

Wheel

WATERGATE AT LANDMARK UNIT OWNERS ASSOCIATION



A Splash of Unity
and Diversity

PAGE 6

Planning to Sell
Your WAL Condo?

PAGE 7

Don't Flush That!

PAGE 12

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Water Gate of Landmark Residents

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Kitchen



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Panel Box**



Bathroom



Flooring



Electrical



Plumbing



INSIDE THE Wheel

COVER PHOTO



The end-of-school-year water party at WAL was a splashing success.

Photo by Zohreh Khoshnamak



06



07



09



12

TUNE IN TO WAL

Lobby Entrance Camera
Comcast - 971 Master Antenna - 3
WAL CCTV Channels
Comcast - 970 Master Antenna - 8



Wheel is a publication of the
Watergate at Landmark Unit Owners Association
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NEWS

- 04 PRESIDENT'S UPDATE
- 07 PLANNING TO SELL YOUR CONDO?
- 12 DON'T FLUSH THAT!
- 14 UPCOMING EVENTS

IN THIS ISSUE

- 05 DON'T FEED THE PROBLEM
- 06 A SPLASH OF UNITY AND DIVERSITY
- 09 THE SPICY AND UNIQUE PEPPER
- 12 ESSENTIAL TIPS FOR SUSTAINABLE SUDS
- 13 NEW FACE AT THE GATE



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WAL CONTACT CORNER

Resident Services Office Hours

Monday - Friday	Saturday
8 a.m. - 7:30 p.m.	9 a.m. - 3 p.m.
Email: resident@watergateatlandmark.com	
Resident Services Office:	703-370-7000
Activities Office:	703-370-7092
FirstService Residential:	703-385-1133
Gate Communications	703-370-2674

After-hours Emergencies:

Metro Water:	703-461-3418
Shuttle Updates	Text "Watergate" to 844-612-2165
Operations Coordinator	703-461-2498
Email: operations@watergateatlandmark.com	

Common Area Maintenance Related Requests:

PRESIDENT'S UPDATE

By Rudnaldo Hodges, Board President

Happy summer, everyone! Did you know the Liberty Bell was tapped 13 times on July 4th to honor the original 13 colonies? The last time the bell was rung was on Washington's birthday in February 1846, when a significant crack appeared on the bell.



As I look out over our balcony, I see the hazy skies. The northerly winds are bringing smoke from the Canadian wildfires. Local news broadcasters are recommending we limit our outdoor activities. If you must spend time outside, consider wearing a mask on hazy days. After experiencing the COVID-19 pandemic, many of us probably still have a plentiful supply of masks. I, for one, have become accustomed to wearing one.



photo credit: ALXNOW

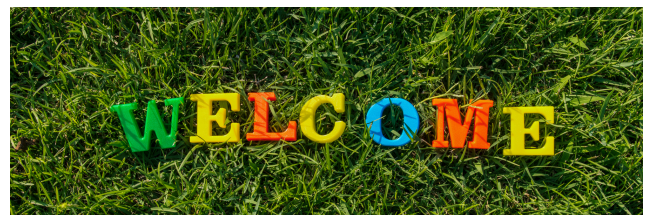
In times like this, we can appreciate the many indoor amenities available here at Watergate at Landmark. Walking the long corridors, visiting our well-equipped fitness center, participating in group fitness classes offered through our activities office, indoor racquet court activities (until resurfacing and refurbishment starts this month), library (great selection of kids' books), game room, card room, and golf simulator are possibilities. By the way, WAL needs volunteers to staff the library.

If you are interested, contact our Executive Assistant to the Board of Directors, ea2bod@watergateatlandmark.com.

July is generally the warmest month of the year. How befitting that United States Independence Day or the Fourth of July commemorating the Declaration of Independence is celebrated this month! We can look forward to participating in or observing fun-filled activities here in Alexandria, such as fireworks, parades, barbecues, carnivals, fairs, picnics, concerts, baseball games and outdoor sports in general weather permitting. Check the Weekly and our community calendar for a surge in events here at WAL for adults, children, and pets. Here's to warmer, dryer, clearer skies in July.

