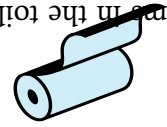


By American Mechanical, 757-428-0651, your plumbing contractor.

Remember! If a clog forms in the toilet of a unit or in a drain line serving one unit only, the Owner of that unit is responsible for all expenses of having the clog removed and any damage from any back-ups cleaned up.



- Cotton balls and cotton swabs
- Grease, lard and any other cooking oil
- Coffee Grounds
- Rice or Pasta
- Paper towels
- Bathroom wipes (moist towels)
- Napkins
- Baby Wipes
- Sanitary Napkins
- Disposable Diapers
- Cat litter
- Band-aids
- Cigarette butts
- Prescription medication (condoms)
- Latex prophylactics



In a condominium community where there are main drain lines, there will be clogs. A clog in a main drain line can cause sewage to backup inside of one or more units; more often will show up on the ground outside a building resulting in an unsanitary/hazardous mess; offensive to the nose! It is within every resident's power to prevent these back-ups. Many people may not be aware what they put down the drain or flush down the toilet can clog sewer lines. Following is a list of items that should **never** be put down a drain, in a garbage disposal or flushed down a toilet:

Your Drain and What **NOT** to put down it

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

**Professionally
Managed by:**

The Select Group, Inc.
2224 Virginia Beach Blvd.
Suite 201
Virginia Beach, VA 23454
office: 757-486-6000
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A Quarterly Service from Your Association & The Select Group, Inc.

Board of Directors

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Vice President
Joshua Barnes

Treasurer
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Phyllis Richards

Member at Large
Randy Peregory

Member at Large
Calvin Cephas

Member at Large
David Goldstein

Member at Large
Penny Hughes

Landscaping Committee

From Your Management Team . . .



The Association would like to take this opportunity to update all Owners and Residents on the exciting changes taking place in St. Albans Glenn in 2014.

♦ **Building "Facelifts:"** The Association has once again contracted with J&C Construction and Greg Harris Painting to overhaul two buildings over the summer, Building #10 and Building #11. Thank you in advance to the Residents of these buildings for their cooperation throughout this process.

♦ **St. Albans Glenn is now FHA APPROVED!** Many financial institutions will not finance or re-finance a property in a condominium association if that association is not approved by the Federal Housing Authority "FHA." We are pleased to report after years of forms and constantly keeping in contact with mortgage representatives, St. Albans Glenn Condominium Association, Inc. is FHA approved.



This approval allows for a whole new group of perspective buyers to St. Albans Glenn and gives current homeowners the option of refinancing through the FHA. If you are looking to sell or refinance your unit, tell your real estate and/or loan agent that St. Albans Glenn is FHA approved and give them FHA #P005693 and tell them it's approved through 12/13/15.

♦ **New Landscaping:** As of April 1st, the community has a new landscaping company! Please join us in welcoming Reynold's Landscaping. They have been doing an outstanding job and with time, the Association is confident that they will really make the property shine.

♦ **Pine Tree Removal:** This is one of the most exciting projects that the Association is hoping to have completed this year. Throughout the years, pine tree roots have wreaked havoc on the sidewalks and grassy areas around the community. This year, Board Members have been working overtime and meeting with tree companies to ultimately find a solution to rid the community of all these root systems that are out of control.

Our trees, plants and shrubs welcome you, Reynolds Landscaping, Inc. It is noticeable that you have sprayed our bushes and plants that were infected with disease and bugs of various kinds. The grass has been sprayed to kill the crab grass and weeds and the grass looks better already. Good Job! Reynolds Landscaping is planting new plants and bushes. In the fall, the grass will be aerated and seeded so that by next spring, the grass should look great. John Gladden with Atlantic Arbor Tree Service plans to remove eight (8) trees including the removal of their stumps and roots, plus remove roots in various other areas as needed.



