

PLACE *One* The Number One Address



Welcome Guide for New and Potential Residents

Place One Condominium
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Potential residents are encouraged to review our policies on the website. The website includes a wealth of information ranging from unit floor plans, policies and procedures, community life, and more.

Please Note:
Place One's Master Deed, Bylaws and/or Policy Statements supersede any conflicting information in this Guide.



/PlaceOneCondominium

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Located in the Landmark area of Alexandria, Place One offers inside-the-Beltway convenience to transportation, shopping, restaurants and recreation. Its many amenities and services provide residents a nice touch of luxury.

The community is proud of its long-standing tradition of improvement and maintenance. We offer everyone a warm welcome!

Included Amenities:

- ◆ Gracious, light filled, open Lobby
- ◆ Award-winning grounds with grills and picnic spaces.
- ◆ Large outdoor swimming pool
- ◆ Two tennis courts
- ◆ Fitness Center with adjacent Women's and Men's Locker Rooms including showers and saunas
- ◆ Community Room available for resident entertaining
- ◆ Resident storage

Location, Convenience and More

Included Services:

- ◆ 24-hour Front Desk which accepts package deliveries
- ◆ Electronic access control and video recording
- ◆ Professional management and maintenance staff

Social Events:

Open to all residents, a variety of events are held throughout the year. Typical occasions include monthly Happy Hours, themed dinners and sports events.

Check out "Our News" on our website for a flavor of past events.

Nearby Landmarks:

- ◆ Van Dorn Metro
- ◆ Metrobus & Alexandria Dash stops in the front
- ◆ Harris Teeter, Giant, Safeway, CVS, BJ's Wholesale Club and more
- ◆ Old Town Alexandria with restaurants and shops
- ◆ Holmes Run Park, Ben Brenman Park and a nearby dog-park
- ◆ Charles E. Beatley, Jr. Central Library (also our voting location)
- ◆ Alexandria INOVA Hospital
- ◆ Shirlington restaurants and shops
- ◆ Springfield Town Center

NEW TO THE AREA?

Go to www.alexandriava.gov for information on registering to vote, your cars, pets, and learn about Alexandria, its schools and services.

New to the Commonwealth of Virginia?
Start with www.dmv.state.va.us for information on driver's licenses and vehicle registration.

Important Hours

Pool

Memorial Day Weekend through
Labor Day Weekend
Hours are Posted at the Gate

Tennis Courts

Front (Reservations Accepted)
6:00 a.m. to 9:00 p.m.
Rear (Unreserved)
9:00 a.m. to 9:00 p.m.

Fitness Center

7 Days a week
5:00 a.m. to 11:00 p.m.

Living Here is Fun and Healthy Too!

Swim, Tennis and Exercise

We have a large pool, two tennis courts and a Fitness Center with adjacent Men's and Women's Locker Rooms (including showers and saunas). Fitness Center equipment is state-of-the-art, including a full universal set, treadmills, ellipticals, and bikes with heart-rate monitors. Bring your towel, your headphones and water (plastic or metal containers only – no other beverages allowed).

As a courtesy to others, please limit time on any piece of equipment to 30 minutes and wipe down the equipment when finished. A waiver must be signed at the Front Desk prior to using the Fitness Center. Refer to the ***Policy Statements on Swimming Pool Area Use, Fitness Center, and Tennis Facilities*** for additional information, including rules.

Community Room

The Bailey Community Room is used for Board and

Committee meetings, information sessions and social events, including Friday Night Movies. Equipped with a big screen TV, lounge area with tables and chairs, dance floor, stove, refrigerator, and microwave, it can be reserved by residents for a set fee plus refundable security deposit. The room must be cleaned by the end of the reservation period. Refer to the ***Policy Statement on Bailey Community Room Use*** for more information.

We Love our

Pets! But please note the dog size restrictions...

Residents are permitted to have certain common household pets, including small dogs, cats, birds, fish and other pets as defined in the Pet Policy. Please note that dogs and cats (including service animals) must be listed in the Place One Resident Information Database at the Front Desk. Refer to the ***Policy Statement on Pets*** for detailed information about what pets are allowed, where pets are allowed, entering and exiting the building with pets, pet walk areas, pet cleanup, our **Dog Park** and more.

Conserving Energy is Highly Valued

Utilities are included in the condominium fee and represent about one-third of the annual budget; as such, we all save when we all conserve water, electricity and gas (heating and hot water). Our electricity rate is lower at off-peak hours (10:00 p.m. to 6:00 a.m.).

A few things you can do to help keep our condominium fees competitive:

- ◆ Run the dishwasher and do laundry during off-peak hours.
- ◆ Turn heat and air conditioning down or off when at work or away.
- ◆ Close blinds or draperies

to keep out direct sunlight in summer.

- ◆ Always turn lights off when away, and when home, light only what you need.
- ◆ Get leaky faucets and running toilets fixed right away by contacting the Front Desk or sending a work order via the website.

Refer to the ***Policy Statement on Resource Conservation*** for more tips.

To encourage timely maintenance and repairs that can reduce utility costs, Place One provides limited in-unit maintenance and

repairs. Covered maintenance and repairs are free or at nominal cost.