New Activities Coordinator

Effective July 1, Watergate at Landmark will have a new activities contractor. Please welcome the President and CEO of Sports Jam, LLC., Mr. Milos Jovanovic, our activities director. Milos will offer a large scope of services that were not offered previously. He envisions "great improvements and community engagement in the upcoming years." Milos is already a member of our WAL community and knows the environment and many of our residents. We look forward to interacting with Milos and his team.



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2023 - 2024

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Board of Directors Terms Expires

Stephen Allenbach	2026
Barry Crosby	2026
Alex Davilla	2024
Patricia Espinet	2026
Eileen Greenberg	2025
Theresa Mulrane	2025
Gregory Wade	2025

Board Elected Officers Terms Expires

Rudnaldo Hodges, President	2024
Joseph Vecchio, Vice President	2024
Susan Bouldin, Treasurer	2024
Vivian Moran, Secretary	2024

DON'T FEED THE PROBLEM

By Chief Javier Ortiz, Patrol Services

When food is left for wildlife to consume, WAL pets can be greatly impacted by this action. Feeding wildlife animals can inadvertently attract pets and stray and feral cats.



Some residents have been feeding wildlife animals near our residences. While we appreciate your compassion for these creatures, we must emphasize the potential risks involved, particularly for our cherished pets. Leftovers can leave pets exposed to potential health hazards. Please do not feed or leave food on the ground, sidewalks, grassy areas, etc.

Respecting a harmonious environment within our condo community is a shared responsibility, and we ask that you cooperate to maintain our beloved pets' well-being.

ROB BLITZER'S

WATERGATE SALES REPORT



ROB BLITZER
GRI, CRS, Associate Broker

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703-625-0899
WWW.SAMSONPROPERTIES.NET

Recent
Watergate Sales

ST#	MODEL	BR/FB/HB	SQFT	DATE SOLD	SOLD PRICE	GARAGE
203	D	2/1/1	1,064	06/12/2023	\$305,000	No
307	E	2/2	1,098	06/01/2023	\$335,000	No
203	E	2/2	1,098	06/02/2023	\$340,000	Yes
203	F	2/2	1,211	06/06/2023	\$350,000	No
205	G	2/2	1,309	06/23/2023	\$349,000	Yes
307	J	3/2	1,621	06/16/2023	\$405,000	Yes
205	J	3/2	1,621	06/20/2023	\$407,000	Yes
307	J+K	5/3/1	3,241	06/05/2023	\$649,000	Yes

SAMSON
PROPERTIES

6363 WALKER LANE
ALEXANDRIA, VA 22310

Information provided by MRIS and represents sales by all REALTORS.

Hi. My name is Rob Blitzer and I am a 34 year Resident and Realtor at Watergate at Landmark. I have been helping my Clients buy and sell Real Estate all over Northern Virginia but there is a special place in my heart for Watergate! Watergate is not just 4 walls and a ceiling or just another community. It's a Life Style and a very comfortable Lifestyle at that. Over my 34 years at Watergate, we have been through a lot... Recessions, Elections, Runaway Stock Markets, Pandemics, Cicada Invasions (Twice) and even an Earthquake. Through it all, Watergate continues to keep on Rockin' and even improving with age. Whether it's the Amenities, Location or just the overall Comfortable LifeStyle, it's great living here and I'm Enthusiastic about Watergate now and what the Future holds.

A SPLASH OF **UNITY AND DIVERSITY**

By Brianna Hawkins, Communications Manager

On a warm and sunny day, the lifeguards from High Sierra Pool Company, serving our vibrant community, came together for a special project that beautifully showcased the rich tapestry of their backgrounds. Embracing the spirit of National Flag Day, these dedicated lifeguards proudly displayed their respective countries' flags, highlighting the diversity that makes our community a truly extraordinary place to call home.

A Celebration of Heritage:

With each lifeguard representing a unique cultural heritage, the display of national flags became a powerful symbol of unity, fostering a sense of appreciation and understanding among staff and pool visitors. Standing tall and proudly holding their home country flag, the lifeguards offered glimpses of their identities, bringing the community closer together for Flag Day in June.

