

Managed by:  
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### Decking The Halls

St. Albans Glenn recognizes that as a part of the holiday seasons, some celebrations include decorating homes. The Association's approved winter decorating holiday season is from November 15th to January 15th. This means all holiday decorations must be removed by January 15, 2015.

In order to ensure a happy holiday season without unwanted Association mail, please make sure to follow these guidelines:

- \* Decorations may include greenery and lights around storm doors, front doors and inside windows. You may decorate your balcony and/or patio as long as decorations are not a fire hazard.
- \* The decorations are displayed only so long as they are appropriate (please remove all decorations once the holiday has passed).
- \* The decorations are not attached in such a way as to mar the finish on your door or door frame.
- \* Nothing may be placed on or attached in any way to the Building Limited Common Elements at any time. This includes the buildings, exterior siding and roofs.
- \* Decorating the Common Area is **not** permitted. **Do not** put statues, pictures, flags or any other type of holiday effects on the grass or landscaped Common Element beds. Certain types of decorations present an insurance risk as well as hamper the landscape crew with their duties.

St. Albans Glenn Condominium Association, Inc.  
 c/o The Select Group, Inc.  
 2224 Virginia Beach Blvd., Suite 201  
 Virginia Beach, VA 23454

## Fall 2014 Newsletter



A Quarterly Service  
 from Your  
 Association &  
 The Select Group, Inc.

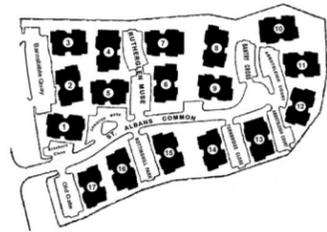
### Board of Directors

- Britt Lipscomb ..... President
- Joshua Barnes ..... Vice President
- Kenneth Musial ..... Treasurer
- Lynda Allen ..... Assistant Treasurer
- Phyllis Richards ..... Secretary
- David Franks ..... Member at Large
- Calvin Cephas ..... Member at Large
- David Goldstein ..... Member at Large
- Penny Hughes ..... Member at Large

### It's a Wonderful Day in the Neighborhood...



Here's what's been going on recently in St. Albans Glenn's neighborhood:



- ◆ Power washing, rotten wood replacement and painting has been completed on Buildings #10 and #11.
- ◆ Asphalt replacement has occurred on Abbotsleigh Court and Broxburn Close. Bantry Cross has been scheduled for 2015.
- ◆ Several areas had handicapped sidewalk accessibility installed.
- ◆ Trenching of building beds occurred throughout the community to keep mulch in place and will occur continuously with each TMT visit.
- ◆ Balcony reinforcement contract has been awarded. David May, A.I.A., with DLM Architects, 757-510-1165 will be inspecting all balconies for the contracted repairs.
- ◆ TMT Turf, the Association's Landscaping Company, is submitting proposals to remove six trees including stump grinding.
- ◆ Six independent landscaping additions planned to be installed in November 2014 and spring 2015.

### Electrical Housekeeping

Don't get shocked! Inspect your electrical appliances and fixtures at least annually. If you schedule the inspection each year when you set your clock back for daylight savings, it will be easy to remember!



It is also a great time of year to do electrical housekeeping as the temperatures are starting to dip and it's right before the holiday season.

Here are some things to inspect:

- **Test all smoke detectors and change the batteries.**
  - ◆ Smoke detectors that are hard-wired begin to "chirp" when it's time to change them out. When they "chirp" they are letting you know that there's a failure in one of the devices. *(As a side note - if you have a battery operated smoke detector and it chirps, the batteries just need to be changed.)*



### ➤ Check all lamps, radios, appliances, anything that stays plugged in all the time.

- ◆ Does the plug fit into the outlet receptacle correctly? A plug should fit into an outlet snugly; no part of the plug prongs should be visible and the plug should stay in the outlet without having to hold it there. If the plug will not stay in the receptacle, it may be time to replace the receptacle.
- ◆ Are the ends of the electrical cord frayed? If so, you may want to consider replacing the cord or upgrade the item altogether.

### ➤ Evaluate all bulbs in your light fixtures.

- ◆ Make sure they are the proper wattage for the fixture. The fixture should list where the bulbs screws in what the maximum wattage is for the fixture. If the bulb is oversized, replace it with an LED bulb that gives you the light out put you want without putting an unnecessary load on the fixture.



**Electrical Housekeeping (cont.)**

This is especially true in any recessed lighting you may have. If you put a higher wattage bulb into a lower wattage fixture, you take a chance in over heating the light fixture, which could pose a fire hazard.

➤ **Test your outlet receptacles - especially those that you will be using during the upcoming holiday season.**

◆ This cannot be reiterated enough as this is another area that can pose a serious fire hazard. Make sure when you plug something in, it will stay plugged in. If plugs are loose in the receptacle or will not stay in at all, replace that receptacle before your decorations go up.



This simple check list should take just a short amount of time to complete; however it's important to make sure your electrical system is safe and ready for the upcoming holidays and winter months.

