

News

August 8, 2005

Table of Contents

- [1. Introduction](#)
- [2. Board Changes](#)
- [3. President's Statement - State of the Majestic](#)
- [4. Community Update](#)
- [5. Board Update](#)
- [6. Building Security Update](#)
- [7. Safety Advisory](#)
- [8. Unit Keys: We need 'em!](#)
- [9. Column: Dorm vs. Upscale Condominium Living](#)
- [10. Bylaws Update](#)
- [11. Majestic Website](#)
- [12. Majestic Committee Contacts](#)
- [13. Columbia Heights Community Update](#)
- [14. Beautification Committee Update](#)
- [15. Budget Comparison](#)

Introduction

This is the first bi-annual newsletter of the Majestic. This newsletter is designed to give the community a brief overview of what's going on at the Majestic and what's happening in Columbia Heights at large. We encourage anyone to submit ideas about content for future newsletters. If you are interested in offering a column, opinion piece, etc. to this newsletter please contact the Newsletter Committee (contact details below). We hope you find the information contained herein valuable.

Board Changes

Due to personal reasons Jason Martin submitted his resignation as the president of the Majestic Association's board of directors. Jason will remain on the board, but will assume different responsibilities going forward. In light of Jason's resignation, the board met on Tuesday, 29 March and elected Andrew Schendler as the new president of the Majestic Association. Andrew not only brings a wealth of experience to the board, but also an unparalleled knowledge base of the inner workings of the building. Moreover, since being elected to the board in October 2004 Andrew has demonstrated a deep commitment to improving life at the majestic. Indeed, he has led the ongoing efforts with our former management company (Paul Associates) and the builder to recoup back payments owed to the Majestic Association. The board believes that this new arrangement is in the best long-term interests of the community.

State of the Majestic

The state of our community is strong and getting better. Over the past three months the Board of Directors has been faced with some very difficult challenges that may not on the face of them seem overly popular to some in the community. The Board, in tandem with our managing company (AD Holdings), has met these challenges, and made the tough decisions necessary for improving the quality of life here at the Majestic. As a Board we understand that there are some specific concerns with the way in which we went about things, and we are working together with the newly developed board and committees to improve our communication and rapport with the community. Now that we have a productive management company, a committed board and helpful committees we are well positioned to achieve our 2005 goals: trust, transparency, effectiveness and community responsiveness.

I want to assure you that we are heading in the right direction. The problems we had with our previous management company are in the past and we have our eyes on the future. Based on the progress we've made in the three short months since AD Holdings took over managing our building, I'm confident that we now have in place the core processes to ensure that the Majestic is one of the premier buildings in Columbia Heights. We are committed to achieving this goal, but we need your help to keep the building clean and stylish.

Sincerely,
Andrew Schendler
President, Majestic Association

Board Update

Over the past six months the Majestic Board of Directors has undergone some significant changes. We've added new board members and most recently elected a new president (Andrew Schendler). The board members have grown together and have been able to face adversity and overcome some difficult challenges along the way. As with any new business, it takes some time to put into place the required processes to function in productive and effective manner. Working with AD Holdings the board is committed to improving the quality of life at the Majestic.

We understand that from time to time there will be different viewpoints, opinions, etc. on how best to enhance the quality of living here, but please rest assured that the changes the board has implemented since the beginning of the year have been in the best long-term interests of the community. For instance, concerns were raised at the last community meeting about the way in which the trash chute and compactor was removed from the building. Yes, no doubt, the decision making process could have been more transparent, but given the fact that the maintenance of the sub par trash compactor, coupled with the inevitable onset of rodents, the board made an executive decision to safeguard our building by moving the trash collection outside. This, we firmly believe, will enhance all of our investments over the long-term.

To address some of the differences the community may have with the inner workings of the board, we have committed ourselves to becoming more transparent, responsive and effective. To this end, the entire board intends to get more involved in the community, and with the help of the newly established committees we are confident that all unit owners will continue to see some positive

changes throughout the building. We are here to work on your behalf and we respectfully request that you have confidence in our ability to work as an effective team to do what is best for the Majestic community. With your help we will ensure that the Majestic is the premier property in Columbia Heights.

Increased Security

As you all know, the community has undergone some important changes over the last few months. One of the key changes in the building is an increased focus on security. In response to the unfortunate break in at the beginning of the year, coupled with the fact that our former management company and the builder still have master keys to the entire building, the board decided to change all external doors high security, non duplicable locks. Additionally we added locks on all hallway entrances from the stairwells. This added security, while a bit of an inconvenience, will help ensure that only those who are supposed to be in our hallways get in our hallways. As discussed at the 28February meeting, we will continue to enhance the security features of the building to offer the highest level of protection to our community. More to come, so stay tuned!

