

Wheel

June 2020, Vol. 46, Issue 6

Watergate at Landmark Unit Owners Association

When Will Our Amenities Reopen?

Page 4

If You're Getting Hungry...

Page 6

There's A Mall For Sale?

Page 8

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Inside the Wheel



4

News

President's Message	04
New Market Owners	06
West End Update	08
City Reopening Plan	09
Balcony Behavior	12



Features

Happy Birthday!	05
Pet of the Month	11
Primaries 2020	14
Community Calendar	15



6



14

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ON THE COVER: OUTDOOR AMENITIES

It's been a while since residents have played a tennis match, swam in the Outdoor Pool or enjoyed time on the playground. As we enter Phase One of reopening, our Association will use the guidelines provided by local, state and federal authorities.



Photo: Tom Curry



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PRESIDENT UPDATE

By Gary Dahl, Board President



Photo: Gary Dahl

As we continue to change our behavior and adapt to the new conditions imposed by COVID-19, I applaud our residents' resiliency and adaptability. Watergate at Landmark is working through a challenging time that is stressing our systems, our budget, our employees and our owners. I received many compliments from residents via emails, phone calls and verbal conversations. They are generally pleased with the way the Association is adapting and how our employees are taking precautions for our safety. Thank you for working with us and for the foreseeable future, we will adjust to the constant changes. Please remain flexible, maintain a safe distance and wear a mask—it's now mandatory in the State of Virginia whenever you are in public places (with a few exceptions).

Budget for FY 2021

This month starts the Fiscal Year 2021 Budget process. At the May Board Meeting, guidance was provided to the Budget Committee for operational budget items and reserve projects. The Project Review Committee, during their May meeting, identified priorities for reserve projects in FY 2021. I have tasked Management and the Budget Community to review each budget line item and determine if the amount is representative of a constrained environment and what actions the Association could take to reduce expenditures.

The Budget Committee will meet weekly this month and into July to develop a budget that is then presented as a First Reading during the July Board Meeting. In August, a Town Hall will be held on the budget with the Board pass-

ing the FY 2021 budget during the August Board Meeting. Owners, please comment during all these open meetings.

Reopening Amid COVID-19 Executive Orders

As Northern Virginia phases into the safer-at-home portion of the Governor's Executive Orders, the outdoor lap swimming pool may be slated to open in late June for lap swimming only. Swimmers will be subject to hygiene rules from the City of Alexandria. The City guidance is to keep swimming pools closed until July and all sports courts closed until Phase Two. The Department of Recreation, Parks and Cultural Activities for the City produced a chart outlining the details of reopening under each Phase on page 9 of this edition of the Wheel.

The federal, state and local rules evolve on an almost daily basis. Phase One guidance, as an example, limits group outdoor fitness activity so not more than 10

Owners can comment on the FY 2021 Budget during open meetings and August's Town Hall.

guests, patrons or members can congregate. They must remain at least ten feet apart during all activities. To that end, Pro-Fit plans to offer outdoor classes with limited participation. Stay tuned .

The Association's actions are based on local and state rules. We're reacting while planning for the reopening of our amenities at the same time. Your Board and Management are developing a comprehensive approach to reopening and identifying rules that will be enforced per the constraints on such from governing authorities.

Phase One does not really allow any latitude to reopen our amenities. As such, the Fitness Center, Indoor Pool, Racquet Club, Outdoor Tennis Courts, Playground, Multi-purpose Area, Terrace Lounge and Party Rooms will remain closed. The Lower Terrace will reopen during Phase One while implementing social distancing policies.

Check Your Hallway Door

Many of our residents are using delivery services for groceries, internet orders, meals and other items. Did you know that a significant amount of these deliveries are left outside of the unit door for long amounts of time? This creates hallway clutter if residents don't periodically check the hallway or are not at home when the delivery occurs. Please consider checking outside of your door periodically even if you have not ordered something. Sometimes, important announcements and other items can accumulate during the day, adding to the clutter.

Construction Updates

Major projects continue in Buildings (Bldgs.) 1 and 2, providing critical infrastructure repair to HVAC closets and balconies. I understand that this work restricts balcony

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use and creates noise for some residents. However, the work is vital to maintaining our property and its value.

The staircase that leads from the Upper Terrace Parking Area to the Community Center is being reconstructed to stop water flowing from the Parking Lot and into the Community Center. The completion date is mid-June.

The City inspected the store and café last month. All of the construction is done and now we await the City Health Department to certify the vendor to operate their business.