A Catalyst for Conversation:

The project sparked curiosity and intrigue, inviting pool patrons to engage in conversations that went beyond the poolside banter. Visitors eagerly approached the lifeguards, excited to learn more about their countries of origin, traditions, and stories that shaped their lives. The lifeguards, in turn, gained the opportunity to share cultural insights, and personal experiences, creating a meaningful exchange that fostered mutual respect and understanding.

This season serves as a reminder that our community is built upon its residents' collective strength and unity. By recognizing and celebrating the diverse backgrounds that make up our community, we reinforce the values of acceptance, empathy, and mutual respect, ensuring that Watergate at Landmark remains a place where everyone feels welcome and celebrated.





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PLANNING TO SELL YOUR WAL CONDO?

By Jene Lyons, JD, PCAM, Deputy General Manager

When selling a condominium unit in Virginia, the owner must provide a potential buyer with certain documents regarding the condominium, common elements and the unit owners association. The Virginia Condominium Act refers to this legally-required information as a Resale Certificate.



It must be requested by the seller, prepared by the condominium unit owners’ association and delivered to the potential purchaser. Here at Watergate at Landmark, you can request a Resale Certificate (sometimes referred to as a Resale Package) through the Executive Assistant to the Board or by downloading a form at www.watergateatlandmark.com.

Resale Certificate Fees

After July 1, a new Resale Package document must be utilized by all Virginia condominiums. The most significant change affecting sellers is a requirement that the Resale Document fees be paid for upon request rather than at settlement as was previously permitted. Additionally, pursuant to the Resale Disclosure Act, the community associations are now required to publish and make available a schedule of applicable fees related to preparation and delivery of the resale certificates, updates and inspections among other things.

Below is the updated schedule of Resale Certificate Service Fees approved by the Watergate at Landmark Board of Directors during the June Board Meeting that are effective after July 1.

Preparation and delivery in paper form.....	\$211.00
Preparation and delivery in electronic form	\$176.00
Inspection.....	\$141.00
Additional inspection	\$141.00
Resale certificate update	\$70.00
Post-closing fee	\$ 70.00
Rush fees.....	\$ 70.00
Additional hard copy.....	\$ 35.00
Third-party commercial delivery.....	Actual Cost
Service to hand-deliver or overnight the resale certificate (optional at request of seller/agent)	

RESALE VIOLATIONS

Resale Certificates have and continue to contain a provision relating to violations associated with the unit being sold. For most, the flagging of violations noted in their Resale Certificate only adds to the stress involved in selling a home. Owners with violations are typically given a deadline to correct the violation or the liability associated with the violation passes to the new buyer at settlement, not something most buyers may want to take on.

So far this year, the Association has prepared **52 resale certificates**. Of those, **32 units (62%)** had some kind of violation noted. The most common resale violation, says Shalayah Nesbitt, Watergate’s Operations Coordinator,

“is not having high-pressure washing machine hoses.”

Additionally, the kitchen exhaust fan and the switch to turn it on must not be covered or removed, she points out. “If they are removed, the fans must be put back – a special order than can cost both time and money.” Finally, Shalayah reminds owners not to block or allow their contractors to install cabinets over the electrical panel. These panels must have a minimum of three feet (36” of room) from the front of the panel to the nearest obstacle, be it a wall, machine or other fixed object.

Before placing your unit on the market, consider calling ahead to ask Maintenance for a complimentary look at these problematic areas; it could help you avoid a bit of anxiety later during an inspection associated with your sale.



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Attorney Gregory Wade is a Watergate at Landmark resident and makes home visits for estate planning and probate issues.

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THE SPICY AND UNIQUE PEPPER

By Julia A., Building 1 Resident

This precious four-year-old orange tabby, named Pepper captivates the hearts of her family with her spirited personality. Named after the fiery peppers, Pepper brings an element of spice to their lives. Living alongside her adoring mom, dad, and new human brother, this extraordinary cat embraces her individuality in a myriad of ways. One of the most striking features of Pepper is her rarity. Only a mere 20% of orange cats are female, making her quite unique.

Pepper sets herself apart from her other feline friends. Unusually quiet for a cat, she seldom lets out a meow, communicating her needs through subtle gestures and expressive eyes. Yet, even as she indulges in her innate hunting instincts, Pepper's compassionate nature shines through.