SAFETY ADVISORY!

No smoking in bike/utility room! There have now been more than 20 gas leaks in the room with the gas meters. If you ever smell gas in that room, please call the gas company immediately (703 750 1400). Also please notify AD Holdings and condominium association president Andrew Schendler or another board member.

Unit Keys

TEGAN TO UPDATE

Column

Dorms vs. Upscale Condominium Living

The majority of us here at the Majestic are first time homebuyers. However, this fact does not preclude each of us from being responsible and respective community members. I'm sure most of us have had the lovely experience of living in a college dorm. Having only witnessed it second hand, I can say from the outside it looked great! No cleaning of the common areas. No responsibility for scratched walls. No regard for the nicks in the hardwood floors. No care about the state of the landscape. After all...it was someone else's problem. Oh, the glory and irresponsible days of our college years.

Fast forward to 2004/05, and we're all in a position to buy a nice place in the nation's capitol. When we all closed the deals, the floors were magnificent; the walls were unscathed; the outside landscape (albeit very limited) was pristine. Today when I walk through the building I see scuffs on the walls, scratches in the hardwood floors. Outside I see matted down grass from foot/pet traffic. I see trash and debris scattered along the property line. This is not to say that the state of the Majestic is bad, but it's getting worse daily. We all, as responsible, professional and respectful adults, must take it upon ourselves to safeguard our investments. This is not a dorm, and we can't treat it as such.

There's no finger pointing meant by this column. Rather, my intention is to bring to everyone's attention to be a little more cognizant about how we treat our building. We have to police ourselves, as nobody else is going to do it. If we don't it is to our own demise. Who wants to live in a building that is full of scuffs, scratches and matted down grass? Who wants to walk outside to see trash drifting along our property line? We're all responsible, so if you see a neighbor doing something you feel could be detrimental or destructive to your investment, then approach them and kindly ask them to consider their actions and the effect they may have on the comfort of others. If you don't feel comfortable approaching the neighbors, bring the issue to the board and it will act.

We encourage you to take pride in your building and that means picking up the trash around the dumpsters when you see it. It means getting involved to ensure that your investment appreciates in value. This is not a dorm, and as long as we all remember that we'll ensure that the Majestic is one of DC's premier properties.

Kelby Johnson

Bylaw Update

Stemming from the 28 February community meeting, the Board appointed a task force to review and propose changes to the building bylaws. The task force, in tandem with the Board, expended numerous hours to ensure the bylaws clearly reflected the needs of our new community. As you know, developing a comprehensive outline of the governing principles for a not-for-profit association isn't an easy task, and the Board truly appreciates the efforts of the task force.

By now you have all had an opportunity to review and comment on the amendments to the bylaws, and we intend to have a community meeting to enact the amendments sometime in early May (a notice will be posted in the lobby at least one week in advance). These new bylaws ensure that the community's interests are well served over the long term, and form the backbone for building a strong and productive governing body. We hope the efforts to revamp the bylaws adequately addressed some of your concerns expressed during the community meeting in February. If not, please feel free to contact the Board or the task force with any additional concerns you may have (contact details below).

Majestic Web Site Development

Given that one of our stated goals is to make the Majestic one of the premier communities in the Columbia Heights, the board has decided to establish a presence in cyberspace. Based on preliminary feedback from some interested - and capable - parties in house a Web site development team is currently being developed. This Web site can serve a variety of purposes, including the following:

- Increasing the profile/exposure of the Majestic online
- Create an online forum for the community (e.g. blog)
- Give all unit owners a majestic.com email address
- Allow for greater transparency and information sharing
- Create an easy distribution method for the bi-annual/quarterly newsletter

The overall scope of the Web site is still being fleshed out, but suffice it to say that it will benefit us all by having a presence online. While we've identified a couple of individuals who have volunteered to take the lead on development, we welcome any additional volunteers who have experience in creating Web pages and/or have ideas for content. If you're interested, please contact Kelby Johnson (kelbysjohnson@hotmail.com).

The website currently has a very Spartan look and feel, but we have some bells and whistles on the way. Planned future website content includes the following:

- Message board
- Glance at Columbia Heights
- Archived newsletters
- Archived neighborhood advisory meeting notes
- More graphics

Majestic Committee Contacts

At our February community meeting the board set up a handful of committees to improve life here at the Majestic. Below is a listing of the current committees with email contacts for the individuals on those committees. We welcome your ideas for the development of new committees that you feel could benefit the community.

