



# The VillageCrier

Old Town Village, Alexandria, Virginia

## From the OTVOA Board of Directors

Jill Eicher, Vice President

Hopefully, everyone is making good use of the community pool to cool off during these dog days of summer. OTV's annual summer picnic was a great success despite the heat. Special thanks to our Activities Committee for all they do to make the annual picnic an enjoyable event for adults and kids. In fact, all of our OTV committees are hard at work to keep everything running smoothly. When you get a chance, join me in thanking our committee chairs and volunteers for their efforts.

**Shared Reserves:** The OTVOA Board continues to question the efforts of the Condominium Board to cease payments to the long-standing joint shared facilities reserve account. This account is used to pay for the replacement of elements of the shared facilities (such as the renovation of the restrooms in the Roundhouse). No explanation was given for stopping payments nor recommendations for a process to contract and pay for future replacement and renovations.

The OTVOA Board sought advice from our legal counsel on addressing this unilateral change in practice. Upon review of the association's governing documents including the **Cost Sharing**

**Agreement**, a letter was drafted and sent to the **Old Town Village Condominium Unit Owners Association** (OTVCUOA – the Condominiums).

Under the Cost-Sharing Agreement, the OTVOA, representing 155 properties, is responsible for 55 percent of the payments to administer and operate the shared facilities and the condominiums, with 125 units, are responsible for 45 percent. According to the Cost Sharing Agreement, the Management Committee, having representation from both townhomes and condominiums, is responsible for addressing reserves in its annual budget. It has been the practice to base payments to the joint shared facilities reserve account on a reserve study conducted every five years of which a new study is currently underway.

Setting aside funds for future expenditures related to our shared facilities is a best practice. It was recommended that the condominiums continue to pay their portion to the joint shared facilities reserve account including missed payments subsequent to January 2024. A collaborative effort to agree upon procedures is necessary to assure that adequate funding is available for the maintenance and operation of the shared facilities.

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**South Payne Street:** The property line along South Payne Street affecting the designation of parking spaces on the east side of the street is being investigated. The OTVOA Board at its June meeting unanimously approved hiring a surveyor. At our July meeting the board unanimously approved hiring a local company to research and stake out the property given that plats and maps that exist are unclear.

**The Budget Process and Reserve Study:** The draft of the reserve study has been circulated to the board and Finance Committee for review. As mentioned in last month's Crier, 2024 is split into two:

1. One that examines townhome only assets
2. One that examines shared facility assets.

The townhomes extended an invitation to condominium representatives to participate in reviewing the reserve study of shared facility assets. Finance Committee representatives are working with townhome committees to assist in developing their budgets for 2025. The goal is to have the committee draft budgets to the Finance Committee by **September 1**.

**Volunteer Appreciation Party Save the Date:** An appreciation event for all the wonderful volunteers who help run OTV will be held on Saturday, **October 5**. Please **Save the Date** if you are a volunteer on any of our amazing committees.

**Fios (internet only)** is now available for OTV Townhomes for residents who want an alternative to **Comcast**.

**Next Meeting**  
OTVOA BoD Meeting  
Wednesday, August 15  
7:00 pm - Roundhouse  
All Townhouse members are welcome to attend.



**OTVOA Townhome  
2024 Board of Directors**  
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# Hardscape

Ted Sullivan, Chair

**Power Washing:** The topic of power washing bricks in front of residents' houses came up at a recent Board meeting, so we thought it would be appropriate to address this subject. In general, the brick stoops and the short section of sidewalks between the stoops and the common brick sidewalks belong to and are the responsibility of the residents. The common brick sidewalks in front of our houses belong to the HOA and are maintained by the Hardscape Committee. Power washing the brick sidewalks flushes out the sand from between and in some cases underneath the bricks and can undermine the integrity of the sidewalks. For this reason, residents should not be power washing the common sidewalks and we highly discourage residents from power washing the bricks leading to the common sidewalks. Residents who are interested in improving the appearance of the sidewalks in front of their houses can use products like "Wet and Forget" for green mold or "Concentrate 30% Vinegar" and water to clean the bricks. These products are available at stores like Home Depot and Lowe's.

**Gas Lights:** We noticed after the repaving that the incandescent mantles in more than half of the gas lights were either torn or missing. Hardscape engaged the contractor that we have used in the past and they came to OTV in July to replace the mantles and clean the glass panes.

**Roundhouse Clock Tower:** Hardscape has engaged a contractor to paint the clock tower next to the Roundhouse. It will be the first time the clock tower has been professionally painted.



# Safety and Security

Jay Zanone, Chair

**Grilling Safety:** Please continue to use caution when using your gas grills on decks. Keep your grill at least 3 feet away from your house exterior and always watch your grill. Clean and maintain your grill often to prevent flare ups and have a carton of salt as well as a working fire extinguisher on hand for grease fires. Water can work as well but be careful not to splash and spread the fire. To prevent grease fires, clean the insides of your grill frequently and empty the grease tray regularly. These fires can happen quickly!

Never put away a charcoal grill without safely removing the used coals to a proper metal container outside of your home. Used coals even when you may think they are extinguished can quickly re-ignite in trash cans. Obviously, never use a charcoal grill on your deck; this would only be used in the driveway area.

**Nighttime Lighting:** With the start of Summer, the usual overnight casing of our vehicles and homes hits its busy period. Sufficient lighting is one of the best deterrents to crime so please remember to continue to have your front door lighting on at night and your garage lights on as well. We have a couple of Sensor bulbs available (Dusk to Dawn) free of charge. If you need one for your home, please email me your cell phone, address, and full name to arrange to pick one up and I'll arrange for pickup. I can order more as needed. So far no incidents have been reported to us in the last 60 days, keep up the vigilance!

**Vacation Reminders:** When away from your home, please leave a few lights or even a TV on, using timers. Make it look like you are still home and have all newspaper and other deliveries stopped. Make sure a neighbor or two knows you are away, and they are available to pick up any unexpected packages or flyers on the doors. Please don't put your trash out if you are not available to return your trash cans inside your garage.

## Rain, rain here come the bugs!

With the welcome rain we do get more bugs and mosquitos. Please remember to keep the breeding down by eliminating standing water around your property. After rain, please empty your containers, old flowerpots, etc. that might allow the spread of mosquitos. Here's a good article on what to look out for and some prevention: <https://mypestpros.com/pest-control-tips/eliminating-mosquito-breeding-grounds-in-vienna/>



Thanks, and enjoy these final summer months!