Phyllis Richards, Chairperson
Landscaping Committee

ALSTA Pool Season

ALSTA's pool season runs from Memorial Day weekend thru September 7, 2014. This year that means:



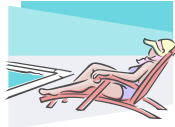
POOL OPENS:

**Saturday, May 24, 2014
at 10:00 a.m.**

POOL HOURS:

**Tuesday thru Thursday
11:00 a.m. until 7:00 p.m.**

**Weekends and Holidays
10am to 8pm**



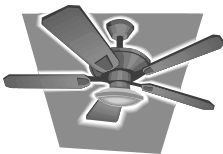
If you turned in your completed pool form to Management, your Pool Pass will be ready for pickup at the pool from 10:00 a.m. to 12:00 p.m.



when it opens on Saturday, May 24th.

If you do not pick up your pool pass at that time, you can pick it up at the offices of The Select Group between the hours of 9:00 a.m. and 4:00 p.m. Monday thru Friday beginning on Tuesday, May 27th.

Should you have any questions please contact Management.



Cool Down

When it gets hot outside, the pool is always a good way to cool down. But what about inside?

You may not know it, but changing the filter in your air conditioner on a regular basis, helps it to work more efficiently; which not only saves you money, but will also help to keep the air cooler.

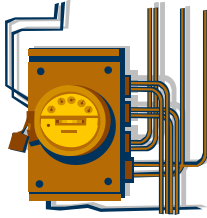
Help your air conditioner keep you cool, change the filter monthly. You can get air conditioner filters at any hardware store for as little as \$3.00.



Shocking News and Other Items...

(Reprint of article written by David Goldstein in November 1999 with permission from David Goldstein)

The electric service panels (a.k.a. meter boxes) mounted on the side of the buildings were installed by the developer and serve four units in your building but if they need repairs they are yours not the association's. They are not covered by our master insurance policy and the bad news is your homeowners (HO-6)/renters (HO-5) policy will not pay for them either.



Your insurance will cite "Inherent Vice" which translates to "a defect which was not apparent at the time the policy was written." How do I know about this? Well mine burned up. I went through it with the insurance companies and ended up paying for everything myself. Unfortunately, there is nothing you can check yourself because it involves removal of your electric meter (Virginia Power) and partial disassembly of the box itself (an electrician) to inspect the buss bars. The parts are no longer made and I had to buy a new service box (the entire thing) to replace the burned out parts in mind. So, if this happens to you, I have parts available to make repairs.

UPDATE: The Board of Directors has hired Relay Electric to determine the condition of the meter boxes. The Association has three meter boxes in stock. After they are ordered, it takes approximately six weeks to receive them.

Door Painting Day

Unit Owners are responsible for maintenance, repair and replacement of the front and storage room doors on their unit as well as associated door jambs. Take a look at your doors and door jambs. Are any in need of attention? If so, you may wish to take advantage of the special rates on "Door Painting Day!"

SATURDAY, JUNE 17, 2014
(rain date - Saturday, June 24, 2014)

\$20.00 per door (unless it needs sanding first)
\$40.00 front door and storage door
WET **prices include paint**

for an appointment, call Greg Harris
pager: 521-1830 home: 495-8133



Alsta Recreation Association Pool Rules

Everyone was sent a package of information for the pool season. In this package was a Pool Pass registration application and a copy of the Pool Rules for the 2014 Pool Season.

In order to ensure a smooth, fun pool season for all, **IT IS IMPORTANT** that everyone read the ALSTA Pool Rules and Regulations and become familiar with what is and is not acceptable behavior while utilizing the pool. **Here are a couple important rules:**