Holiday Committee

This committee is responsible for taking the lead on coordinating major holiday events at the Majestic. These will include Holiday, Thanksgiving, New Years, and other events approved by the board. Activities will range from decorations in the building (e.g. holiday lights) to community gatherings. The key contacts for this committee are as follows:

Joann Mingari - jmingari@hotmail.com
Neda Wilson - neda.Wilson@bearingpoint.com
Ken Davidson - Davidson.ken@epa.gov
Leslie Hess - leslie@hess.com

Beautification Committee

This committee is responsible for improving the appearance of the common areas at the Majestic. Such beautification items as plants on the porch and decorative trees in the lobby, etc will be considered by the board and implemented and overseen by the following committee members:

Susan Simison - simison2002@comcast.net
Stacey King - staceyking@hotmail.com
Chris McLeod - hmcLeod@foreign.gov.bb

Newsletter Committee

This committee is responsible for developing a quarterly/bi-annual newsletter to highlight some of

the items of interest to the Majestic community. This committee is open to input from all members of the community and welcome any columns or opinion pieces from those interested in making a contribution. The key contacts for this committee include:

Kelby Johnson - kelbysjohnson@hotmail.com

Brian Wrenn - dcbrian@gmail.com

Bob Simison - simison2002@comcast.net

Tony Hawkins - tdhawkinsny@aol.com

Columbia Heights Community Update

Police: We live in the 3rd police district, headquarters at 1620 V St. NW, staffed by about two dozen officers split into three shifts. Our part of the district, Police Services Area 304, has been designated a "hot zone," meaning that additional officers are assigned to the area to deter the drug trade and street assaults. On the third Tuesday each month, police Lt. Dykes and several of the district's officers meet with members of the community from 7 to 7:30 p.m. at the Boys' and Girls' Club building on 14th Street. Dykes runs through the most recent crime reports in our neighborhood, including the time and place of reported assaults, and gives an update on efforts to crack down on drug sales. He also opens the floor to questions and suggestions.

At the March meeting, Dykes reported that special attention was being paid to the Warner apartment building in the 2600 block of 13th Street because a raft of assaults had occurred in front of it and drug activity was reported. Several arrests had already been made. A few days later, the police conducted another drug raid at that building on the same evening when 9-year-old Donte Manning was shot while playing in front of the apartments.

Majestic residents who have attended the monthly police meetings find them informative and have gained an understanding of what the police are doing in this neighborhood to improve security. We have found the officers to be quite responsive. An elderly woman complained at the February meeting that cars were running the traffic signal on 14th at Harvard, endangering pedestrians. Dykes reported at the March meeting that traffic enforcement had been stepped up at the intersection, and the elderly woman who raised the issue confirmed that the problem had eased. Dykes makes a point of soliciting calls and e-mails, and we can attest that he answers them. His direct phone number is (202) 673-6821. His e-mail is james.dykes@dc.gov.

Community organization: Some of the 8,000 to 10,000 residents of this area have banded together in a community group, the South Columbia Heights Neighborhood Association. The 200-member organization has been active in seeking to address issues such as crime associated with the liquor store at the strip mall on 14th street, the city's plans for the development of parks in the area and plans for construction on the vacant lot at 14th and Florida. The association holds a half-hour meeting at 7:30 p.m. on the third Tuesday each month, right after the meeting with the cops. In March, President Gus Ventura reported that Jair Lynch, who won the right to develop the lot at 14th and Florida, would describe plans for a residential and retail development at the April 19 meeting.

Check out the organization's goals and postings at <http://www.southcolumbiaheights.org>. You can

join by filling out a form and making an optional \$25 donation. Elections for new officers are May 17; anyone interested in serving as an officer or on the board needs to sign up by the end of the April meeting. Scheduled community activities:

- Third Saturday each month: litter campaign led by Advisory Neighborhood Commissioner Jim Stephens, meet at Justice Park behind the BP station at 14th and Euclid.
- Saturday, April 30, Neighborhood Pride Day: All-day project to clean up trash, paint and do planting and gardening at the Boys and Girls Club at 14th and Clifton. Volunteer coordinator is Sara Akbar at clubhouse10pride@yahoo.com o (202) 248-8033.