# WELCOME to OldTownVillage Townhouses

Lisa Groover, Chair

There are a number of new residents moving into the OTV this month. The Welcome Committee is looking forward to introducing them to you in our September article.

In the meantime, please...

## Save The Date

### OTV Townhomes New Residents' Reception

Saturday, October 19, 2024

5:00 - 7:00 pm

The Roundhouse

For those residents who moved to the townhomes starting **October 8, 2023**, please join the Welcome Committee, the OTVOA Board and Committee Chairs for a terrific event! More details to follow.

## Grounds and Services

Skip Allison, Co-Chair

Summer is here with temperatures way above normal and rain showers mostly few and far between. This makes it tough for our sprinkler service to regulate all the zones perfectly. Over the years we have divided zones to allow different cycles for sun and shade, for turf and flowers, etc. We have four separate water meters feeding their own controller to operate well over one hundred sub zones in the community. Each sub zone may have multiple heads.

Timing of sprinkler operations is controlled by our contractor. Typically, sprinklers are operated in the early morning hours before walkers and commuters are up and about. However, there is no "permanent" schedule. The system is continually adjusted based on weather and input from community residents.

If you believe areas in the community are not being properly irrigated, please let G & S know. We can have adjustments or repairs made if we know about the issue. And please include your name and street address on any memos. We sometimes receive text messages with only the sender's phone number.



## Need something in the OTV?

Here is who to ask

### Website for self service needs

Note: Log in to <https://otvtownhomes.net/>

- Viewing Calendar of events
- Meeting Minutes
- Directory
- Scale Map
- ARB Rules and Regulations
- Policies, Rules, and Regulations
- Governing Documents

### Townhouse or Condo Mgmt Company

**Townhouses** - Donna Newman [dnewman@cfmmanagement.com](mailto:dnewman@cfmmanagement.com)

**Condos** - Christie Beruete [cberuete@sentrymgmt.com](mailto:cberuete@sentrymgmt.com)

- Parking Stickers / Tags
- Gate Remote
- Request a Roundhouse key fob
- Ask for access
- Setup fee payments
- Request to rent the Roundhouse

### Management Committee Chair

- Pool or spa issues
- Roundhouse issues
- Tot Lot issues
- Gate issues
- Shared facilities policies

### Grounds and Services Chair

- Trash and recycling
- Sprinklers
- Grass
- Landscaping
- Trees

### Hardscape Committee Chair

- Roads
- Brick sidewalks, walls, columns, steps, and curbs
- Ground painting
- Benches
- Gas Lights
- Stormceptor and Sewer Mains
- Fire Hydrants
- Fences

### Architectural Review Board Chair

- Requests approvals for exterior changes
- Inquiries about annual inspection

### Communications Chair

- Getting an OTV Directory



# Architectural Review Board

Paul LaRuffa, Chair

The ARB will begin OTV's annual home inspections later this month. There are some easy maintenance tasks homeowners can do in the next couple of weeks that will make the inspection easier:

- If necessary, wash off the dirt and grime around your front entry way, windowsills, the garage door and surrounding area, and the deck. If not too bad, this is easily done with a house wash that you can attach to your hose.
- Replace your front door kickplate if it's severely faded and can no longer be considered polished brass as required by ARB guidelines. Kickplates are available at ACE Hardware, Home Depot, and Lowes. Just make sure the screw holes align with your old kickplate.
- Prune or trim overgrown flowers and bushes.

The ARB will be using **HOALife** software to do the inspections and owner notifications. We wrote about this new software in the June Crier, and we'll provide more information to homeowners prior to any notifications being sent out.

This year, we've had six homeowners do exterior projects without obtaining prior ARB approval; two of these projects would not have been approved and must be corrected. To reiterate:

- Owners are responsible for obtaining ARB approval for any external alterations to their property as well as replacement of any external components as specified in the ARB Guidelines. Key examples of what requires approval include:
- Window replacement
- Door replacement
- Garage door replacement
- Roof replacement
- Fence replacement
- Awning installation
- Any exterior color change (siding, trim, door, shutters, metal roof)
- Vent installation

The members of the ARB are **Paul LaRuffa, Chair, Todd Moorman, Jim Safran, Paul Taylor, and Pam Verick.**

Please reach out to us if you have any questions.

# Finance

Mike Ramsey, Chair

It's budget time in OTVOA. The OTVOA Board and Finance Committee have initiated the 2025 budget process. Committee chairs should begin collecting requirements in their respective areas so they can be included in the board's budget planning. Committee input is due to the Finance Committee by August 15. The Finance Committee consolidated budget is due to the OTVOA Board on September 1.

The execution of the 2024 budget remains on track, however inflation pressures, particularly wage increases, are pushing some costs higher than planned. We are also in receipt of the draft 2024 Reserve Study covering both townhome and shared capital assets. This study will inform the 2025 budget.

Finally, I wanted to express my thanks to **Mike Piemonte** for his service to the community as the outgoing Finance Committee chair – job well done! If anyone is interested in helping the Finance Committee, please contact me - Mike Ramsey ([makmramsey@yahoo.com](mailto:makmramsey@yahoo.com)).





# The VillageCrier Condominiums

Old Town Village, Alexandria, Virginia



## From the OTVCUOA President

Karl Kalbacher, President

**Construction Update:** Summer has arrived, which, for Condo residents, is the commencement of long-awaited construction project season. Many

have admired the new bollards that have been installed on Payne Street.



This project was led by the Grounds Committee and funded with Transportation Management Program (TMP) funds. Normally, TMP funds are hard to expend because of the restrictions the City imposes on eligible uses. In our case, we installed bollards with bike rings, which will permit residents to lock their bikes outside if they wish. The Grounds Committee will be drafting rules on use of the bike racks in the near future. My thanks to the Committee for a job well done!

The sliding glass door replacements is next up on our construction tour. I noted last month that my residence was the test case for installing two sliding glass doors. I can report to you that they slide very easily, lock from the inside and outside, and are easy on the eye! Soon our selected contractor (Katchmark) will begin the wholesale installation program one condominium building at a time. They will be temporarily staging a sea container

that will contain the sliding glass doors and will likely use additional OTVC Reserved Parking Spaces to assemble the doors. The Board may need to ask some owners to temporarily vacate their numbered parking space if Katchmark needs to house the sea container in a particular location.

