

Palladian Condominium Board of Directors Meeting

August 12, 2008

President's Report

1. An issue that was brought to my attention last week was that juveniles have been congregating on the top level of the public parking garage that overlooks our Club Deck. The youths have been throwing candy, rocks and other items onto the Club Deck and at the building, in one case, breaking an exterior light on the building. They've also been sitting on the ledge, daring each other to jump into the Club Deck, etc. The police have been made aware of this, as has RTS security and Zalco management, but they all can't keep watch 24 hours a day. If you live on that side of the building and see juveniles or others congregating in a suspicious manner, I would encourage you to call the RTS on-site security number and the police non-emergency phone number and report them. It's also been reported by the Safety and Security Committee that juveniles have been seen skateboarding in the loading dock area. RTS security has been notified of this and will be monitoring the area, but if you see activity in the loading dock, please report it to the police non-emergency number as well. The number is 301-279-8000. The RTS on-site security phone number is 202-449-0443.

2. I walked around the Rockville Town Square on Saturday to survey some of the public areas, including the public parking garages, public elevators and other public areas. Several main elevators and their buttons/button boxes feeding from the parking garages to the retail establishments were filthy, damaged, broken or otherwise out of order. I don't know if any of you have noticed issues with the elevators, but I was quite surprised by what I saw. There was also a very strong trash smell in the garage area near CVS. The stairwells appeared quite dirty, as did the parking garage. My point of mentioning all this isn't to scare anyone about the quality of the maintenance in RTS or complain about the condition of our surrounding property, but to really encourage everyone to take ownership of our community and keep an eye out for areas in disrepair, in need of maintenance or cleaning. With David Levy being on vacation for nearly 3 weeks, Rocio Estrada, our Neighborhood Resources Coordinator, tracked down a variety of people with the City to help with the issues identified and found solutions to all of them. Given that we've been promised quick fixes from the City before (lights in garage, mirror at exit to garage, etc), I'm hesitant to say that things are under control, but at least they were responsive and appear to be working on solutions. As residents and those with a vested interest in the success of both the Palladian and Rockville Town Square, I encourage everyone to be proactive in identifying issues and 'running them up the flagpole'. If you notice areas in need of maintenance in Rockville Town Square, please email Rocio, Meagan and/or Karen and they will filter it to the proper contact with the City and/or FRIT. If you aren't getting the proper response from them, please contact me and I will follow-up personally.

3. At the end of July, Rockville Mayor Susan Hoffman wrote a letter to the CEO of the Great Atlantic & Pacific Tea Company, the parent Company of Superfresh regarding the Superfresh grocery store in Rockville Town Square. I was pleased that the Mayor is taking some action to get the grocery store opened; however, it's my understanding that

Superfresh is paying rent and is not in violation of its lease, therefore there isn't anything FRIT can do legally to coax them to move in. The following are some excerpts from the letter that I thought I would share with the residents: "I'm writing to express the deep concern and frustration felt by our community over the long delay in opening the Superfresh grocery store. The new Town Square development has been in full operation for more than one year, but the grocery store space stands vacant and remains the single largest concern of citizens of Rockville. the City has heard repeated promises that construction is imminent, but progress never seems to come. The last formal contact came last fall, when the exterior of the building was discussed, and the City was to receive a concept plan for the facades. We have received nothing since then." The successes of the Town Square are then discussed and it's the Mayor mentions that the only large gap is the grocery store. Copies of the letter are available in the management office if anyone would like to read it in its entirety.

4. Rockville will mark its 150th anniversary as an incorporated City on March 10, 2010. The City is asking residents to help plan the celebration. As the only condominium in Rockville Town Square, I think it would be great if we had someone on the task force to help plan the event. If you are interested in participating you should send a resume along with an Expression of Interest Form to the City Clerk's office no later than the end of the month. The Mayor and Council are expected to appoint the 12 member task force on Sept. 8. Details of how to access the form and where to send the form are available at www.palladiancondo.com

5. The Palladian Parking and Garage rules as well as Club Room and Deck rules were approved last meeting. If you are parked illegally or know someone who is parked illegally in the garage, please resolve this with the management office as no parking signs are expected to go up this week and illegally parked cars may be towed. If you believe someone is in violation of either the Parking and Garage rules or the Club Room and Deck rules, please contact the management office. To tow an illegally parked vehicle after hours, you need to contact Montrose Towing Service directly at 301-468-1104. They have a list of all registered vehicles and will check the violating car against the list. You will need to provide identification prior to having a car towed.

6. Lastly, I've noticed over the past year that as a new condo building we've all had a lot of questions about everything from who do we contact to repair our A/C unit to where can we purchase replacement light blubs for the kitchen. As the building occupancy continues to increase, I think it would be helpful to generate a frequently asked questions listing to post on the website and message board. I'd like to compile that in the next 1-2 months, with the help of other residents. If you have questions about anything related to the building, City, your unit, etc that you think others may have a question about as well or something you know that others may not that may benefit other residents in the building, email me with the question and if you know the answer, send the answer as well.

-Adam Weber

President, Palladian Condominium at Rockville Town Square