Pet Policies

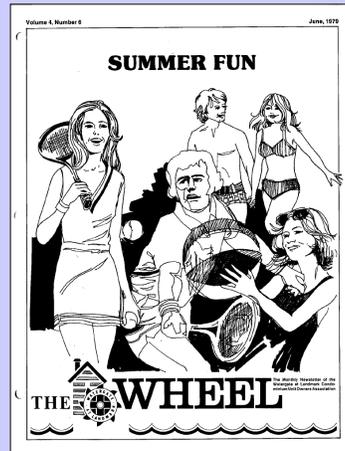
There has been an increase in dogs on the passenger elevators and not going FIRST to the Pet Areas. Please abide by our pet rules and use the freight elevators unless the elevators are locked for moves and trash hours. As a reminder pets are not allowed in certain areas (i.e. Lower Terrace and lobbies etc.).

If you adopted a pet recently please register the pet with the Association and ensure that when the pet is out of your unit that they have the appropriate registration tags on their collars.

Our Board of Directors meeting will be a teleconference this month. You may listen in by calling in on June 30 at 7:30 p.m. Contact the Association Office on or before noon on Monday, June 29 to get the meeting link.

Forty-Five Is Looking *Really Good!*

The Wheel, Watergate at Landmark's community publication, began as the Watergate Log in June 1975. Although we don't have to hand-draw the front covers anymore, it still takes a team of people to produce a high-quality magazine that reflects the camaraderie and diversity of thought, culture and interest that exist in our community. The Board, Committees, residents and staff work together on each issue. Your stories, photos and comments make the Wheel a stand-out publication. Your hard work and dedication over the years is appreciated and celebrated.



Wheel cover from June 1979.
The artist is unknown.
Photo: Watergate at Landmark

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MARKET AND CAFÉ PREPARE TO REOPEN

By Rashawnda Atkinson



Bipin (L) and Suresh, the new owners of the WAL Market.

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The Market is reopening this month at Watergate.

That means you’ll be able to grab a cup of coffee, chat with a few friends—at a safe distance of course—and order breakfast, lunch and dinner at ANY time between 7 a.m. and 10 p.m. each day.

It’s the *perfect* time too, as Northern Virginia entered Phase One of reopening the local economy on May 29. I had a chance to chat with the new owners and learn a bit about their experience, plans for the Market and what’s going to happen to the space previously used for dry cleaning.

Welcome to WAL

Make no mistake about it, although this is their first joint venture, Market General Manager Suresh Adhikari and Product/Assistant General Manager Bipin Pokhrel have over 26 years of combined restaurant experience between them. Whether it’s customer service, day-to-day management or general oversight, Bipin and Suresh have done it.

Where did they meet? At work, of course! They just so happened to be employed by a well-known American-style diner when the desire to start a restaurant was born.

“Once we realized how well we worked together at the restaurant, Bipin and I started thinking about ways we could eventually launch out on our own,” Suresh shared.

“I knew about the [Watergate]. I’ve eaten here sometimes. I know what it’s like as a customer,” Bipin added.

“Many, many years ago I actually freelanced in the kitchen here [at Watergate],” Suresh said. Now he’s at the helm of the restaurant. Talk about things coming full circle.

Making It Theirs

Although it’ll look familiar at first, there will be some key differences.

“We want to create a lounge feel here. Once things return to normal I envision our guests coming here to connect with friends, get a meal to eat or enjoy drinks inside or outside [of the Market], Suresh stated.

He then walked to where the dry cleaners used to be and said, “We’re changing [it] into a lounge room that will be open to all [during business hours] but it can also be reserved. It’ll hold about 20 people under normal operations. There will be dining tables, a big screen TV and [multiple] seating options. Guests will be able to host small parties, meetings and private events here.

Bipin will be the one you see most days. From time to time you'll see his wife working. She also has restaurant experience.

"I've been mostly thinking about this place since Suresh and I started this thing. Every day I've been contacting the vendors, getting the food, working on the menu...the operations once we open. We will follow the CDC and state guidelines for restaurants once we reopen. The plans for a grand opening were delayed but we'll make it work for the community," Bipin said.

"Fridays and Saturdays will feature barbecues outside on the Lower Terrace as long as the weather's good. You'll be able to have drinks and preview the menu a week in advance for the barbecue," says Suresh.

Speaking of which, what *will* be on the menu?

What's Cooking In the Kitchen?