At the June Condo Board meeting, the Board approved the contract with Greenspot to install two Level-2 Electric Vehicle Charging Stations in the parking lot between Buildings 1 and 2. The city has approved this project. The EV Chargers will have two ports and enable up to four cars to be charged simultaneously. The EV Charger Subcommittee, Board Legal Counsel, and the Board did a great job negotiating this contract with Greenspot. Please know that residents will not be paying for the installation; in fact, the Condo Association was able to negotiate a small percentage of profit-sharing from Greenspot in return for the company having an exclusive right to operate the system for 15 years. We will provide additional guidance on the user rules for the chargers. Also note that we are using four OTVC Reserved Parking spots for this project.

Last but certainly not least, you will soon see that the new sliding glass door in the Roundhouse will be replaced with a hinged door that will double the size of the door opening. A large opening was the original intent when the Management Committee recommended that both Boards approve the expenditure of shared replacement reserve funds

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### Book Club

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to replace the original door to the patio. Unfortunately, community leaders made a series of mistakes; as a result, the City is requiring the door to be replaced. Some have suggested that the issue was one of non-compliance with the Americans with Disability Act (ADA) provisions for insufficient opening width—but ADA was not the issue. It turns out that the Roundhouse is classified as a commercial building and, as such, must have a hinge door assembly. So, the unfortunate bottom line is that the City is requiring us to replace the new sliding glass door with a door that is compliant with the commercial building code.

Many have heard me suggest that some long-term physical asset replacement projects are above our collective pay-grades to directly manage, We know what we know, and we don't know what we need to know. I will continue to advocate for professional assistance for those projects where we have no expertise directly managing. We must learn from our mistakes so that we hopefully don't repeat them again in the future!

**Shared Facilities Replacement Reserve Account**

**(Roundhouse):** The Town Homes (TH) Board has indicated that the Condominium Association has ceased funding into the Shared Facilities Replacement Reserve Account. Here is the Condominium Association's response:

- The Condo HOA has not "ceased funding" the shared reserves and it fully intends to continue to meet its funding obligation under the Revised Cost Sharing Agreement. The Condo HOA established a separate reserve account that it controls to meet this obligation and it has funded this at the agreed level each month. The Condominium Association provided a written response on June 28, 2024, to the TH letter on this issue (dated June 27, 2024).
- The Condo Board notified the TH Board of this change in reserve funding arrangements in February 2024 and indicated its willingness to provide documentation of the deposits into the new Reserve Account to the TH Board.
- The Revised Cost Sharing Agreement specifies the shares to be paid by each HOA, but it does not require creation or operation of a single Shared Reserve account, controlled by the TH HOA.
- The Condo Board's decision to create a separate Shared Reserve account is consistent with the Condo HOA's bylaws, under which (1) the Board has a fiduciary duty to manage and control the HOA community's funds, and (2) co-mingling of Condo HOA funds is prohibited.

**Shared Facilities Insurance:** The Condominium Board is obligated as the fiduciary for property owners to provide information on the use of HOA funds. On March 26, 2024, I asked Sentry Management to request that CFM (the TH

management company) provide a copy of the insurance policy for shared facilities. This insurance policy was provided to Sentry on April 12, 2024.

Upon inspection of the insurance policy, it was determined that the Condominium Association was not included as an insured entity on the policy. This finding was subsequently confirmed by State Farm, which is the Condominium Association's insurance agent. The insurance agent also indicated that the Condominium Board—and, by extension the property owners—had risk exposure in the event of a lawsuit from an injury sustained at the Roundhouse (i.e., in the pool, weight-room, etc.).

On May 7, 2024, I emailed the TH Board President and requested that the TH Board contact its insurance company and determine whether the Condo Board could be added to the TH USI insurance policy. I requested this action be undertaken forthwith because the Condominium Association did not have insurance protection in the event of an incident at the Roundhouse.

On June 5, 2024, I requested that Sentry Management have State Farm investigate the feasibility and cost of adding insurance for common areas (e.g., the Roundhouse, pool, children's play area) to our policy. On June 27, 2024, State Farm notified Sentry that the requested update to the Condo Association's (Board) insurance policy was completed and includes coverage for shared facilities.

The insurance for shared facilities has three elements (according to our Insurance Agent):

1. Officers and Board of Directors: this insurance coverage was already in place for coverage of shared facilities.
2. Property Damage: for shared facilities that are not owned by the Condo Association (such as the Roundhouse and pool) there is no ability/need to have insurance coverage. This coverage is required/needed for the TH association for the Roundhouse and the kiddie park.
3. Accidents/Injuries: this is the additional coverage that the Condo Association has now received from the update of the COI.

The Condo Board is pleased that the insurance question on shared facilities has been resolved. It appears to me, however, that the Condos have not had insurance coverage for shared facilities for likely two decades or more—yet we paid 45% of the insurance costs for these facilities! I have been informed by the TH insurance company that it was not aware that two organizations have use of the Roundhouse facilities. This issue will presumably be worked out between the TH Board and their insurance company.




**WELCOME to  
OldTownVillage  
Condominiums**

Sara Rosenbaum, Chair

**Welcome New Residents!**

Old Town Village Condos welcome new arrivals and are filled with longtime residents who value meeting new community friends. If you'd like to introduce yourself to the community, please email **Sara Rosenbaum** ([sarar@gwu.edu](mailto:sarar@gwu.edu)). She will send you a copy of the Welcome Letter and will help you develop a brief introductory squib for the *Crier*.

And, residents, when you meet new neighbors, please encourage them to reach out to me so we can officially welcome them to the community!

**NextMeeting**

OTVCUOA Board Meeting  
Tuesday, August 20

6:30 pm, in the Roundhouse

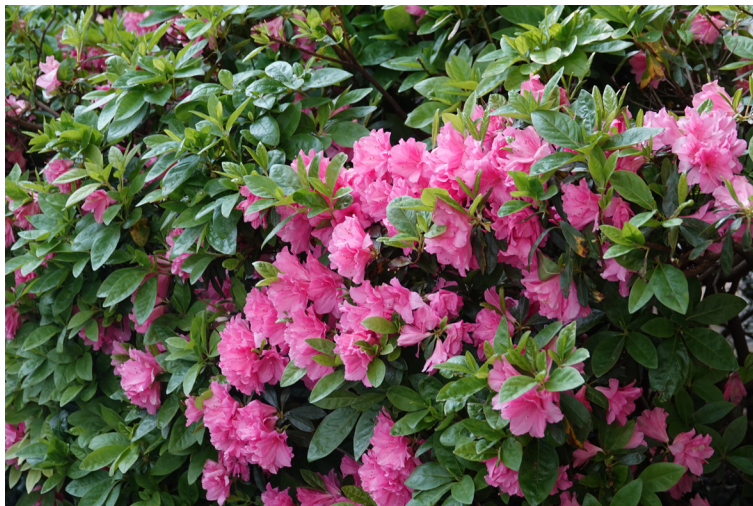
All OTVCUOA residents are welcome to attend.