- You must bring your picture ID along with your pool pass in order to gain access to the pool!
- Pool usage is for the residents of Arbor Brook, Lyme Regis and St. Albans Glenn Condominiums and their invited guests only.
- The condo dues for a unit must be current to use the pool. Pool privileges will be revoked for any account 30 days or more delinquent.
- If you rent your unit, Management must have a copy of the current lease on file before a tenant is issued a Pool Pass or provided pool privileges.
- Each unit will receive one (1) Pool Pass which will permit one (1) complimentary guest to enter for free with the pass holder.
 - Children four and under are free but must be accompanied by an adult.
 - Replacement fee for lost pool pass is \$3.00
- Guest fee is \$3.00 per guest per day or \$10.00 per guest per week.
- Children 13 years of age and under must be accompanied by a responsible person at least 18 years of age and must never be left unattended.
- Pets are NOT permitted on ALSTA Recreation Association property.
- Management reserves the right to close the pool at any time due to emergencies, weather, etc.
- Only children six (6) years old or younger are allowed in the wading pool.
 - Parents must remain with and directly supervise their children and/or child guests in the wading pool.
- Absolutely NO disposable diapers allowed in pool.
 - The use of disposable diapers are a violation of the city health code and place gel in the water which causes damage to the filtration system.
 - Cloth diapers with rubber pants or swim diapers must be used.
 - **Due to sanitary conditions, DO NOT put diapers in pool trash. Bring all used disposable diapers home to dispose of them.**



Please make sure to read ALL of the ALSTA Pool Rules and Regulations prior to using the pool facilities.

Ants and Roaches and Crickets ... OH MY!



If you've had the unpleasant experience pests in your unit, you have probably found out that the Association does not provide pest control service.

The Association only has a termite protection contract with A-Active Termite & Pest Control to protect the structures of the buildings and units in the community.

However, contact A-Active, 757-425-0855 if you are interested in finding out about their pest control services.

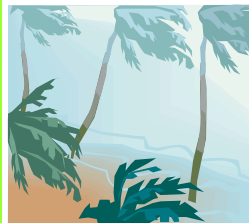
Pet Owners Reminders

Just a couple of reminders for our pet owners:

- ◇ All pet must be registered with the Association
- ◇ Pet weight limit - 25-lbs.
- ◇ No more than 2 pets per household
- ◇ All pets must be kept under control at all times
- ◇ Always immediately dispose of pet feces
- ◇ Never curb (leave) your pet on any common element area
- ◇ **Don't** allow your pet to urinate on plants - it will kill the plants



Please make sure you read and adhere to **ALL** of the Pet Rules and Regulations.



Hurricane Preparedness

Not only does summer bring warm weather, suntans, trips to the beach and pool parties, it brings Hurricane Season. Back in 1999 when Hurricane Bonnie hit, most people in Tidewater got off lucky. However, you can't always count on luck; so here are a few tips to make sure that your family is ready for this Hurricane Season:

- ◆ Identify ahead of time where you could go if told to evacuate (more than one).
- ◆ Keep a road map of these places in case you have to take an alternate route.
- ◆ Assemble a Hurricane Safety Kit containing:
 - ◆ First aid kit & essential medications
 - ◆ Fire extinguisher
 - ◆ Canned food and can opener
 - ◆ Bottled water
 - ◆ Protective clothing, rainwear and blankets
 - ◆ Battery-powered radio, flashlight and extra batteries
- ◆ Also include in the kit instructions for how to turn off your utilities.
- ◆ Have on hand plywood, nails and other materials needed to board up windows and protect your home.

Remember, a little bit of planning now can make all the difference if another hurricane comes our way.

Do I Have Enough Insurance?

The big issue for me as a condo owner in today's world is ... "Do I have enough and proper condo insurance?" I currently have total replacement cost, law or ordinance, sewer back-up, demolition, loss assessment and every option I could afford including flood insurance.

After working on more than ten condo fires, I have found that insurance policy coverage changes from company to company.



Please determine what is your master carrier coverage. Call your policy agent and either buy homeowner condo insurance from the same carrier or have your agent check with the master policy agent to be certain nothing is left to chance. Spend some time figuring out what is covered with your insurance agent. Your home and possessions replacement will depend on it.

Lynda Allen, Assistant Treasurer

St. Albans Glenn Turns 30!

