



The Village Messenger

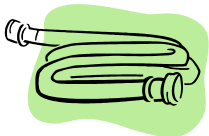
A publication for the residents of the Villages at Falls Church
Spring 2010

WATER DAMAGE



This past year the association received an unprecedented number of complaints regarding water leaks between units and responded to several major incidents involving water leaks. Preventive maintenance can eliminate, or at least minimize, most water leaks and the resulting damage they cause. This newsletter will focus on steps owners can take to prevent leaks and to avoid the high cost of repairs from water damage.

WASHING MACHINE HOSES



Short of fire, nothing causes more damage to the inside of a property than leaking water. It is estimated that 65% of property damage to community associations is caused by water leaking from failing pipes, hoses, plumbing fixtures and appliances. There are simple and inexpensive steps owners can take to prevent most of this damage.

Failure of the flexible hoses that connect washing machines to hot and cold water pipes is the leading cause of water damage in most residences.

This problem is further compounded in condominiums where there are units located above one another.

The hoses that come with new washing machines and their equivalent replacement hoses are of low quality, usually lasting no more than four or five years. Regular inspections cannot detect signs of wear in washer hoses. These hoses fail suddenly and without warning.

For less than \$40, owners can buy a pair of high-quality washing machine hoses, which are available at most major hardware stores, plumbing suppliers, and online.

The only solution to water leaks and the resulting damage is prevention. It will save owners and the association the inconvenience and cost of unnecessary repairs.

COMMUNITY WEBSITE!

The Villages at Falls Church now has its own website:

WWW.VF-C.NET

It is still a work-in-progress, but please feel free to visit the website anytime, which was created by Richard Sweetland who currently serves on the Board of Directors.

A/C UNITS

Warm weather is here! We recommend that you check the condensate pan and condensate drain line for your air conditioning units to make sure they are clear and do not back-up and leak into your unit. Should you need the name of a local air conditioning contractor, we list several for your convenience:

- **Chandler's** **703-536-4750**
- **AirMasters** **866-612-4822**
- **Northstar** **703-541-1006**

PARKING PERMITS & TOWING



We have noticed that some residents are still using the 2007 parking passes in their vehicles.

Residents are advised that these parking passes are no longer valid.

All vehicles parked in the Villages parking lots must display 2009 parking passes. If you have not picked up your new passes, please contact ProCAM. If you are delinquent on your condominium fees you will need to pay off your outstanding balance before receiving your 2009 passes. If you have questions regarding your fees, please contact ProCAM.

Vehicles that display the 2007 parking pass are subject to towing.

Towing is also enforced for the following violations:

- Vehicles parked in fire lanes
- Vehicles taking up two or more spaces
- Vehicles parked in handicap spaces without a handicap permit or tags
- Vehicles without a valid 2009 Villages at Falls Church permit
- Commercial vehicles over 10,000GVWR

Towing is enforced from 6PM to 6AM every day. Vehicles parked on the property during daytime hours (6AM to 6PM) do not require parking permits, but must observe all other parking regulations. Visitors and contractors do not require parking permits during daytime hours; however, if they are still parked in the community parking lots after 6PM they are subject to towing.

Parking is open to any vehicle with valid tags on Peyton Randolph Drive (in designated locations).

STREET LIGHT OUT?

The association is responsible for lights attached to the buildings. If you notice one of these lights out, please call ProCAM. *Street lights* are maintained by Dominion VA Power. Please call **1-888-667-3000** to report an outage.

TRICKLE DOWN THEORY



Over the past few months ProCAM has received numerous complaints of water

leaks between units, i.e., where water is leaking from an upper unit into a lower unit(s). Responsibility for repair of a water leak lies with the owner of the component that is leaking. In other words, if a water is leaking from a water pipe or other component that serves only one unit, it is the responsibility of the *owner* to make repairs, including repairs to the unit below if the leak resulted in damage to that unit.

Water leaks can come from many sources within the units, including but not limited to:

- **toilets**
- **water shut-off valves**
- **faucets**
- **water pipes**
- **dishwashers**
- **washing machines**
- **washing machine hoses**
- **refrigerator ice makers**
- **tub drains**
- **missing grout around tub tiles**

If you own an upper floor unit and your neighbor below complains to you of water leaking into their unit it is your responsibility to call a plumber to have the leak investigated and repaired.

