

News of The Crossing

A Newsletter of The Crossing of Fairfax • www.ccuoa.org • December 2006

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Make the Web Your First Stop

If you have questions about The Crossing of Fairfax, stop by the community's Web site at www.ccuoa.org.

All meeting notices and general information are posted only on The Crossing's Web site.

Additionally, the site offers important information, such as the community's bylaws, contact information and more.

Pick Up After Pets, Have Them Licensed

It's the law, it's a good idea and it's only polite: pick up after your pets at The Crossing.

This never has been easier since trash bags and disposal containers were installed along the back fence: one is near the gate at the back of the property and the other is near East Street. Pet owners are encouraged to walk their pets in these areas. Please tie trash bags before placing them in the waste cans.

Additionally, dogs age four months and older must be vaccinated against rabies and licensed in the jurisdiction where they live. For more information, visit www.fairfaxva.gov/permits/AnimalLicense.asp or call 703-385-7900.

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Woodwork Continues: Painting Finished, Balconies Next

External painting on all six buildings in The Crossing were completed this past summer. Additionally, all metal railing and doors were sanded and painted as well. This scheduled maintenance was in the community's reserve study, which recommends wood trim be primed and painted every five years.

The next major community repair on the schedule is the repair and replacement of balcony railing throughout the community. The board of directors voted to replace the wood with lightweight aluminum, which will be powder coated to blend with the exterior colors.

The work is expected to begin in late December or in early January 2007, and homeowners and residents with balconies will be sent a more precise work schedule as the time nears.

Those residents with balconies

will be required to remove all items from their balconies — including furniture, and satellite dishes — and store them inside their units for the duration of the repair work.

Condo regulations limit items on the balcony to furniture only and balconies may not be used for storage. Satellite dishes may be placed on balconies, but not attached directly to buildings or balcony railings (see *policy resolution 2000-03*).

By law, unit owners and residents may have satellite dishes on their balconies but must install them so as to not damage the exterior of the building in any way. For ideas on how to mount satellite dishes on balconies, contact Stacy Panuzio, the property manager for The Crossing.

For a copy of the most recent reserve study for the community conducted in 2005, contact Stacy Panuzio.

Trash Not Collected on Holidays December 25 & January 1, 2007

Make sure disposables are at the curb by 8 am of collection day

Trash collection: Mondays and Thursdays

Recyclables collection: Thursdays

Christmas trees are collected the first two weeks in January

Wait until after dusk to put out trash and recyclables

Information: www.ccuoa.org (resolution 2000-02) •
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The Crossing of Fairfax Notes & News Tips

Shut Off Hose Bibs in Winter

Around November of every year or when temperatures reach 30 F°, owners and residents of lower-level units must shut off and drain the outside hose bib. Some units have a hose bib in the front and rear.

The hose bib shut-off valves are located inside the unit. Therefore, if a water pipe bursts, the unit owner is responsible for the damage and repair. The shut-off valve should be located in the utility closet.

Once the hose bibs valves are shut off, open the hose bibs to release the water in the line. If this is not done, the water trapped in the line will still freeze, causing the water pipe to burst.

Those unable to locate shut-off valves or unsure if the procedure has been done correctly should contact a plumber for help.

Keep Vacant Units Heated

Business travelers, globetrotters, college students going home for break — anyone planning a trip away from home — should make sure to keep the heat turned on during cooler months to keep the interior temperature at about 60°F.

From October through April, temperatures can dip to freezing in no time. This can cause water to freeze in pipes, bursting the pipes and causing untold damage to not only the cold unit, but every adjacent home.

Landlords with empty units also should keep the thermostat high enough to keep pipes from freezing.

Service Provider Names Available

The washer won't wash, the fireplace won't fire, or the heater just needs to be checked for the winter (which should be done annually). Who ya gonna call?

Contact Stacy Panuzio for names

of contractors with whom she has worked.

Additionally, the City of Fairfax has a *Contractor Reference Book*, in which city residents have listed contractors with whom they have worked. For information, call 703-385-7930.

Community Eyes, Ears Help Upkeep Grounds

Residents who see problems around the community are encouraged to report them to Stacy Panuzio, The Crossing's property manager.

Leak Reports Depend on Origin

If a unit is experiencing leaks, the first thing to do is determine the source of the leak. The source of the leak determines who is responsible for the repair of the leak.

If the water is coming in from the exterior of the building, contact Stacy Panuzio, the property manager for The Crossing.

If the leak is from another unit, that unit owner is responsible for repairing the leak and damage to any units or common areas. In that case, please contact the unit resident or owner directly.

Consider purchasing sewer backup insurance as part of a homeowner or renter insurance policy. If the sewer backup onto private property, the city's insurance provider historically denies claims unless the

city is found to be negligent (which is rare). Most insurance carriers offer sewer backup insurance for \$25-\$40. For information, contact an insurance carrier.

Flooring Requirements Depend on Unit Location

Those who live in an upper level unit — or in any unit that has another unit beneath it — are required to have carpeting on all floor surfaces except in the foyer, kitchen, closet and bathroom.

For information, please see page 13 of The Crossing Condo Declaration — Article III:XXI (Use Restrictions on Units and Common Elements), Section 1 (j).

City Office Moves Affect Service Locations

The City of Fairfax is moving many of its municipal offices in December and in January 2007, with a final move occurring in summer 2007. This may cause sporadic temporary outages of services, including telephone, voice mail and e-mail service, as well as Web site access and services. During these transitions, check with city government office to determine its location.

A list of government offices and phone numbers are available at www.fairfaxva.gov or call 703-385-7850.

CCUOA Board of Directors

Dan Fulton, President • Vacant, Vice President

Mark Mayhugh, Secretary • Alicia Prieto, Treasurer

Barry Truel, Member-at-Large

Volunteers are sought for the vacant board position and for the landscape committee.

Information: Stacy Panuzio

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