While quite a few buildings have reached 30 years old over the past few years, 2014 marks the last of the buildings that are now 30 years old!



See below for the age of your building. These dates are the date that the first closing took place in each building:

Building #1	August 1984
Building #2	November 1982
Building #3	April 1983
Building #4	May 1983
Building #5	May 1983
Building #6	September 1983
Building #7	September 1983
Building #8	November 1983
Building #9	October 1983
Building #10	April 1984
Building #11	April 1984
Building #12	May 1984
Building #13	February 1984
Building #14	January 1983
Building #15	December 1982
Building #16	September 1982
Building #17	September 1982

As buildings age, they need more and more attention. Make sure you take care of your investment!



Music or Noise?

While you enjoy your music, keep in mind that not everyone shares the same tastes.

Be a good neighbor and remember to keep the music to a reasonable level so as not to disturb your neighbors. Especially now with warmer temperatures, if you have your window(s) open, the sound carries out into the neighborhood. Also, remember after 11:00 p.m. on week days and 1:00 a.m. on Fridays and Saturdays, noise disturbances are also a violation of City code.

Everyone deserves the right to enjoy their home in peace and quiet.

Relay Electric, LLC was pleased to accept the contract from St. Albans Glenn to inspect all building meter bases. We have completed our visual, exterior inspection of the meter bases at St. Albans Glenn. Overall, the meter bases are very well maintained and free from visual defect.

The meter bases are 4-gang units, which means that each supplies the electricity from Dominion Virginia Power for 4 separate units. The meter bases are the unit owners' responsibility for repair and replacement. The lead time on this meter base is in excess of 6 weeks. However, the Association has purchased 4 of these meter bases and Relay Electric is storing them on behalf of the Association. The costs of replacement is shared between the 4 unit owners. This cost is usually between \$500 and \$800 per unit owner. This includes the permits required by the City of Virginia Beach.

In the event, that a meter base would completely fail, a unit owner can expect an electrical outage for several days. The meter base would have to be replaced, the work would have to be inspected by the City of Virginia Beach, and then Dominion Virginia Power would have to restore power. There are numerous things that can be done to keep minimum power in place in the event the meter base begins to fail. If you begin to experience power issues, ask your neighbor if they are having similar issues. Do not allow power issues to go unreported for your property. Call The Select Group at 757-486-6000 - the more information you provide the better the Association can assist in keeping your power on.

Shannon R. Lee
Post Office Box 7158
Suffolk, Virginia 23437
757-657-2111
757-657-2116 fax
www.relayelectric.com



Before You "Trash" That Trash – Recycle It!

Earth Day was on April 22nd. Earth Day makes us think of ways in which we can help the environment - such as planting new trees, cleaning up litter and recycling trash, debris and other unwanted items.

Use the following checklist to see how many waste management and recycling practices you've implemented. Then make a plan of action to expand your efforts.



- Make waste reduction a priority in your home.
- Evaluate the waste you generate to identify and reduce your greatest sources of waste.
- Measure the volume or weight of the garbage you generate and set measurable reduction targets.
- Reject wasteful consumption by carefully considering what you need and buying products that last.
- Purchase products with minimal packaging or packaging that can be recycled, or buy in bulk.
- Use cloth napkins, cloth lunch bags, sponges/dish rags, reusable plates, and reusable coffee filters instead of paper alternatives.
- Repair or donate older or unwanted equipment and household goods to local charitable groups, rather than dispose of them.
- Purchase durable furniture and equipment or products made of recycled material to reduce waste from inferior products.
- Recycle your old cell phone.
- Purchase recycled paper products, such as office paper, bathroom tissue, etc.
- Set up an area to collect recyclable of paper, glass, cardboard, aluminum, tin, and plastic.
- Compost outdoor wastes such as grass clippings, leaves, and kitchen waste (no meat or onions).

Being careful about what you buy, consume and throw away may not seem all that exciting even for the most committed environmentalist; however, efficient daily practices and a little old fashioned common sense are good for the environment and your bottom line!