Shannon R. Lee, Owner  
Relay Electric  
757-657-2111

**IMPORTANT NUMBERS**

**EMERGENCY NUMBERS**

- Emergency..... 911
- Cell Phone Emergency .....#77
- First Precinct.....427-4377
- Va. State Police (non-emergency).....424-6800
- Va. Beach Police Dispatcher (non-emerg)....427-5616
- Poison Control Center..... 800-522-6337
- Animal Control.....427-4158

**OTHER IMPORTANT NUMBERS**

- A-Active Termite & Pest Control.....425-0855
- Affordable Towing & Recovery .....543-2372
- Dominion Virginia Power ..... 888-667-3000  
(Watch Light Program)
- Greg Harris (painting) .....286-0321
- J & C Construction .....486-4465  
John Corrado (cell: 343-4369)
- State Farm Insurance, Jane Peak.....340-8060
- Street & Sign Repair.....424-7470
- Dept. of Housing (Cert. of Comp).....427-4421
- T.M.T. Turf Company .....839-2206



**Architectural Corner**

Let's keep our units esthetically pleasing for increased property values. Do you need to replace doors or windows or want a gate for the patio of your unit?

All of the information you need to satisfy the Association's governing documents is provided below. An Architectural Request Form is also enclosed for your use should you have changes you would like to make. This form is needed for not only the following but for landscaping as well.

Six or eight paneled doors are the approved replacement doors for both your front and storage doors. They are available at Lowe's and Home Depot. They can be special ordered if they are not in stock. For consistency and to meet the By-laws both doors must be eight paneled or six paneled and painted the same color. However, if you are installing a six panel door, you must replace both doors at the same time.



Paint color for front and storage doors is Sherwin Williams Superpaint: Color-Duron Redwood Semi-gloss Latex Paint.



Storm doors are to be full view Bronze, Brown, Wineberry, or Cranberry in color.

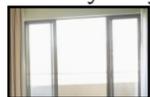
Gates are the financial obligation of the unit owner. An Architectural Request Form is required before adding a gate.



Lowering your patio flowerbed below the concrete on the patio is a "safe" plan. Not doing so could damage the interior walls of your unit and adjoining unit as water is contained in the gardens and can actually float inside the bedrooms of first floor units. The long garden at the end of each patio backs up to a dining room wall. If you over-build your flowerbed you will be responsible for your neighbor's repairs.



Second Floor Patio Doors - important information about yearly maintenance: Each second floor unit patio door has a metal threshold and door jamb corners. Water can leak down into the corners causing interior damage to wood supports of second floors. The cost of repair is assigned to the second floor unit owner. Add "caulking metal corners" to your annual maintenance schedule.



**Electric Meter Boxes**

On each side of every building in the community is an electric meter box, which serves four units. When the entire meter box fails, it impacts all four units serviced by that box.



Replacing a meter box is estimated to cost between \$2,000 to \$3,000; which is divided between the Owners of those four units.

When a meter box has to be replaced, it means that electricity must be turned off and when this happens, it's possible that it could be off for two to three days since replacement involves City of Virginia Beach code issues and Dominion Virginia Power assistance.

As meter box orders can take up to four weeks when ordered, your Association has planned for the future by purchasing three electric meter boxes, which are currently being stored by Relay Electric for immediate access when needed.

**The Select Group - Holiday Hours**

- 11/26..... closing at 3:00 p.m.
- 11/27 & 11/28 ..... closed
- 12/24 ..... closing at 12:00 p.m.
- 12/25 & 12/26 ..... closed
- 12/31..... closing at 3:00 p.m.
- 1/1/15..... closed

**Happy Holidays from The Select Group, Inc.!**

**Up, Up and Away!**

No, not balloons...BALLONING WATER BILLS! There just seems to be no end to those ever increasing water bills. If you have noticed this, rest assured that you are not alone - listen to this story....

A resident in another part of Virginia Beach was surprised recently when she opened her May to July water bill and saw it was over \$150.00. She lived by herself and used a total of **\$9.90** in water. She was sure it must be a mistake and would be corrected on her next bill; especially since she vacated the home on July 23rd, so she waited to pay it.

Well, that plan sure backfired and she was shocked to find that the water bill for July to September...for which there was **\$0.00** water used...was over \$141.00!



**Satellite Dishes**



Satellite dishes are **not** permitted to be installed on the cedar siding or roof.

**Before** having a satellite dish installed, you must obtain written Board of Directors approval. You may use the enclosed form to apply for approval.

**Advertising Welcome**

Contact Kerry Summs at The Select Group, Inc. for more information, 757-486-6000.

This was ludicrous! Almost \$300.00 for using a grand total of \$9.90 worth of water from May to September. So she took a closer look at those bills, and here's what she found:

- Sanitary Sewer Service .....\$122.50
- Storm Water.....\$53.42
- Solid Waste Collection.....\$87.78
- Service Availability .....\$18.13

A grand total of \$281.33! Try as she might, she couldn't get it to make sense - *she wasn't even there!* So she called Virginia Beach Public Utilities and here's what they told her:

**Sanitary Sewer** (not to be confused with HRSD) - is the City's charge to pipe the used water from the residence to HRSD for processing. The charge for this service is a "flat fee."

**Solid Waste Collection** - was for trash removal - not a hard one to figure out. Again, the charge for this service is a "flat fee."

She asked why those charges were so high when she had only used \$9.90 worth of water in that four month period and was told those "flat fees" are set dollar amounts multiplied by the number of days in the billing cycle. So they are not based on water usage, not based on if you had "used water" or "trash" or even if the property was inhabited. If you have an active account, then you will be charged for those "services."

Bottom line (and she was actually told this by Public Utilities)...*"it's the City and they can do what they want."*

