



Market Street at Town Center

RESIDENT NEWSLETTER

SPRING 2018

Letter from the Board of Directors:

The weather finally is starting to feel like spring. It's only a matter of time before the flowers are in full bloom.

Your board of directors has been very busy in the first part of 2018! Let me begin by providing you a couple of updates:

First, the garage LED light installation is complete. The difference is very noticeable. The light is brighter and the garage's dark spots have been reduced. As one of the benefits of this project, the LED's will save us money on our electric bills. In addition we partnered with Dominion Energy for a significant discount on this project!

Second, we are now 'wandless'! Those pesky wands needed to enter

the garage have been fully replaced with the remotes. Feedback on this change has been overwhelmingly positive! In other garage news, we will be implementing the dual-mode garage entry on 23 April at 7am. More information about this is found within this newsletter.

We are also focusing this year on small improvements that can make a large difference! As you know, the lobby is under construction. This process was a result of a water incident in early January. During this time we are making some refreshments that you will notice and we hope that you will like. We had planned on doing some larger scale improvements to include major landscaping enhancements, however in full

disclosure, our insurance premium for 2018 has come in significantly over budget. Our representatives tell us that the Texas floods and other disasters have caused many large building policies to increase. Be assured that board is looking at alternatives that will lower this premium long term. However, in the short term, we are going to try to limit large unplanned expenditures and explore other alternatives to fund this large expense. On a brighter note, our pool will be opening May 26th. Be on the lookout for exciting events from the social committee!

The board wishes everyone a safe and happy spring season!!!

Market Street Board of Directors

SPECIAL POINTS OF INTEREST:

- ◆ All boxes need to be broken down and placed outside of the trash rooms. These are on both floors of the garage.
- ◆ There is NO SMOKING permitted in any of the garage spaces.
- ◆ Wine social in the community room every 2nd Friday from 6-8:pm. This event is put on by our social committee and is not to be missed!
- ◆ No items, other than motor vehicles shall be stored in actual garage parking spaces.
- ◆ Turn outside closet heaters (if applicable) off



DID YOU KNOW?

It is a good idea for each resident to carry an indi-

vidual home insurance policy. Our condominium master insurance policy may not cover damage to your individual unit and/or belong-

ings. In some cases, you may even be responsible for other resident's expenses in the event of an accident. Better safe than sorry!



Coming Soon to the Town Center....

The Balducci's Market on the ground level of the "Signature" apartment building will be opening within the next couple of weeks. In addition, the town center will be welcoming two new tenants in 2018. "&Pizza" will be opening where Teavana was housed. Also, a painting and wine concept called "Muse Paint Bar" will begin construction on their new location in the Town Center.



Garage Doors

Starting 23 April, we will begin use of the dual-entry system installed late last year. This means that during peak hours (currently from 7am to 7pm) the metal rolling garage doors will be retracted and the 'arm

system' will be used to restrict access. These arms are located adjacent to the metal rolling doors. The operation of these arms is identical to the rolling metal doors. To enter, simply pull up to the entry and click your remote. The LED stop light will change to green and the arm will raise—then you can proceed to enter with caution. To exit, simply pull up to the exit side 'arm', the 'arm' will automatically raise and you can exit the garage. **IT IS IMPERATIVE THAT YOU ARE AWARE OF OTHER DRIVERS ENTERING/**

EXITING THE GARAGE AND REMEMBER TO DRIVE CAUTIOUSLY AND SLOWLY IN THE GARAGE!

Since this is a new process, please be patient and report any issues or suggestions to onsite management.

****IMPORTANT NUMBERS****

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



Own a bike?

All bicycles housed in the bike racks at Market Street must be registered with our onsite management office. Sue will provide you a decal to place on your bike. Due to the limited space for bicycles, on a regular basis, we do a check of the bikes to assure that we don't have abandoned bicycles and/or bicycles that aren't registered. Market Street management reserves the right to take possession of these bicycles and will donate them to local charities if it goes unclaimed.



Do you have an idea for how to make Market Street a better community? Want to provide feedback to the board or Sue? We encourage you to send an email to marketstreetboard@gmail.com Alternatively, you can anonymously submit suggestions by simply writing down your comment on a piece of paper and inserting it into the suggestion box located outside of Sue's office on the table. We Listen!

fios[✓] Where's FIOS? by verizon

Last newsletter we announced that FIOS would begin installation of their fiber optic cabling within our building in the (then) near future. The team that installs this technology has been delayed on their last project. We still are confident that FIOS will arrive at Market Street and will alert residents when we have a definitive schedule.