What truly captivates Pepper's spirit is her cat tower. It serves as her domain, allowing her to climb to great heights and survey her kingdom. Pepper embodies a spirit that is both enchanting and rare. Her spice-filled personality brings more excitement to her family's lives.



We'd love to read about your precious pet!
Send your story to
FeaturedPet@watergateatlandmark.com.

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START OF SUMMER WATER PARTY EXTRAVAGANZA

By Zohreh Khoshnamak, Youth Committee Member

Last month, WAL kids welcomed the start of summer with a massive end-of-the-school-year event sponsored by the Youth Committee. The kids and their parents, had a great time with the legendary annual all-out water fight while rocking out to tunes by our own DJ Jenny, and then finished off with ice cream treats. The event, along with the opening of the outdoor pool, marked the official start of summer in Watergate.



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DON'T FLUSH THAT!

By Ron Gibson, Maintenance Facilities Director

Do not flush cleaning or diaper wipes down the toilet! They are not flushable and will cause sewage line back-ups. A sewage line back-up can occur anywhere wipes are flushed; whichever unit is above the blockage may have a nasty sewage back-up into their toilets, shower drains, and possibly sinks.

Diapers and cleaning wipes are causing problems throughout the sewage system to Watergate at Landmark. Please dispose of wipes properly in the trash. In addition to wipes, to the right is a list from Alexandria Renew, an Alexandria Water Utility Company, of other items that also should not be flushed.



Be certain to keep these things out of the toilet:

- disposable diapers
- tampons and tampon applicators
- sanitary napkins
- cotton balls and swabs
- mini or maxi pads
- condoms
- cleaning wipes of any kind (even the ones that say “flushable”)
- facial tissue
- contact lenses and floss
- bandages and bandage wrappings
- automotive fluids
- paint, solvents, sealants, and thinners
- poisons and hazardous waste
- pet waste (kitty litter)
- fats, oils and grease (FOG)
- unused medications
- household chemicals
- personal care products

ESSENTIAL TIPS FOR SUSTAINABLE SUDS

By Bryan Fingers, Shop Foreman



Picture this: You've just moved into your cozy condo, eager to experience the comfort of doing laundry without stepping outside your front door. But here's the catch—your neighbor, who lives directly below, is experiencing a waterfall of frothy bubbles cascading into their living room. How did this happen, you wonder? Excessive soap usage in in-house washer and dryer units is one of the leading causes of such mishaps, creating a slippery slope of problems going from neighbor to neighbor.

What's the Big Deal? In-unit washer and dryer capabilities are a convenient feature our community offers. However, there has been an increase in flooding due to the excessive use of laundry detergent. Tide, a leading laundry detergent brand, warns that excess detergent builds up in laundry machines over time, which impacts efficiency and reduces the washer's cleaning ability.

Environmental Impact

Every bubble that escapes from your unit into the communal water system burdens the environment. Wastewater treatment plants are not designed to handle excessive suds, and these bubbles can potentially find their way into natural bodies of water, causing harm to aquatic life. By being mindful of our soap usage, we can contribute to preserving our delicate ecosystem.

Financial Strain

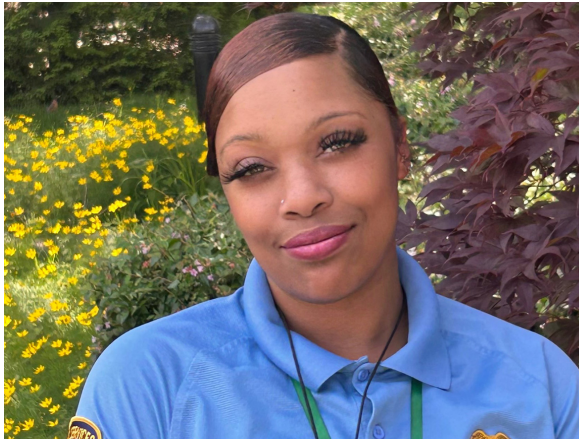
The excessive use of detergent can strain your budget. Soap costs money, and using more than necessary can lead to unnecessary expenses. By adopting a more measured approach to soap usage, we save on costs and promote a more sustainable lifestyle within our community.