**NextMeeting**

OTVCUOA Finance Meeting  
Wednesday, August 14

6:30 pm, in the Roundhouse

All OTVCUOA residents are welcome to attend.



**NextMeeting**

OTVCUOA Grounds Meeting  
TBD

6:30 pm, in the Roundhouse

Grounds Committee may not meet in August. Look out for an email from Sentry about the meeting."





# OTV Joint Information

## Management Committee

Old Town Condominium Unit Owners Association

Old Town Village Owners Association

Cheryl Van Coverden, Chair

The Management Committee continues to monitor the on-going needs of the Roundhouse facility.

### Repairs completed this past month:

- Replacement of two sprinkler heads (one in the guard room and one in the mechanical room), along with collars to two of the pendants in the meeting room
- Completion of new locks and door handles in the Roundhouse and gate
- Repairs to two of the treadmills and to the fans in the fitness room
- Replacement of the elevator backup battery

**Patio door update:** The City of Alexandria’s Code Administration official has confirmed the following: if a commercial building has more than 10 occupants at any given time, then a sliding door is not permissible. The Roundhouse is a commercial community facility (e.g., building) and, therefore, we are not in compliance with this regulation. Management provided a recommendation for a new Request for Proposal (RFP) for a hinged door that will comply with Virginia Construction code and the Americans with Disabilities Act (ADA) codes. This RFP has been approved by both the Condominium Board of Directors and the Townhome Board of Directors. Appointments with three vendors have been scheduled.

**2025 budget:** Our focus for the next few months will be the 2025 budget recommendation for both the Condominium and Townhome Boards. All committee members have reviewed our current budget and we have also taken the following steps:

- Conducted a budget analysis of all monthly shared services,
- Reviewed all annual contracts for any pricing changes,
- Scheduled a meeting in July with the Finance Committees from the Condominium Unit Owners Association and the Old Town Village Owners Association. The collaboration from this meeting will assist in the development of our 2025 operating budget.

In addition, the Management Committee will make recommendations to the Reserve Study Committee about any upcoming needed repairs/replacements.

### Next Meeting

Management Committee

Tuesday, August 13

6:30 pm, in the Roundhouse

All Old Town Village community members are welcome to attend.





# Activities

Marjorie Cole, Co-Chair

The **Annual OTV Summer Picnic** on July 14 was a big success!

Thank you so much to our neighbors and realtors **Mary Farrell** and **Lisa Groover**, who provided sponsorship of the event. We also offer thanks and appreciation for all the work done by **Joanne Orsena**, who chaired this event, and her committee members. In addition, we thank **Kathy Ryan** for creating the sponsorship poster displayed at the picnic. Also, a big thanks to **Carole Cloyd** and her tent crew for providing much needed shade so that attendees could enjoy the food catered by Red, Hot, and Blue.

Thanks to **Brianna Boudreau** for ensuring there were activities for the kids, including a bounce house and face painting!

The weather was a scorcher, but 98 adults braved the heat along with a number of kids (it was hard to get a count because there were a number of superheroes running around; it is possible they were actually kids whose true identities were disguised by the work of the face painter).

Keep an eye out for sign-up information for the neighborhood Progressive Dinner, which will be held on September 21, 2024.

As always, don't forget that every Friday there is a **TGIF** event beginning at 6:30 pm at the Roundhouse, with a special emphasis on the **First Friday** of the month!

Our committee members have been so busy that we've decided to give them a break in August. Our next Activities committee meeting will be **September 11** at **5 pm in the Roundhouse**.

## WiFi at the Roundhouse



Name: OTVRH

Password: RoundHouse343

[oldtownvillagecondos.org/](http://oldtownvillagecondos.org/)

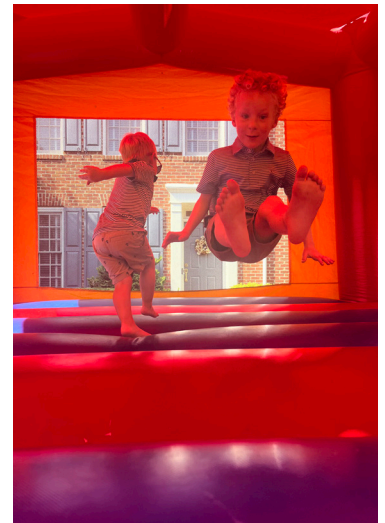
# Young Families

Brianna Boudreau, Chair

From **egg drops** to **game nights** and **paper airplane challenges**, the kids of Old Town Village have been busy this Summer!

Thank you to everyone who joined in the fun and a huge thank you to the **Komives Family** for organizing the **STEM** challenges again this year. It's been a blast!

If you are not on our email list and want to stay up to date on our Fall family activities, please email [brianna.boudreau@gmail.com](mailto:brianna.boudreau@gmail.com)



## Mah Jong Club!

Even if you've never played before, we'll be happy to teach you the ins and outs. We're very easy-going and enjoy chatting as we play, so don't worry about a high-stress situation.

We play Tuesdays at 1:30 pm in the Roundhouse. You can just show up or if you have questions, email Shannon Collins [shannon.g.collins@gmail.com](mailto:shannon.g.collins@gmail.com)

Hope to see you soon!