While the Market is operating under Phase One restrictions, the menu will be limited initially. Still, the owners plan to offer breakfast, lunch and dinner items all day.

"In addition to some traditional American fare—think hamburgers, buffalo wings, 16-inch pizzas and salad, we'll

have some entrees that we believe the residents will enjoy," Suresh mentioned. Those dishes will include Chicken Piccata, Butter Chicken and Watergate Shrimp Scampi. Items to expect for breakfast include omelets, avocado toast, French toast and various breakfast sandwiches. Each

"We want them to have great service, great food and a great environment." ~ Suresh

order will be made to order and served to guests at the table.

Several of their menu items will be customizable to suit those who are vegetarian or vegan. Those with gluten sensitivities may modify the order to have bread or buns that don't contain the allergen.

"We'll listen to what the residents tell us after we open and go from there," Bipin stated.

"When our guests come here we want them to have great service, great food and a great environment," Suresh comments.

Stay tuned for details on the Market's Grand Reopening!

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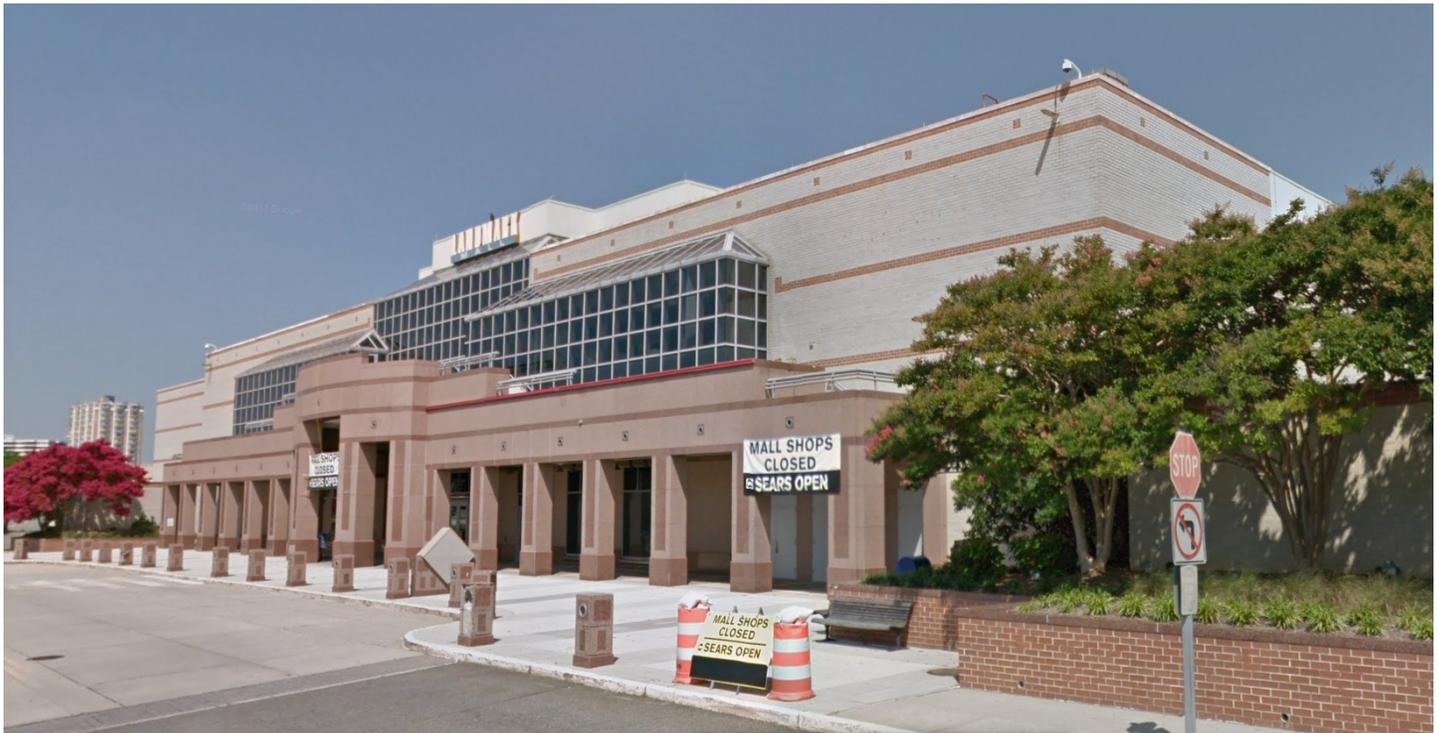
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WHAT'S HAPPENIN' IN THE WEST END?