If you do not have a plumber, feel free to call the association's plumber, Triple State Plumbing, at 703-533-8909. Triple State is very familiar with the property and can quickly determine if a leak is unit owner or condominium responsibility.

Owner's who do not take prompt action to repair a leak may be subject to legal and other expenses if the association is required to repair the leak on their behalf.

SATELLITE DISHES



Residents are advised that satellite dishes are prohibited in or on the common elements of the property, which includes all exterior windows sills and frames, exterior walls, roofs and grounds. Any satellite dish found on the common elements will be removed and placed in the association office for up to 30 days or until collected by the owner.

Satellite dishes may be installed on the balcony railings, bay windows and window frames, which are the private property of the unit owner. Some owners have opted to have their dishes attached to an interior window sill then extended through the window. If your satellite dish service advises that your satellite dish must be installed on the common elements you must submit a request in writing to the Board of

Directors before installing your dish. An alternative to a satellite dish is offered by Global Digital Satellite, who offers an extensive line-up of international, HD, and local channels. For more information, please call Global Digital Satellite at 703-765-4435.

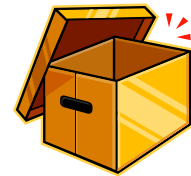
WATER SHUT-OFF REQUESTS



If you are planning a repair or renovation project in your unit that requires the water to be shut off we recommend that you have your contractor test the shut-off valves located in your unit. If the valves do not hold and you need to schedule a water shut-off you must contact ProCAM in advance so that notices may be posted to alert all affected residents. It is not possible to schedule a water shut-off on short notice (less than 2 business days) as multiple buildings and many residents may be affected. Also, DO NOT attempt to locate the shut-off valves and shut-off the water yourself. Again, this may affect multiple buildings and may cause damage to the common plumbing if not done correctly. Again, please call ProCAM in advance to schedule a water shut off for your unit. We will arrange to have the water shut off by the association's plumber. Again, there is no cost to you for this service.

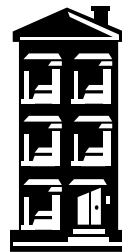
TOO MUCH STUFF?

ProCAM continues to receive complaints that residents are storing personal items in the stairwells, including shoes, bicycles, strollers, trash cans and toys. All personal items must be stored in the units or basement storage bins. No personal items may be stored in the stairwells at anytime. Items found in the stairwells will be removed without notice and placed in the trash.

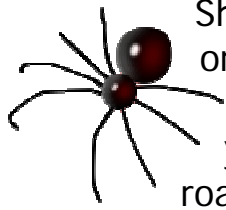


MASTER INSURANCE POLICY

Should you or your lender need a copy of the master insurance policy, or if your personal insurance agent has questions regarding the master policy, please feel free to contact the condominium's insurance agent, CAU, at **1-800-228-1930**. It is recommended that you provide this information to your personal insurance agent to obtain your own policy. Whether you own or rent it is recommended that you obtain insurance to cover your personal belongings as these items are not covered by the master policy. The cost of an insurance policy is approximately \$125 per year, or about \$10 per month.



BUG PROBLEM?



Should you notice ants or other common household pests in your unit (i.e., roaches, silverfish)

please call the exterminator, Sherlock Pest Control, to schedule service. They can be reached at **703-444-4325**. Routine pest control is included in the monthly condominium fee.

ProCAM INFORMATION

1422 Portner Road, Suite 5
Alexandria, VA 22314

Phone: 703-536-5200

Fax: 703-536-8105

Jeff Bridges, Property Manager x111
jeff.bridges@procamva.com

Helena Pylvanainen,
Admin. Asst. x104
helena.pylvanainen@procamva.com

Accounting Department x124

**Resale Packages &
Lender Verification Forms x110**

Other Helpful Phone Numbers:

Police Non-Emergency	703-691-2131
Dominion VA Power	888-667-3000
Allied Lock (daytime)	703-533-3400
Mr. Lockout (24 hours)	703-751-4616
Accurate Towing	703-536-0370