wheel stops serve multiple purposes:

- By installing each 27” from the curb, they prevent vehicular intrusions into the sidewalks particularly by large SUVs – addressing a frequent complaint.
- On the perimeter of the Dogwood lot, they prevent vehicles from striking the timber wall, shrubbery, and any future landscaping the community may decide to do beside the Dogwood entrance.
- Depending on the outcome of the Association’s 2018 Parking Referendum, the Board intends to paint the parking numbers and “Reserved” and/or “Visitor” stenciling directly on the wheel stops using a heavier paint that will last longer on the concrete surface.

In combination, the new paint and the wheel stops are expected to improve the maintenance of the lots and to reduce the Association’s future Operating Budget costs.

Sidewalk Repairs and Replacements

The community is served by an extensive network of sidewalks which from time to time require repairs or replacements because of age, tripping hazards caused by growing tree roots, or other issues.

In 2018 and in coordination with several vendors, the Board identified numerous sections of sidewalk that had to be replaced at the following nearby units:

- 1623 Kenwood Ave
- 1669 Kenwood Ave
- 1685 Kenwood Ave
- 1689 Kenwood Ave
- 1724 Dogwood Dr
- 1605-1607 Kenwood Ave
- Sides of 1601-1641 Kenwood Ave
- 1655-1657 Kenwood Ave
- 1706-1708 Dogwood Dr
- 1738-1742 Dogwood Dr

Work began on September 17 but, with numerous interruptions from rain delays, was not completed until November 8. The total cost was \$12,580 as a Replacement Reserve Fund expenditure.



New sidewalk under construction at 1724 Dogwood Drive

Summary of Major Project Costs in 2018

Electrical Supply Line Replacements for 12 Units	\$48,903
Roof Repairs	\$ 7,900
Balcony Repairs	\$ 3,143
Fireplace & Chimney Box Repairs and Replacements	\$26,685
Removal of 3 Large Trees	\$ 5,600
Parking Lot Repainting	\$ 3,947
Purchase and Install Wheel Stops	\$ 6,590
Repair and Expansion of Maintenance Shed	\$ 6,250
New Bicycle Storage Racks (2)	\$ 1,008
Sidewalk Repairs and Replacements	\$12,580
Concrete Stoop Repairs	\$ 2,200
2018 Relandscaping	\$ 2,204
Other Repair Costs	\$23,499

GRAND TOTAL: \$150,509

Checklist for Projects Planned for 2018*

Priority	Status
1. Construct new entrances with TTBH signage (Community input needed)	- Not Started
2. Repaint parking lot	- Completed
3. Replace concrete in certain sections of sidewalks and at least one stoop	- Completed
4. Complete re-landscaping and new plantings	- Nearly Completed
5. Perform repairs to at least two chimney boxes with deteriorating wood	- Completed

* As stated at the 2017 Annual Meeting