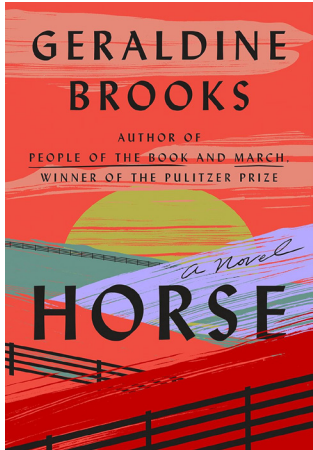
[www.otvtownhomes.net/](http://www.otvtownhomes.net/)





# BookClub

Phyllis Sciacca, Club Co-Chair



The book for July was *Horse* by Geraldine Brooks. This immensely popular historical fiction novel is based on a 19th century thoroughbred racehorse named Lexington. His skeleton was once in the Smithsonian and his portrait is in the Smithsonian American Art Museum. Brooks took this inspiration to create a novel which shifts between centuries to weave a compelling narrative about horse racing, slavery, fine art, osteology, zoology, and ongoing racial inequality. Along with Lexington, Jerret, his groom and the painter Thomas J. Scott are the main characters in the 19th century time period; Jess and Theo in the 21st century; Martha Jackson in the 20th century. As the reader moves through the book, the relationships are built around Lexington, his achievements in both racing and as sire, and the paintings of him by Scott. The reader

is pulled in by the wonderful writing and storytelling and by the slow reveal of how the characters are related to Lexington. Many of the characters are based on real people, some are composites while others are made up. Luckily the author provides detail in the Afterwards.

**Reminder:** The Book Club maintains the OTV library. We accept books that have been published in the last 10 years. We do not have room for cookbooks, travel books or self-help books. Books that we do not have room for can be donated to The Alexandria Library, 717 Queen Street, Discover Books which has a bin in the parking lot of Safeway, 500 S Royal St, or any thrift shop.

The group enjoyed this book. We found the author made the non-linear telling of the story work and felt it built intrigue and created the sense of a puzzle to solve. The author skillfully used the paintings of Lexington as the thread pulling all the time periods together. We really loved the relationship between Jarret and Lexington, but felt the 21st century characters were contrived, preachy and forced. We saw how the author wanted to mirror the racial tensions between the 1850's and the 2019 but we didn't think she pulled it off very well. We learned a lot about horse racing and its brutality, especially in the 18th century.

The group rated the book 4 out of 5 stars.



**Note:** There is **no** meeting in **August**.

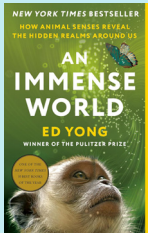
The book for **November** has been changed to *How Infrastructure Works: Inside the Systems That Shape Our World* by Deb Chachra



The **full** reading list for 2024 is posted on the community website: [Book Club Reading List for 2024](https://www.otvtownhomes.net/)

**BookClub**

The September meeting will be held on Thursday, September 12 at 7:00 pm in the Roundhouse.



The book for September is *An Immense World* by Ed Yong

[oldtownvillagecondos.org/](https://oldtownvillagecondos.org/)

[www.otvtownhomes.net/](https://www.otvtownhomes.net/)



# OTV Pool Hours - Summer 2024

Sat, May 25 – Sun., June 16		
Lap Swimming	Mon - Fri	10:30 am – 11:00 am
Open Swim & Spa	Mon - Fri	11:00 am – 8:00 pm
Open Swim & Spa	Weekends & Holidays	10:30 am – 8:00 pm

Mon, June 17 – Fri, August 30		
Lap Swimming	Mon - Fri	10:30 am – 11:00 am
AquaFit*	Mon, Wed, Fri	11:00 am – 11:45 am
Open Swim & Spa	Mon, Wed, Fri	12:00 pm – 8:00 pm
Open Swim & Spa	Tues & Thurs	11:00 am - 8:00 pm
Open Swim & Spa	Weekends & Holidays	10:30 am – 8:00 pm

Sat, August 31 – Mon, September 2		
Lap Swimming	Mon - Fri	10:30 am – 11:00 am
Open Swim & Spa	Mon - Fri	11:00 am – 8:00 pm
Open Swim & Spa	Weekends & Holidays	10:30 am – 8:00 pm

Extended Season: September 3 – 29		
Lap Swim	Mon - Fri	11:30 pm – 12:00 pm
Open Swim & Spa	Mon - Sun	12:00 pm – 7:00 pm

The daily schedule includes the lifeguard's 10-minute break each hour and a 1/2-hour lunch break daily at 2:30 pm

\*Note: On Friday, June 14, from 11:00-11:45 AM, the AquaFit instructor, Ms. Sandy Barnes, will host a demonstration of class format and equipment to be used, and provide sign-up for classes.

## Use Of The Pool And Spa

This set of Pool Rules and Lifeguard Duties was originally extracted as-is from Section III of the 2017 Rules for Use of Association Facilities document.

- The pool and spa are for the exclusive use of OTV residents and their guests. Each townhouse and condominium unit may have no more than four guests regardless of the number of residents in that unit. All guests must be accompanied at all times by a resident.
- The pool and spa are not for rent and may not be used in conjunction with any reserved activity in the Roundhouse community room and/or Patio.
- Residents and guests must sign in and sign-out on the sheet provided. Access to the Roundhouse is controlled via a key fob
- All residents and guests must enter and exit the pool and/or spa through the main Roundhouse door and then the door to the spa. Residents and guests may not enter the pool and/or spa via the gate to the patio.
- Residents and guests may use the pool and/or spa only when the lifeguard is on duty. Residents and guests use the spa at their own risk. When the pool is closed for inclement weather, the spa is also closed.
- Children aged 12 and under must be accompanied and supervised in the pool, spa, and surrounding areas by an adult (excluding lifeguard) at all times.
- No one under the age of 5 or any adult who is using alcohol or drugs that cause drowsiness shall use the spa.
- All persons, including children, must shower before entering the pool or the spa.
- The lifeguard is charged to uphold safety and health requirements and standards of conduct. All residents and guests within the pool and spa areas must: (a) follow the instructions of the lifeguard on duty; (b) respond courteously to the lifeguard's instructions; and (c) respond to the lifeguard's request to identify themselves or to sign-in or sign-out.
- Swim breaks: The lifeguard will take a break every hour for ten minutes to accommodate the inspection of the pump room, the testing of the water, etc. In addition, the lifeguard is entitled to a 30-minute break for every four-hour shift worked. All swimmers must exit the pool when the lifeguard is on break, even if the lifeguard is poolside.
- In accordance with the City of Alexandria Aquatic Health Ordinance as amended March 13, 2010, Article C, SEC 11-1 1-60, people with bandages, open sores, infections, or inflamed eyes are not permitted in the pool or spa. In accordance with the City of Alexandria Aquatic Health Ordinance as amended March 13, 2010, Article C, SEC 11-11-66, any person who is not toilet trained or who is incontinent must wear a swim diaper.
- The maximum number of people allowed in the pool at one time is 25 due to the American Red Cross ratio of swimmers to lifeguards: 25/1.
- Spitting, running, pushing, rough play, and diving are not permitted.
- At the lifeguard's sole discretion, kickboards, small flotation devices, and small toys may be allowed in the pool depending on the occupancy and age range of swimmers.
- Play pens and wheeled vehicles, except for wheelchairs and strollers, are not permitted in the pool or spa areas.
- Pets, except for service dogs assisting disabled persons, are not permitted in the pool or spa areas with the exception of the end of season pet day.