By Melinda Glazer, West End Coalition Representative for WAL, and Herb Treger, Alternate Representative



The developers will no longer go forward with redevelopment plans for Landmark Mall. Photo: Google Maps

Following is the current update from the West End Coalition of condominium and homeowner associations.

Landmark Mall

Howard Hughes Corporation (HHC), the mall's owner, planned to redevelop it into an "open-air mixed-use community" of residential and retail in 2018. HHC hired a new CEO in October 2019 and rolled out a "Transformation Plan." At the time, HHC stated that it was "accessing its plans for this noncore asset." Then, a City Council member stated in March 2020 that HHC no longer desired to redevelop the site. With Carpenter's Shelter leaving in July, what will become of the Mall? Most likely, it will be up for sale. Does anyone want to buy a mall?

Victory Center

Many long-time residents remember the Victory Center on Eisenhower Avenue as the Army Material Command. It is a half-mile from the Van Dorn Metro Station on the left as

Landmark Mall Redevelopment plans have come to a halt.

one drives towards Old Town. Stonebridge acquired it in 2019. They plan to build residential townhomes on the east parking lot and to secure tenants for the office space.

Virginia Paving

This is the asphalt mixing plant on the left side of the Van Dorn Street Bridge over the Norfolk Southern tracks when heading east towards the Metro—or the reason for that traffic light on the ramp to the bridge on Van Dorn Street. Greenhill Realty Company is actively seeking its acquisition. Greenhill Realty owns most of the land between Van Dorn Street and Home Depot. The City Council has ordered it to close by January 1, 2027, and it may close sooner if the property is acquired by Greenhill Realty or another entity.

Vulcan Materials Site

Lennar, the owners of the site, plans to construct multifamily units, a hotel and small condo buildings across from Virginia Paving on Van Dorn Street. This will come before the Planning Commission and the City Council in the fall of this year.

Watergate at Landmark is very active in the West End Coalition. Residents will begin to see notifications when the City requests public comments on items that *may* impact WAL and our quality of life in the West End.

Whenever there's an update (including this one), it'll be posted under the News tab of the website at www.watergateatlandmark.com.

PHASE ONE

By Tom Curry, General Mgr.

Governor Northam's Executive Order 63 requires the public to wear a face covering while in public spaces. For public safety, all our common areas, hallways, lobbies and elevators are considered public spaces. The Governor's Phase One reopening is currently in effect for Northern Virginia. It allows WAL to do the following:

- Groups of 10 or less can gather with social distancing.
- Outdoor fitness classes can be held for less than 10 with 10 foot spacing. Check the weekly flyer for updates.
- The outdoor lap pool will open with one person per lane. Our current Outdoor Lap Lane reopening is scheduled for Sunday, June 28.
- A few tables were returned to the Lower and Upper Terraces. Seating is very limited and no one should move the furniture.

STOP THE SPREAD OF COVID-19



RPCA REOPENING PHASES

The timing of the RPCA reopening phases is anticipated to align with the phases in the Governor's Forward Virginia blueprint for Northern Virginia, but is subject to change. Programs and facilities will operate according to federal, state and local health guidelines, which include significant adjustments to capacity and format.

	PHASE 1	PHASE 2	PHASE 3
All Parks	Open	Open	Open
Playgrounds	Closed	Closed	Open
Trails & Paths	Open	Open	Open
Picnic Shelters	Closed	Closed	Open
Fields	Closed	Open	Open
Sport Courts	Closed	Open	Open
Dog Parks	Closed	Open	Open
Restrooms	Closed	Open	Open
Nature & Recreation Centers	Closed	Open	Open
Outdoor Pools	Closed	Anticipated to open in July	Open
Out of School Time	Not offered	Not offered	Offered
Summer Camp	Not offered	Anticipated to begin in July	Offered
Classes & Nature Programs	Virtual options & limited outdoor fitness	Offered	Offered
Marina	Only open to slip holder & reserved transient	Only open to slip holder & reserved transient	Open
Torpedo Factory Art Center	Closed to public/open to artists	Open	Open
Special Events	Cancelled	Cancelled	Conditional
Special Event Permits	No permits being issued	No permits being issued	Conditional
Sports Classes & Leagues	Not offered	Limited sports instruction	Offered
Registration & Reservation Office	Closed	Open	Open

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5.26.20

FOR CURRENT REOPENING INFORMATION, VISIT ALEXANDRIAVA.GOV/CORONAVIRUS

WAL uses this chart as a part of the decision-making process. Photo: City of Alexandria

- Dawn Marie's Visage, our community's hair salon, is now taking appointments.

