



ST. ASAPH SQUARE Newsletter

May/June 2019

St. Asaph Square Website has lots of news and information! Just go to <http://www.st-asaph-square.com>

Board President's Report

Karen Millslagle, President



Hope everyone had a great Memorial Day Holiday. The swimming pool is open and the glitch with the Wednesday opening is resolved and I hope all will enjoy our pool. I know about the elevator on the Pitt St side has been out and Scott is working with the Elevator company to resolve the issue. Thanks to all who pick up their packages in a timely manner. As we all shop more on-line, picking them up keeps the lobby clear and thanks to those who bring them inside the door. Don't forget to get your dryers vents checked and give a copy to Serry that it was done. There is a notepad by the bulletin board for issues about the complex. As summer is coming, people will be grilling out more, please be responsible in doing so. Have a great summer.

Again- Thanks to all.
Karen



Welcome Wagon



Several new residents have moved into Saint Asaph Square during May.

Welcome to the New Residents

Margaret Santucci	Unit 333
David Kretzman	Unit 329
Rob Cooper	Unit 328



Landscape Committee

Bev Keane, Chair

The Landscape Committee has nothing to report.

Social Committee

The Social Committee has had several volunteers. We will welcome them in the next issue.

Happy Hour

All are welcome to continue in that friendly spirit with Happy Hour each Friday at about 5:30. We're meeting in the South Pitt Street Lobby if the weather is inclement, but when the weather is warmer, Happy Hour will meet on the St. Asaph patio. Just bring a beverage of your choice -- soda, lemonade, wine, water, whatever sounds good to you at the end of a long week!

We had our first meeting on the patio by the pool on June seventh.



Scott Hummel
Chief Human Resource Officer
and Community Manager

From: The Cardinal Management Group of Companies!

Summer is officially here and dealing with those extreme temperatures can be challenging. One of the best measures to take in assuring optimal performance of your Air Conditioner is keeping the Drain Line clean. Please note that vinegar is preferred over bleach when dealing with condensate lines made out of PVC.

You can prevent a clogged AC drain by performing routine cleaning. By pouring a ¼ cup of vinegar into your AC's drain line, you will kill any mold, algae, mildew, and other forms of bacteria or fungi, preventing it from forming a buildup and causing a clog. Repeat this monthly for the best results.

Here's a step-by-step guide on how to clean your drain line with vinegar and keep everything operating at peak performance.

Step 1. Turn off your air conditioner. Turn the system off at the thermostat as well as at the breaker.

Step 2. Locate your condensate drain line. Your drain line is a PVC pipe located near your outdoor unit and is attached to the wall of your house.

Step 3. Identify the access point on the drain line. Most drain lines will have a T-shaped vent tee with a cover or cap. Remove the cap at the top of the drain and inspect for blockage.

Step 4. Flush with distilled vinegar. Add ¼ cup of distilled vinegar to the drain line through the opening where the cap was removed. It's recommended you use regular distilled white vinegar, as the increased acidity boosts its cleaning properties. If you find the smell of vinegar fowl, you can also use peroxide or hot water and a dash of dish soap.

Step 5. Let the solution sit for 30 minutes. Flush the pipe out with water to ensure everything is flowing freely and operating as it should.

Step 6. Repeat each month. Kill any harmful bacteria or buildup and make sure your system continues to operate at peak performance by cleaning your drain line every 30 days.

Architectural and Construction Modifications inside your unit may or may not require Board approval, city building permits, or the hiring of a licensed and insured contractor. "Do I need Board approval to do 'X'?" ... a question that comes up more frequently than not. The answer is, when in doubt, ask! But as a guideline and rule of thumb, any cosmetic work performed inside your unit does not need approval. Examples such as wallpaper, painting, window treatments (as long as they meet the rules for the color seen from the exterior of the building), and counter top replacements can be completed without approval, while removing walls, changing the footprint of a unit, electrical box relocation, and window replacements all need approval and most likely a permit from the City of Alexandria and approval of the Board of Architectural Review (windows only).

Remember, there are certain guidelines that all contractors must follow when working inside the building. Mr. Serry in the site office has identification badges for your contractors to wear along with a complete set of rules and regulations for your contractor to follow. Please give him a call at 703-683-5858 or visit him during regular office hours. Contractor rules are also posted on the Owners/Residents tab of the website.

Stay Cool and enjoy the summer season.

BICYCLE STORAGE

The Association provides bike racks for the use by all residents. Every year racks become overcrowded with bikes that are in disrepair. The Board would like to remind residents that all bikes must be contained inside the rack space and that no bike should be stored on the common area of the building. Bicycles that are chained to rails and not in rack space will be removed by the Association.

