



Market Street at Town Center

# RESIDENT NEWSLETTER

SPRING 2017

*Letter from the Board of Directors:*

Even though it's only mid-March, it feels as if spring has already sprung! All around our building, bulbs are budding and trees are starting to sprout their first sign of leaves. The board of directors would first like to welcome our new residents! We are glad that you are here and hope that you will take part in the activities that make Market Street a community more than just a place to live!

The board plans to release a newsletter every several months to keep you posted on projects and news. As always, we welcome your comments and suggestions. Drop us a line at [board@marketstreetattowncenter.com](mailto:board@marketstreetattowncenter.com) or, stop by our community manager Sue's office.

Now on to the updates....

Ever since our last annual meeting in November, the new board has been working diligently on various projects. Some which are obvious and others not so much so.

First, starting back up shortly,

is the caulking and exterior restoration project. This nearly one-million dollar project started last year and will continue this spring and summer. All exterior caulking and sealants are being replaced and all of the brick (there is a lot of it here at Market Street!!) is being looked at for the integrity of the mortar; that too is being replaced—if necessary. Lastly, exterior painting is also being performed. About the only thing not being touched are the balcony railings and Juliet door railings. Since workers will be setting up in flower beds and the like, we have decided to keep landscaping to a minimum for those areas that will be worked on. Last year about 50% of the façade facing the streets was completed. Therefore, you should start to see a concerted effort to improve the landscaping in these areas.

In addition, due to resident concerns, we have installed lighting along Bluemont and Town Center Parkway. This was done with minimal invest-

ment and the outcome has been positive!

Also, the board is in communication with Boston Properties regarding parking for contractors visiting Market Street residents. As you know Reston Town Center has instituted paid parking and we have heard from residents that this is putting an inconvenience on contractors who perform work or maintenance on our residential units. When we know more, we will let you know.

And, last but not least, the board would like to invite EVERY resident to attend our monthly board meetings. These meetings are held right here at Market Street. You can learn about all of the latest happenings at Market Street and make your voice heard! The date/time of each meeting is posted on the community room door at least a week prior to the meeting.

At your service,

*Market Street Board of Directors*

## SPECIAL POINTS OF INTEREST:

- ◆ Reminder set your clocks ahead 1 hour on March 12th.
- ◆ Change/Test your smoke detector's batteries.
- ◆ Peak cherry blossom viewing is March 14-17 in Washington, DC.
- ◆ Exterior restoration project starting back up.
- ◆ Paid parking is in effect throughout the Reston Town Center.
- ◆ On, or about, April 1st, please remember to shut off your outdoor utility closet heaters (if you have one).
- ◆ Do not pour grease or oil down the drains. This can cause major issues. Remember, as a condominium we share these pipes.
- ◆ There is NO SMOKING permitted in any of the garage spaces.



Reston Town Center is going to be welcoming some new retailers soon.....

Near the cinema, clothing retailer J. McLaughlin is coming to the old Origins space. J. MacLaughlin is an upscale

## Coming Soon to the Town Center....

clothing store that describes their style as "innovatively nostalgic". Taking place of PRBarber's old location near Ted's Bulletin is Scout & Molly. Scout and Molly will "carry a wide variety of designers to accommodate any fashion enthusiast".

Near the ice skating rink, and taking the place of BRB (BeRightBurger) is a new con-

cept called Hen Penny. A southern comfort food concept by the owners of BRB.

Lastly, the development at RTC West is well underway. Shortly, Cooper's Hawk (Winery and Restaurant) and Nando's Peri-Peri (Peruvian Chicken) will open. Both will be a welcome addition to the Reston 'foodie scene'!





## Committees: What they do and how you can get involved!

Committees are off-shoots of the board tasked with a particular subject. Sample committees in the past have been a “facilities committee” and a “finance committee”. These committees meet outside of the regular Board of Director’s (BOD) meetings and report back to the BOD recommendations and/or

suggestions for the Board of Directors to take under advisement. Committees are great way to become part of the Board of Directors without the time commitment. Ask our building manager Sue for more information!

## Maintenance Tips and Reminders



### MAINTENANCE

THOUSANDS OF DOLLARS CAN BE SAVED WITH AN INVESTMENT OF LESS THAN \$10!



Since we live in a multi-family building, we need to remember that things that happen in your unit can directly affect your neighbors. It always a good idea to do the following:

1. Replace your wash machine hoses every five years. Our building in almost 11 years old. If you haven't replaced them yet....DO IT! Most experts recommend the braided steel lines since they tend to last longer.
2. Stop any active leaks immediately and contact building management if needed.
3. Consider purchasing a water alarm. These small devices are less than \$10 and can be placed

under sinks, washers, etc. They sound an alarm if water is detected. These can be purchased at Home Depot or Lowe’s.

4. Change your furnace filters regularly. This will ensure that you HVAC is operating at its peak efficiency saving you money!
5. A common problem at Market Street is air conditioning condensation lines. These are drains from your HVAC units that divert water extracted by your air conditioning system. Often times these can leak. If you notice any water around your HVAC system, alert building management or your selected HVAC technician.
6. Water heaters typically last about 10 years. Since the building is past this time, be sure to

routinely check your unit for leaks. Remember, small leaks routinely—and quickly—become large leaks.

7. If you have a leak, or an event that may affect your neighbors—either below, above, or beside you—be neighborly and inform them of any issues.
8. Report any possible unit or building damage to building management. Management can assist in any remediation that maybe needed and also verify common areas (hallways, etc) are not affected..

### IMPORTANT NUMBERS:

- *Onsite Building Management:* 703.435.7912
- *After Hours Building Management (for emergencies):* 703.631.7200



## Events at Reston Town Center

- **May 6th: Pet Fiesta**  
Super pet adoption, entertainment, exhibitors, pet rescue & non-profit groups.  
Presented by GoodDogz.org. All on-leash pets welcome. Free admission, rain or shine.
- **May 20th: Northern Virginia Fine Arts Festival**  
Presented by Greater Reston Arts Center (GRACE)—our in-building art gallery!  
View and purchase art from 200+ artists from across the nation and enjoy two days of live perform-

ances, acclaimed children’s activities, and more. \$5 donation encouraged. Get tickets for the Friday night Festival Lunch Party at GRACE. 703.471.9242 restonarts.org

- **June 3rd: Start of the annual Concerts on the Town**  
Bring lawn chairs or picnic blankets and enjoy live outdoor music at the Pavilion. Free. Rain or shine. Presented by Reston Town Center and Reston Town Center Association on Saturdays, June through August. Alcohol permitted at res-

taurants only. See the season’s full schedule at restontowncenter.com/concerts

- **June 16: Taste of Reston**  
Greater Reston Chamber of Commerce presents Northern Virginia’s largest outdoor food festival featuring samplings from the region’s eateries, live music, beer and wine gardens, and much more. Free admission; tasting tickets purchased on site or in advance at restontaste.com. restonchamber.org 703.707.9045