17. Alcohol and drugs, and those under the influence of either, are not allowed in the pool or spa areas.
18. Non-alcoholic beverages and snacks (in non-breakable containers) are allowed in the pool and spa area. Glass containers are prohibited.
19. Smoking is not allowed in pool and spa areas.
20. Sound-generating devices (e.g., radios, CD players, and digital audio players) may only be used in the pool and spa area with earphones.
21. Pool furniture is to remain in the pool area. Patio and Roundhouse furniture must not be moved into the pool and/or spa area.
22. Lifeguard duties and expectations are enumerated in Addendum I to these Rules of Use of Shared Facilities.
23. Resident comments regarding the pool and spa shall be addressed to any member of the Management Committee or any member of the townhouse or condominium Boards. An updated list of Management Committee members can be found on the Roundhouse bulletin board near the restrooms.

## OTV Pool Lifeguard Duties and Expectations

### The Lifeguard will:

1. Possess at all times required licenses: City of Alexandria accepted American Red Cross lifeguard certificates and City of Alexandria accepted pool operator's certificate.
2. Provide courteous, reasonable, and mature enforcement of the written pool and spa rules.
3. Fill out an accident report for incidents and provide it to OTV Management Committee and Pool Supervisor for awareness.
4. Have no personal guests, friends or make/receive personal phone calls while on duty.
5. Maintain required City of Alexandria or Commonwealth of Virginia Health Department records.
6. Report all City of Alexandria inspections immediately to the Community Manager on 571-488-6332.
7. Keep and post written records of chemicals added to the pool and spa as directed.

### Contacts:

If you have problems other than safety, contact the **Community Manager** at **571-488-6332** or the **OTV Management Committee Representative: Terry Hansen** at **202-436-2750** and **Cheryl Van Coverden** at **301-466-8881**.

*If an emergency arises, call the Alexandria Police and Fire on 911.*

## Daily Pool and Spa Opening

### The lifeguard will:

1. Be at the pool 30 minutes prior to opening.
2. Unlock the gate into the patio and return the key to lock box.

[oldtownvillagecondos.org/](http://oldtownvillagecondos.org/)

3. Vacuum pool and spa bottom, clean waterline tiles and empty skimmer baskets for pool and spa to maintain sparkling pool and spa appearance.
4. Put out and bring inside SIGN IN/OUT sheets on a daily basis.
5. Remove spa cover at opening and re-cover at closing.
6. Clean pool office as required.
7. Clean the entire pool area, including the patio and place all trash in containers at spa entrance to pool.
8. Clean all pool furniture with the hose to remove bird and tree droppings from the evening before.

## Pool and Spa Operation

### The lifeguard will:

1. Allow pool access only through the spa door.
2. Require all users to sign in and shower before using the pool.
3. Strictly enforce safety with emphasis on safety of children
4. Periodically inspect pool and patio furniture reporting any broken items to the Management Committee Representative.
5. Assist Management Committee members with weekly inspections.
6. Maintain proper filter operation by backwashing and cleaning pump strainer as required.
7. Ensure that all phases of pool and spa operation conform to City of Alexandria Health Department, OSHA, public safety standards, and Old Town Village Owners Association pool and spa rules.
8. The test required chemical levels in pool and spa hourly and record.
9. Pool company supervisor to drain and clean spa and record date and time spa is drained and cleaned.
10. During inclement weather the pool deck and spa area should be cleared and the entrance to the spa locked.

## Daily Pool and Spa Closing Procedures

### The lifeguard will:

1. On closing, ensure the pool is ready for the next day's operation.
2. Square away the furniture in the pool and patio areas.
3. Close the pool and patio umbrellas.
4. Vacuum pool and spa bottom, clean waterline tiles and skimmer baskets for pool and spa to maintain sparkling pool and spa appearance.
5. Replace spa cover.
6. Lock up the pool facility upon closing including the pool area, patio, and spa. Keys must be left in the lock box and not removed from the property by lifeguard.
7. Clean the pool area, including the patio and place all trash in containers at spa entrance to pool. At pool closing, on Wednesdays and Sundays, place trash containers on curb by clock tower for pickup. Bring containers back in before opening the pool on Thursdays and Mondays. Put out recycling on Thursdays and bring it in on Fridays.

[www.otvtownhomes.net/](http://www.otvtownhomes.net/)

# August

1	Thursday		17	Saturday	
2	Friday	<b>First Friday</b> TGIF Condo & TH 6:30 pm	18	Sunday	
3	Saturday	<b>Clothing and Housewares Drive</b> 10:00 am - 1:00 pm	19	Monday	
4	Sunday		20	Tuesday	<b>Mah Jong</b> 1:30 pm <b>OTVCUOA Board of Directors</b> 6:30 pm
5	Monday		21	Wednesday	
6	Tuesday	<b>Mah Jong</b> 1:30 pm	22	Thursday	
7	Wednesday		23	Friday	<b>TGIF</b> Condo & TH 6:30 pm
8	Thursday		24	Saturday	
9	Friday	<b>TGIF</b> Condo & TH 6:30 pm	25	Sunday	
10	Saturday		26	Monday	
11	Sunday		27	Tuesday	<b>Mah Jong</b> 1:30 pm
12	Monday		28	Wednesday	
13	Tuesday	<b>Mah Jong</b> 1:30 pm <b>Management</b> 6:30 pm	29	Thursday	
14	Wednesday	<b>OTVCUOA Finance</b> 6:30 pm	30	Friday	<b>TGIF</b> Condo & TH 6:30 pm
15	Thursday	<b>OTVOA Board Meeting</b>	31	Saturday	
16	Friday	<b>TGIF</b> Condo & TH 6:30 pm	All events are at 7 pm in the Roundhouse unless otherwise noted.		

## Celebrate Socialize in OTV with First Friday of the Month!

Join your neighbors at the Roundhouse on any Friday night—but especially on the **First Friday** of the Month!