Beautification Committee Update

Spring has arrived! Hallelujah! And everyone seems to hanker after more color in our front yard. Consequently, after discussions with members of the Beautification Committee, Denise and Andy, dashed out, scored the gorgeous beginnings of our landscaping design, and lugged it all back here to 1324. Jose, our gardener, then planted rhododendrons, yews and impatiens in the two planter boxes, as well as a graceful filbert in the free-standing planter. Then he added three bamboo plants, two evergreen trees and a boxwood hedge in the yard itself. He also kindly educated the committee about the watering needs of the plants (necessary for at least this one gardening newbie!). A&D also plans to haul in dirt to level the front yard and replenish the grass. Keep watching, as additional plants will probably show up in the next month or so, including some plantings on the east side entrance. We’re hoping to maintain some sort of green throughout the year, thereby helping to cheer the street through the dreary winter months. Of special note:

- Jose will build a formal footpath from the front walk to the gate on the west side of the building. Please use it!
- We are also asking pet owners to refrain from using any portion of the grounds to walk their pets. Remember, the front yard will give prospective homebuyers their first impression.

Budget Comparison

THE MAJESTIC CONDOMINIUM ASSOCIATION			
BUDGET COMPARISONS 2005			
	<u>Approved</u> 2004	<u>PA Proposed</u> 2005	<u>AD Proposed</u> 2005
<u>INCOME</u>			
CONDO FEES	\$87,780	\$114,125	\$119,381
INTEREST INCOME	\$0	\$0	\$0
LATE FEE INCOME	\$0	\$200	\$0
MOVE IN FEE	\$0	\$0	\$0
DELINQUENCY FACTOR	\$0	\$0	\$0

Total INCOME:	\$87,780	\$114,325	\$119,381
ADMINISTRATIVE EXPENSES			
ACCOUNTING/ LEGAL	\$1,200	\$2,000	\$1,500
BANK FEES	\$0	\$150	\$0
MANAGEMENT FEE	\$12,540	\$15,960	\$36,000
MISC ADMIN. FEES	\$0	\$100	\$300
POSTAGE AND PRINTING	\$0	\$75	\$150
Total ADMINISTRATIVE EXPENSES:	\$13,740	\$18,285	\$37,950
UTILITY EXPENSES			
ELECTRICITY	\$4,800	\$6,000	\$6,500
GAS	\$1,800	\$2,000	\$2,000
WATER & SEWER	\$12,000	\$12,000	\$8,700
Total UTILITY EXPENSES:	\$18,600	\$20,000	\$17,200
OPERATING EXPENSES			
INSURANCE	\$7,080	\$24,050	\$16,290
MISC. OPERATING EXPENSE	\$0	\$200	\$97
TELEPHONE	\$0	\$840	\$840
TAXES	\$0	\$100	\$0
Total OPERATING EXPENSES:	\$7,080	\$25,190	\$17,227
REPAIRS AND MAINTENANCE			
ELECTRICAL REPAIRS	\$0	\$500	\$550
GENERAL BUILDING MAINT.	\$4,860	\$6,000	\$5,400
PLUMBING REPAIRS	\$0	\$1,000	\$600
ENTRY SYSTEM	\$1,200	\$1,200	\$500
ELEVATOR REPAIRS	\$0	\$500	\$500
ROOF MAINTENANCE	\$1,200	\$1,200	\$750
BUILDING SUPPLIES	\$0	\$250	\$250
Total REPAIRS AND MAINTENANCE EXPENSES:	\$7,260	\$10,650	\$8,550
CONTRACTS			
CLEANING	\$6,000	\$8,100	\$10,800
EXTERMINATION	\$1,200	\$1,200	\$500
LANDSCAPING	\$4,800	\$4,800	\$4,800
SNOW REMOVAL	\$0	\$200	\$200
TRASH REMOVAL	\$6,000	\$6,000	\$3,854
ELEVATOR MAINTENANCE	\$0	\$3,000	\$1,500
ELEVATOR INSPECTION	\$0	\$300	\$300
FIRE/SAFETY INSPECTIONS	\$1,600	\$1,600	\$1,500
Total CONTRACT EXPENSES:	\$18,000	\$25,200	\$23,454
TOTAL EXPENSES:	\$64,480	\$99,325	\$104,381

RESERVES			
RESERVE CONTRIBUTIONS			\$15,000
REPLACEMENT RESERVES	\$23,100	\$15,000	\$0
Total RESERVE CONTRIBUTIONS:	\$23,100	\$15,000	\$15,000
TOTAL EXPENSES + RESERVES:	\$87,780	\$114,325	\$119,381