Machine Performance

Believe it or not, your washer and dryer units can also become victims of the soapy saga. Over time, the buildup of excessive detergent can clog and damage the internal components of these appliances, leading to reduced efficiency and costly repairs. Mindfulness with soap quantities and products that are concentrated can go a long way in preserving the longevity and functionality of these indispensable household machines.

NEW FACE AT THE GATE

By Brianna Hawkins, Communications Manager



DMV native Officer Williams joined the WAL Patrol Services earlier this year as a new Front Gate Communications team addition. Williams previously worked as an armed officer but recently decided she was ready for an environmental change that would help ensure her safety and well-being. She is excited to grow within her department and become acquainted with all employees.

“I am always happy to meet a new face and look forward to getting to know more residents.”

The next time you pass the front gate, make sure you welcome Officer L. Williams to Watergate at Landmark!

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UPCOMING *Events*

July
5

**WATERGATE BOOK CLUB:
IMMIGRANT GUIDE TO
AMERICA**

WEDNESDAY

7 - 9 p.m. • Conference Room 2 + Virtual • Free
WAL's Book Club will present the award-winning storyteller Sufian Zhemukhov, performing his one-person show "Immigrant Guide to America." All are welcome. Contact the Activities Office at activities@watergateatlandmark.com to confirm your reservation and/or for virtual access.



July
8



**STORY TIME IN THE
TERRACE**

SATURDAY

10:15 - 10:45 a.m. • Terrace Lounge • Free

The Youth Committee invites WAL little ones and caregivers for an enchanting storytime event designed exclusively for aged 0-3 years old! Join us in the Terrace Lounge for captivating tales and a special experience that will spark their imaginations and love for reading.

July
14

**YAPPY HAPPY
HOUR**

FRIDAY

7 - 9 p.m. • Upper Terrace • Free
Join the Pet Committee at the next Yappy Happy Hour on July 14 at the Upper Terrace. Open to all residents who enjoy the company of dogs and their owners! No RSVP needed.



July
15

ANTIQUES ROAD SHOW

SATURDAY

2 - 4 PM • Terrace Lounge • Price: \$5 General Admission

Dr. Jerry Ford from Items of Value, Inc. does appraisal work for individuals, businesses, organizations and insurance companies. Have an item you want to be appraised? The Antiques Road Show will be held in July! Contact the Activities Office ahead of time if you want an item appraised at the show for \$25.



July
15

LATE NIGHT SWIM

SATURDAY

8 - 10 PM • Outdoor Pool • Free

Dive into the summer fun and make a splash at our exclusive late-night swim event on July 15 from 8 to 10 p.m. Rain Date is Friday, July 21.



July
22

**MEMPHIS BBQ WITH
THE SCOTT KURT DUO**

SATURDAY

Doors Open at 5:30PM • Terrace Lounge • Price: \$45 (No refunds)



Join the Social Committee for a live performance by The Scott Kurt Duo. They will perform live in the Terrace Lounge with a delicious meal by L&M Catering, who will serve you a choice of pulled pork or a chicken barbecue sandwich, baked beans, coleslaw and potato salad. Dessert will be provided from Nothing Bundt Cakes. Doors open at 5:30 p.m., dinner starts at 6 p.m., and performance starts at 7 p.m.



**STORY TIME IN
THE TERRACE**

SATURDAY

10:15 - 10:45AM • Terrace Lounge • Free

July
29

THE JAZZ TROTTERS

SATURDAY

Doors open at 6:30 PM • Terrace Lounge • Price: \$15 (No Refunds)

August
19

The Social Committee is bringing back vocalist Heather Mariella accompanied by Arthur and Nancy Lisi to listen to some of our favorite jazz tunes. Sold out the crowd when we last had them here at our Mardi Gras party in 2021. Their performance will transport you back in time.

August
17

**CINCINNATI HOUSE
SHUTTLE TRIP**

THURSDAY

9:30 a.m. Pick-up • Shuttle Trip • Price: \$17 (No refunds)

Embark on a delightful excursion with us as the A&E Committee hosts a scenic shuttle trip to the historic Cincinnati House in NW Washington, DC. Immerse yourself in the rich heritage and architectural wonders, including a local lunch stop to satisfy your appetite for exploration.

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