- The Market Café is expected to reopen in mid-June. The vendor is currently obtaining all proper permits and licenses.

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IT'S A WONDERFUL LIFE FOR EMMA & BENTLEY

By Anthony and Wendy Shalita, Pet Committee



Bentley (L) and Emma love being a part of WAL's community. Photo: Shalita Family

Emma and Bentley are two golden retrievers who found a wonderful life at WAL.

Bentley came home first in a basket we had readied for his comfort. He never whined or fussed during the two-hour drive. He stood up with his front paws on the edge of the basket like a lookout on the bow of a ship. He was Captain Bentley taking in the adventure that lay before him. We arrived home with him quietly sleeping. We didn't know it then but we brought home a sloppy kissing, bed hogging, scratch my belly, sweet boy!

Emma was neither quiet nor calm. She was a happy little puppy when we picked her up, but it didn't last long. She began to whine, then it grew louder and louder with every mile. It was such a cacophony of noises I was sure a cop would stop and arrest me for animal cruelty. Oh, the drama; and she never stopped! Finally, after plucking our last nerve, we arrived at Watergate where she returned to the happy puppy we picked up four hours earlier.

Five years later, Emma and Bentley are loving life at Watergate with a plethora of birds and squirrels, beautiful pet walks and most of all their doggy and human friends alike.

Do you have a pet you'd like to feature for the Pet of the Month? Send your story to sclunn@yahoo.com. Please submit your story in first-person rather than your pet's voice.

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ENJOY YOUR BALCONY—THE *RIGHT* WAY!

By Javier Ortiz, Patrol Services Chief



Your unit's balcony provides lots of options for entertainment and relaxation—when following the rules! Photo: Wes Norman

As summer approaches, many will undoubtedly spend more time outside their units. One of the options many residents choose to use is the balcony. Though the views of the Outdoor Pool, Old Town Alexandria and/or the natural surroundings are enjoyable, keeping up with how to maintain and use the balcony is key to ensuring the aesthetic nature of our community. Please be sure to refresh your memory on the following rules regarding the proper use and enjoyment of the unit's windows as well as the balconies and terraces.

Fire Up the Grill?

Cooking on balconies (to include barbecuing) is allowed provided that aromas and smoke resulting from such do not disturb other occupants or result in complaints to Management. Only electric-powered grills or cooking equipment are allowed. Charcoal and gas-powered cooking equipment are not permitted. Do not place propane tanks on balconies at any time.

Lights On!

You can use the following lighting fixtures on the balcony under the following conditions:

- Lamps are permitted when the balcony is occupied.
- Decorative lighting may only be illuminated between dusk and 11 p.m. Decorative bulbs cannot exceed 1-inch in length or diameter. Lights cannot be attached to the balcony ceiling or hang over an individual balcony railing.

Floor "Covering"

No floor covering of any type (even those designed for balconies) is allowed on the balcony at any time. These items can hold water and cause damage, which over time can impact the structural integrity of the balcony, something we're addressing in one of our current reserve projects right now!

Enclosures

Enclosures of all kinds and shade umbrellas are not permitted on balconies. Please do not physically attach any shade-creating material onto the balcony.

Appliances and Storage

Please do not store major appliances or other mechanical equipment on your balcony. Small accessories used for cleaning, tending flowers or plants may be kept on the balcony as long as they do not protrude from or rest on the balcony railing. Small appliances (i.e. portable radios and TVs) may be used on the balcony providing the noise levels do not disturb other residents and ground fault devices are used in accordance with Alexandria City Code. You can have storage containers on the balcony as long as it

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does not exceed the height of the balcony railing. These items must not be attached to the balcony railing

Flying the Flag

U.S. flags may be flown on a pole or staff provided it remains inside the railing and does not extend beyond the balcony's edge. An appropriately-sized flag may be draped and fastened over balcony railings in accordance with regulations on displays and provided they don't hang beyond the floor level of your balcony. Whether you hang the flag horizontally or vertically, be sure that the stars on the flag (union) appear on the upper left side of the flag. If it can be seen from the outside, use the perspective of an outside observer to help you.



Hang the flag so the union displays on the observer's uppermost left.