Please bring your own beverage. Bring a dish to share if you'd like to join a potluck and come to the Roundhouse at 6:30 pm.



All OTV Condo & Townhome Residents Are Invited!

This relaxed get-together is the perfect opportunity to become better acquainted with our neighbors!

### Weekly

**First Friday** TGIF Condo & TH - August 2  
**TGIF** Condo & TH - every Friday  
**Mah Jong** - every Tuesday

### Future

9/11 **Activities** Committee Meeting 5pm  
9/12 **Book Club**  
9/21 **Progressive Dinner**  
10/5 **Volunteer Appreciation Event**  
10/18 **Oktoberfest**  
10/19 **New Residents' Reception** 5-7PM  
12/6 **Holiday Party**  
12/13 **Santa for Seniors**

## The VillageCrier

Old Town Village  
Alexandria, VA 22314  
August 2024

Published for the benefit of owners & residents of Old Town Village Townhomes & Condominiums

Send photos & articles by the 23rd of the month prior to publication to:

#### Townhomes

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#### Condominiums

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#### Design & Layout

Steven Winard | [swinard@outlook.com](mailto:swinard@outlook.com)  
206-619-6731





# END Notes

## OTV Food Drive 2024 Update

### We Fed 1400 People!!!

Thanks to our wonderful neighbors and friends, I am thrilled to announce that the 2024 OTV Food Drive held on July 20 was a **Huge Success!**

We collected **584 pounds** of food and **\$1168** in donations!

This breaks down to approximately **1400 meals** for Alexandrians in need.

**Volunteer Alexandria** organized a citywide, month long collection of food for the ALIVE! Food Program. This is the third year we have done a drive in OTV and definitely our most successful!

I am proud to be a member of such a generous community!

Lisa Groover, OTV Food Drive Sponsor









## Progressive Dinner

# Frequently Asked Questions

**What is the Progressive Dinner?** It is the signature event at Old Town Village that builds community as everyone contributes to an evening of food and wine. The dinner begins with appetizers at one house, moves to dinner at another house, and concludes with dessert for all participants at the Roundhouse.

**Who is invited to attend?** The Progressive Dinner is for Old Town Village Townhome and Condo residents only. This annual event is an OTV tradition celebrating its **22nd year**. In 2023, we had 72 participants, so it is a popular way to meet your neighbors!

**How will I know where to go and what to bring?** Once all registrations are received, the committee will work to equally distribute everyone for appetizers and dinner. No later than September 11, you will receive an email from a committee member telling you what to bring and your assigned locations for Happy Hour and Dinner. Dessert is at the Roundhouse.

**How do I sign up?** Just complete the information on the front of this flyer and return it to the mailbox in the Roundhouse by **August 23**.

**What is my contribution as a participant?** You will be asked to bring an appetizer, wine, bread, salad, or dessert based on your registration and our overall needs. Or you may choose to host either a Happy Hour or the sit-down dinner portion of the evening which would include your contribution of **two bottles of wine**.

**What does it mean to agree to host?** If you sign up to **host a Happy Hour**, you will open your home to approximately **16 people** and provide **two bottles of wine**. That's it! Those coming to your home will bring the rest.

If you sign up to **host a Dinner**, you indicate how many your table will seat. Have **two bottles of wine** on hand, set your table, pick up the dinner from the committee, pop it in the oven and serve. Attendees assigned to your home will bring the rest!

**Who do I contact if I have questions?** Please contact **Gail Bentkover** at [gbentkover@gmail.com](mailto:gbentkover@gmail.com) with any questions or if you are interested in assisting the Progressive Dinner committee with preparation logistics.



# Community Clothing & Housewares Drive

Saturday, August 3 | 10 AM - 1 PM

Old Town Village Roundhouse | 343 S. Fayette Street, Alexandria, VA 22314



The Twig, the Junior Auxiliary of Inova Alexandria Hospital, has pledged another \$1 million towards raising the trauma designation of the hospital to level three, and to purchase a Leica microscope that will aid in breast reconstruction and improve recovery after mastectomy.

You can help achieve their goal by donating the following items:

- **GENTLY WORN** apparel for men, women, and teens
- Housewares (kitchen utensils, pots and pans, vases, dishes, tools)
- Decorative accessories (artwork, frames, lamps—no bedding or pillows)
- Handbags, shoes, ties, hats, jewelry
- Books, luggage, and so much more!

All items will be sold at affordable prices at **The TWIG Thrift Shop** (106 N Columbus). Proceeds will be donated to Inova Alexandria Hospital.

*\* Receipts will be provided*



For questions or more information, contact your Old Town Village event sponsor:

**LISA GROOVER, 703-919-4426, LGROOVER@MCENEARNEY.COM**

*Note: If you are not able to attend on August 3, but would like to donate clothing or funds for The Twig, contact Lisa to arrange an alternative that works for you.*

**Thank you for your continued support of the residents of Alexandria!**



## Alexandria Times

### Talks of Torpedo Factory's future continue as 50th anniversary looms

By Wafir Salih | [wsalih@alextimes.com](mailto:wsalih@alextimes.com)

The Torpedo Factory Art Center, set to mark its 50th anniversary later this fall, remains at a crossroads regarding its future as city officials, resident task force members, consultants and artists try to decide on the best path forward for the historic landmark.

Yvonne Callahan, a member of the Torpedo Factory Task Force, said the June 26 meeting with the consultant group ConsultEcon – the 38th meeting to date – concluded with shared feedback but no finalized decisions about the art center's direction. She also mentioned that, currently, no future meetings are planned.

In 2021, city officials introduced a plan aimed at reducing studio space from 32,758 square feet to 20,878 square feet. The reallocated space would have gone to creating new areas within the building such as a technology workshop, a glass blowing area and a restaurant.

The proposal to introduce a restaurant and reduce studio space was met with intense pushback from artists and task force members. Callahan said earlier discussions with the city and consultants yielded a clear consensus against a restaurant.

"It was a unanimous decision of the task force members, about 22 of them I think, that they did not want restaurants there, and it was also unanimous they wanted to keep it as an artist group," Callahan said.

M. Alexander Gray, an artist who has been with the art center for the past decade, created a petition in 2021 that garnered more than 10,000 signatures. Gray called on fellow artists and residents to sign the petition to show their opposition to the proposed space reallocations.

Gray said the proposal to strip artists of studio space is why he launched the petition.