SUMMER HOURS

Cardinal Management Group's Corporate Office hours will change beginning June 4, 2018 through Labor Day. The office hours will be from 8:00 am - 5:00 pm Monday – Thursday, and from 8:00 am - 12:00 (Noon) on Fridays.

On behalf of all our Cardinal Management Group Team, servicing your Association, we wish you all a

very *Happy Summer 2019*



Management thanks all the residents at St Asaph Square for their support during 2019. If anyone has a particular issue or concern, please reach out and contact me by phone (703-565-5011) or by email (s.Hummel@cardinalmanagementgroup.com).

Best regards,
Scott Hummel

Around the Building

By Yahya Serry

Maintaining our water supply

It is a proven fact that all living things will perish without water and these include humans, animals and plants. Water is the main source of human existence. In humans, it is the building block of every human cell. The smooth intake of food and oxygen as well as the safety excretion of waste from the human body is facilitated by water. Therefore, the wellbeing of the human race is dependent on water.

On the contrary, water could also be a major source of destruction; and condo living is no exception. Most of the major losses incurred in multifamily dwellings are water related. However, water related losses can be mitigated to help minimize its impact. The tips below, contributed by Mr. Mazzei, will help reduce water related losses and will save you as a homeowner as well as the Condominium association some expense.

To help prevent water damage and costly repair bills, Management requests that the next time you have your HVAC serviced (early springtime), please request that the service provider clear the condensation line.

If the condensation lines are left untreated, there is a good chance that the water discharged from your HVAC unit will not drain properly and will back-up into your unit. This water will cause damage to drywall and possibly leak to a unit below (if you are on the upper level).

This should be completed twice a year to ensure that the lines are clear of algae and are free flowing.

AS shared by a couple of unit owners, treating the condensation drain lines with vinegar will greatly help in clearing the drains. It is recommended that; this must be done monthly to ensure its effectiveness.

Additionally, make it a habit to occasionally check the plumbing to your sinks and toilets. Tiny drips left unattended for a long period can cause lots of damage and costly repairs. Finally, please take care of your wash machine hoses and dryer vent

cleaning and forward your proof of compliance document to the site office.

Wishing you all a nice Summer hop and a safe pool season.



KATHLEEN SULLIVAN

Kathleen and Ginger have become accustomed to their new condo at St. Asaph Square. In April 2019, they moved to Virginia having spent many years at Tacoma Park, DC. Kathleen is Kathleen Sullivan and Ginger is a miniature pincher dog of 14 years. Together they have found a new home and friends at St. Asaph Square. When Kathleen made the decision to move from her previous residence she realized that it was an opportunity to move to Old Town, a place where she loved to visit and was close to the water.

Kathleen's love of being near the water began as a child when she lived on Long Island, New York. Some of her favorite memories are walking with her family on Jones' beach during the cooler seasons and spending full days on the beach with her family and cousins.

When she was in the 4th grade, her family moved to Fairlawn, Ohio, about 40 miles from Cleveland. She is a middle child and has a brother Michael, who is 2 years younger than she is and a sister Susan, who is 5 years older. Kathleen's mother Susan, who is no longer with us, served as Councilwoman for Fairlawn. Her father, now retired, shared his love of working in the garden and Irish music.

After high school, she graduated from Bowling Green University with majors in criminal justice and history. Fulfilling a desire to see Washington DC, she attended American University and graduated with a master's degree in Public Administration.

Pursuing her goal to work for the United States Government, she found employment with the Department of Veteran's Affairs. Over the 30 years that she has worked there, she has had the opportunity to work in many capacities, particularly in the communication arena. Currently, Kathleen works to support the effort of internal communications to ensure that employees

 *Getting to Know You...* 

By Mary Ann Radebach

Hello Everyone!

We have a new neighbor who has joined our community.



understand their invaluable role in providing the best health care to our nation's Veterans.

Kathleen likes her job, but she has other interests in addition to her work. She and Ginger like to walk and explore. She loves being outdoors - it is one the main reasons she wanted to live in her condo unit as it has a small front yard with a tree. In addition to biking she likes to read a good book, hang out at the beach, hike and spend time with good friends. When asked about her job at the VA and why she likes it, she answers:

“The mission is real and concrete. It is an honor to service those who serve.”

Thank you, Kathleen, for your service too.



Community Reminders and Notices

- Elevator Emergency protocol: If the elevator gets stuck, use the emergency call button. Press the button only **once**. Pressing it multiple times will interrupt the communication.
- Charitable donations to be picked up should not be left in vestibules or lobbies. Please arrange for pickup outside the manager's office or the loading dock.
- Parquet flooring-If you are pulling up the parquet floor tiles and replacing them with new flooring in your unit, please consider providing usable tiles to St Asaph Square. The tiles can be

reused by other owners, which can save the association a lot of money in floor replacements when there are needed repairs.