Cleaning and Watering Reminders

In accordance with WAL's rules, residents must not wash their balconies or water plants in a manner that causes water to run off the balcony. Residents may not drop, throw or sweep anything from their balconies.

Sorry, But That's Not Allowed

These items are not allowed at all on our community's balconies:

- Bird feeders
- Aerials or antennas
 - An exception to this are satellite dishes that have been approved prior to installation
- Clothing for airing or drying
- Items or furnishings which may be easily dislodged from the balcony
- Decals, mirrors, storage items exceeding the height of the balcony railing
- Decorations visible from outside of the building unless the Covenants Committee granted previous approval
- Bicycles, tricycles, other recreational wheeled vehicles and vehicle tires

Whether you're looking for a place to aid in curing cabin fever brought on by the state-wide stay-at-home mandate or somewhere to invite a few guests for your summer celebrations, the balcony can be a perfect place to do that—as long as you follow the rules!

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VOTING IN THE 2020 PRIMARY

By Rashawnda Atkinson

The Republican Party will have a Primary Election on Wednesday, June 23, for U.S. Senate. Voters will have three candidates from which they may select. Sample ballots may be viewed and downloaded from <https://www.alexandriava.gov/uploadedFiles/elections/info/SampleBallotJune23ColoredBackground.pdf>.

The Democratic Party will not have a 2020 primary as only one candidate qualified for the Democratic ballot.

Social Distancing Policy

To promote social distancing, the Alexandria Voter Registration Office requests that voters remain in their vehicle and call 703-746-4050 or press the call button outside the office on 132 North Royal Street upon arrival. Voters can use a curbside

absentee voting process or an accessible ballot marking device to vote.

The Beatley Library, a popular polling location, will not be open for this primary per the City's Voter Registration Office.

Bring Your Identification

The Virginia Department of Elections requires voters who vote on Election Day and in-person absentee to show valid identification before voting. Voters can apply for a photo voter ID when they arrive to vote. The Virginia Dept. of Elections has a chart online at vote.elections.virginia.gov that shows which photo IDs are acceptable for voting purposes.

In-Person Absentee

You can still vote in-person absentee for the June 23 Primary at Alexandria

Voter Registration Office Monday – Friday from 8 a.m. – 5 p.m. Extended hours will be from 8 a.m. – 8 p.m. on Tuesday, June 9 and Tuesday, June 16. The office will also open for voters on Saturday, June 20 from 8 a.m. – 5 p.m. In-person absentee voting for the June 23 Primary ends at 5 p.m. on June 20, 2020.

Absentee By Mail

Apply to get an absentee ballot mailed to you at vote.elections.virginia.gov. Applications to receive the ballot are due no later than 5 p.m. on Tuesday, June 16, 2020. Return your completed ballot to the Alexandria Voter Registration Office so that it can be received no later than 7 p.m. on June 23, 2020.

Military and Overseas Voting

Information about voting options and registration status is available at www.elections.virginia.gov/registration/military-overseas/index.html.

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JUNE 2020 EVENTS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	Wheel Turns 45! Budget 2021 Kick-Off - 7 PM - TC	Covenants - 7PM - TC	Youth - 6 PM - TC Infrastructure - 7 PM - TC	Pet - 7:30 PM - TC	Flea & Tick Treatments Pet Areas 2 & 4	
7	8	9	10	11	12	13
	Flea & Tick Treatments Pet Areas 1 & 3 Budget - 7PM - TC		PRC - 7PM - TC	Budget - 7PM - TC		
14	15	16	17	18	19	20
	Budget - 7PM - TC			Budget - 7PM - TC		
21	22	23	24	25	26	27
	Budget - 7PM - TC	Primary Voting at ALX Voter Registration Office 6AM - 7 PM		Budget - 7PM - TC		
28	29	30	LOCATION KEY BL= Building Lobby; BP=Billiard and Ping-Pong Rooms; BR=Blue Room; CF1=Conference Room 1; CF2=Conference Room 2; CR=Card Room; FC=WAL Fitness Center; IP=Indoor Pool; LB=Library; LD= Loading Dock; LT=Lower Terrace; M=Market; MA=Multi-purpose Area; OP=Outdoor Pool; OT=Outdoor Tennis Courts; P=Playground; PG=Putting Green; PR=Party Room; RC=Racquet Club; TC=Teleconference; TL=Terrace Lounge; TS=Town Square; TV=TV Room; UT=Upper Terrace			
	Budget - 7PM - TC	Board of Directors Meeting - 7:30 - TL				

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