"It would have been taking away space from individual artists which, I mean really, that's why people go there. They don't go there for all that other stuff, they go there because it's a unique place that has this one-on-one interaction with individual artists and this opportunity to meet them, talk with them and learn about their work," Gray said.

Callahan said the task force has noticed that since the COVID-19 pandemic, marketing for the Torpedo Factory has declined and the consultant group has yet to address those concerns.

"Everybody seemed to have the feeling that marketing has slipped, that it's just not being done in the way it had been done," Callahan said.

Gray also criticized current marketing efforts.

"I think the marketing for individual artists is almost non-existent. They do a good job of marketing the fact that the building is rented out for events and stuff ... but I don't feel like they market to collectors or galleries," Gray said.

Rashad Ali Muhammad, a collage artist who secured studio space at the art center in 2022, said the art center has helped him expand his practice and networking opportunities.

"I think it definitely pushed me to be more focused on the business aspect of being an artist," Muhammad said. "Not just creating to create, but also promoting my work, going to events to meet curators and directors so that they can know where to go to meet me, but also have my work in their spaces, and it has worked quite well."

Muhammad noted that recently artists have been pushing for the city to extend the leasing period to five years rather than three.



The Torpedo Factory Art Center was established by Marian Van Landingham, then-president of the Art League, and other local artists, in 1974. (Photo/Arwen Clemans)

"Something the artists have been working on is petitioning to extend it to five years, because three years isn't really a long time for artists to really get their practice going and make moves," Muhammad said.

Gray echoed the need for longer leases and said the lack of proactive, pro-artist action by city officials is demeaning.

"There's been an effort by some artists to sort of petition city leaders and be like, 'Hey, this three year lease thing is too short, we want to extend it to five years.' And really all they got from that was a bunch of puff and nothing, like, 'Oh yes, we all agree that it's important to do this,' but no [commitment]," Gray said. "... To think that the artists used to have control of the building and now we're reduced to a state of having to beg and get nothing from any city officials, it's really frustrating."

Muhammad said he's open to a restaurant or cafeteria space to drive more foot traffic into the building. He also said he primarily wants to see more diversity among artists, as well freedom for the building to be designed to look more artistic.

"More diverse artists, absolutely that. ... And I would love the building or, just the space downstairs, to be more artistic looking. Painted floors or more murals everywhere, something that's more creative looking," Muhammad said. "Outside of that, I'm open to a restaurant or a cafe – I know they had a cafe before – but something else to kind of bring people in."

Muhammad noted how the tourist attraction perception the center faces can make it harder for artists to sell and commission originals.

"Because people think of it sometimes as a tourist attraction, they're not thinking of it as buying artwork, they're thinking of, like, 'Oh they'll buy a print here [and] there, they'll buy something small,'" Muhammad said. "But, you know, we need people coming in that want to buy [or commission] originals. ... In terms of marketing, yes, we want people to come, but also, do we want just touristy-minded people?"

Gray highlighted McGuffey Art Center in Charlottesville as an example of an art center where artists still maintain control.

"There's one in Charlottesville where the artists are still in control, and I'm like, 'Man, you guys are lucky, dude. You don't know how good you have it. Don't ever give up that control of something good, no matter how bad things get, don't ever do that,'" Gray said.

Callahan said she proposed to City Manager Jim Parajon that the city create an advisory group led by staff rather than hired consultants to address concerns. "That's where we would have meetings and they'd be led by staff, not outside paid consultants," Callahan said. "Staff would throw out points and questions and we would talk about it, and then members of the public would get up and have their say. ... That's exactly what [we] need. So hopefully, Jim will do it."

**AROUND THE WORLD CULTURAL FOOD FESTIVAL**

INDIA, EGYPT, IRAN, TURKEY, INDONESIA, UKRAINE, SCOTLAND, BOLIVIA, JAPAN, ECUADOR, BRAZIL, COLOMBIA

**AROUND THE WORLD Cultural Food Festival**  
 AUGUST 24, 2024 11 AM - 7 PM  
 ORONOCO BAY PARK  
 100 Madison St., Alexandria, VA 22314

ETHNIC FOOD | CULTURAL PERFORMANCE | TRADITIONAL ARTISANS AND CRAFTERS | CULTURAL ORGANIZATIONS

**SCHEDULE OF PERFORMANCES**

TIME	PERFORMANCE GROUP	REPRESENTING
11:15AM - 11:45PM	DANCE CREATIONS	India
12:00PM - 12:50PM	BAQS EL HOB	Egypt, Iran, Turkey
12:45PM - 1:15PM	NUSANTARA BUDAYA US	Indonesia
1:50PM - 2:00PM	CARPATIA POLK DANCE ENSEMBLE	Ukraine
2:15PM - 2:45PM	ALEXANDRIA SCHOOL OF HIGHLAND DANCE	Scotland
3:00PM - 3:50PM	TINKUS TIATACO USA	Bolivia
3:45PM - 4:15PM	CHIN DAIKO	Japan
4:50PM - 5:00PM	BAICES ECUATORIANAS	Ecuador
5:15PM - 5:45PM	GET DANCE (GLOBAL EXPRESSIONS THROUGH DANCE)	Colombia, Egypt
6:00pm - 6:45pm	VAVA UNITED SCHOOL OF SAMBA	Brazil

2024 Around The World Cultural Food Festival

August 24, 2024 11 am to 7 pm

Oronoco Bay Park – 100 Madison St, Alexandria, VA 22314

Free Admission. Pet Friendly. Rain Or Shine Event

## 2024 Around The World Cultural Food Festival Around the World Cultural Festival – A Global Feast for the Senses!

**Ethnic Gastronomy Extravaganza:** Indulge your taste buds in a world of flavors! Our festival features over 20 ethnic food vendors, each one of them representing a country and serving up authentic culinary delights.

**Cultural Performances:** Immerse yourself in the vibrant traditions with captivating performances that showcase the rich tapestry of global cultures. Be enchanted by the rhythm and grace of traditional dances, bringing to life the spirit of various cultures.

**Global Marketplace:** Explore diverse vendors offering unique treasures, from handmade crafts to cultural artifacts, creating a market reflecting the beauty of our interconnected world.

Don't miss this unique opportunity to savor diverse cuisines, witness breathtaking performances, and celebrate the rich cultural mosaic that makes our world so extraordinary. Celebrate unity in diversity! Join us at the Around the World Cultural Food Festival for an unforgettable day of cultural exploration!