- A large bulletin board for posting notices, such as 'for sale' items, etc., is located outside Mr. Serry's office. Residents may also forward any items you believe to be of interest for posting in the new Community Bulletin Board.
- Shopping carts in the basement are the property of specific owners and are located at their respective parking spaces. Please return all carts to their original location. They are for the sole use of the individual who owns the parking space unless otherwise authorized.
- Dogs must be kept on leashes in common areas.
- REMINDER: To maintain the trash chutes please refrain from placing loose trash down the shoots. Please ensure that all trash and recycling items are placed in the receptacles in the garage trash rooms and that trash chute rooms are kept free of non-bagged waste. Boxes should be flattened before placing in all receptacles. Note: Single Stream Recycling is in effect.
-  An excellent website with lots of information about recycling in Alexandria is... <http://alexandria.gov/tes/solidwaste/info/default.aspx?>
- Residents are reminded not to park in designated parking spaces unless they have the owner's prior approval. Visitors who use the outdoor visitors' parking spots need to register their vehicles with the office. If the office is closed, please put a sign on the dashboard indicating which unit the car is visiting. The complex reserves the right to tow non-registered vehicles.
- Residents with balconies and patios are

reminded that they must be uncluttered and attractive. Please refer to balcony rules on our website.

- There is a 'NO SMOKING' policy in common areas and common patios of St. Asaph Square, including open-air balconies.
- Here's a handy link to the *City of Alexandria* site - you can submit online requests for the city to do something. Click here and let your voice be heard:
<http://request.alexandriava.gov/CCC/#tab=Find>

Serry's Office Hours

Monday - Wednesday and Friday:
8:30 A.M – 5:30 P.M.

Thursday: 10:30 A.M. – 7:30 P.M.

For emergencies during office hours,
please contact Cardinal at 703-569-5797.

For after-hours emergencies,
call 1-866-370-2989

CARDINAL MANAGEMENT GROUP, INC

4330 Prince William Parkway, Suite 201
Woodbridge, VA 22192

Office Hours: *Monday – Friday*
8:30 AM – 5:30 PM

Office Phone Number: 703-569-5797
FAX Number: 803-866-3156

Summer Hours:

Monday – Thursday
8:00 A.M – 5:00 P.M.

Friday
8:00 A.M. – 12:00 P.M.

EMERGENCY NUMBER: 1-866-370-2989



Our Saint Asaph Square website has all kinds of helpful information. You can find a calendar plus St. Asaph forms & rules on the **Owners/Residents** tab, links to help you move around the DC metro area on the **Neighborhood Links** tab, weather, and more. Just go to <http://www.st-asaph-square.com>.

MEET THE TEAM

ST. ASAPH SQUARE BOARD

Karen Millslagle, President

Beverly Keane, Vice President

Deb Bowman, Treasurer

Shari Keefer, Secretary

Jack Burton, Member at Large

Board email:

saintasaphsquareboard@gmail.com

CARDINAL MANAGEMENT

Scott Hummel, CMCA, AMS

Agent for the Association

4330 Prince William Parkway, Suite 201

Woodbridge, VA 22192

703 565-5019

s.hummel@cardinalmanagementgroup.com

Yahya M. Serry, CMCA

On-Site Manager

St. Asaph Square Condominiums

801 South Pitt Street

Alexandria, VA 22314

703-683-5858

Stasaph801@verizon.net

Veronica Reyes, Housekeeping staff

Leodan Reyes, Maintenance staff

*Saint Asaph Square Newsletter team,
Antoinette Hando, Editor
Yahya M. Serry,
Production and Distribution*

To minimize printing costs, our goal is to provide the newsletter electronically as much as possible. If you would like to receive a copy of the newsletters via *email*, please submit your email address to Serry at Stasaph801@verizon.net. If you would like to receive the newsletters using our *website*, just log onto <http://www.st-asaph-square.com> and go to the *Owners/Residents'* tab where the newsletters are posted (please see Serry for the password you will need to access that page). Deb Bowman, creator of the website, will be happy to assist you if you have any problems or questions. If you do not have a computer and would like hard copies of the newsletter to be delivered to you, please notify Serry.

Please note that this newsletter is for the purpose of disseminating information that may be useful, important to know, or interesting to residents. The Editor and Board reserve the right to control content of the newsletter. Residents with complaints or dissatisfactions should please direct them to the Board, either in person or in writing. Such issues are then brought up and discussed during the *Community Forum* session of every Board meeting.