Refer to the ***Policy Statement on Unit Renovation and Maintenance*** for more information.

Place One Website

At Move-In, you will receive a website password to allow log-in to the "resident" protected area. This includes significant information such as Budgets, Board Minutes, leader contact information and much more.

Day-to-Day at Place One

Visitor Parking

Residents are not allowed to park in Visitor spaces.

For fire safety, parking in the front circle and along yellow curbs is prohibited.

All visitor vehicles must be registered with the Front Desk (all vehicles, all days, all hours). A parking permit, obtained from the Front Desk, must be displayed Monday-Friday 6pm-6am and all day on weekends and holidays. Each permit is for 24 hours and a visitor may obtain up to ten permits per month. Enforcement is by towing without exception or warning. Refer to the ***Policy Statement on Vehicle Management*** for more information.

Resident Parking

Resident parking is deeded. Occasionally, owners have spaces available for rent. See the Front Desk for more information.

Bicycles

A limited number of community bicycle rack spaces are available. Bicycles may also be stored in your assigned parking space. Refer to the ***Policy Statement on Bicycles*** for additional information.

Bicycles may not be stored on a balcony.

Visitor Access

As a security feature, residents control visitor access. Visitors enter through the Visitors' entrance and gain access by scrolling to their host's unit

number and then pressing "CALL." Your telephone is called (depending what number you gave the Front Desk when moving in) and you "buzz" them into the Lobby by pressing '9' before hanging up.

Security and Access

Place One maintains security cameras recording activity in key areas 24/7. An electronic key-chain Frequency Operated Button (FOB) or card is used for secure access. Residents with reserved garage space may purchase a remote garage door opener. Additionally, you may keep a unit key secured at the Front Desk for your authorized guests, contractors, or in case you lock yourself out. An "Admit Slip" at the Front Desk may be required in certain situations. Refer to the ***Policy Statement on Common Area Access*** for more information.

Package and Courier Deliveries

A big plus for residents is 24/7 package and courier delivery acceptance by Front Desk Staff. A notification slip is placed in your Front Desk Mailbox.

Cleanliness, Recycling and Trash

Please pitch in to help keep our community looking great by cleaning up after **yourself** and your guests. Bins for "single stream recycling" (*no need to separate*) are available on each floor along with information about what can be recycled. Trash chutes for regular bagged

trash are on each floor. Small items not suitable for the trash chute may be placed between the recycling bins. Large objects must be taken to the Loading Dock on the Mezzanine level. Refer to the ***Policy Statement on Waste, Recycling, and Refuse Disposal*** for more information.

Balconies

Due to inclement and/or windy weather, care should be exercised when selecting furniture and other items for balconies. To protect balconies, floor coverings or area rugs are prohibited. Additionally, nothing should hang over railings. Refer to the ***Policy Statement on Balcony Areas: Use and Maintenance*** for more information.

Grilling

Gas and electric grills are allowed on balconies. Charcoal grills are prohibited effective May 1, 2019. Refer to the ***Policy Statement Balcony Areas: Use and Maintenance*** for more information.

In-Unit Maintenance and Renovations

For a modest cost, the Maintenance Staff performs limited plumbing and other repairs that have a positive impact on operating expenses. To initiate a work order, fill out a request on the website or at the Front Desk. Unit renovations must:

- meet applicable building codes,
- not interfere with common systems, and,

- ensure the basic functional integrity of the unit remains.

Plans involving potentially functional changes, including the movement of walls, require advance approval by Place One Management. Simple renovations like painting, carpeting, light fixtures, etc. are generally easy to approve. Refer to the ***Policy Statement on Unit Renovation and Maintenance*** for details concerning your roles and responsibilities as an Owner versus those where Place One becomes involved.

Visit Our Website Photo Gallery



Day-to-Day at Place One, continued...

Freight Elevator

The Freight Elevator is accessed via the Loading Dock. Reservations for moving and major deliveries should be made in advance. For casual deliveries, e.g. appliances, furniture, Christmas trees, etc., the elevator key is available at the Front Desk by leaving identification. Please leave the elevator clean and at Lobby level before returning key. Use of passenger

elevators to move furniture, appliances, or other large items is prohibited. Refer to the ***Policy Statement Freight Elevator Use*** for more information.

Shopping Carts

Shopping carts are available in the Cart Room across from the Freight Elevator on the Lobby level. Carts must be returned immediately so they are available for other residents. Refer to the

Policy Statement on Shopping Carts for more information.

Resident Storage

Each unit is entitled to one storage bin as assigned. Contact the Front Desk for more information. Storage space and bins do not convey with the sale or rental of a unit. Refer to the ***Policy Statement on Storage Areas and Bins*** for more information.

Insurance

Residents are highly encouraged to purchase supplemental insurance to cover gaps in the Master policy. Refer to the ***Policy Statement on Insurance Use and Needs***.

Smoking

Smoking is not allowed in newly transferred or rented units nor in most common areas. Refer to the ***Policy Statement on Smoking***.

Additional Information for Owners and Residents

Unit Occupancy Limits

Our Master Deed limits the maximum number of people residing in each unit:

- ♦ **Two people in One** Bedroom units and Executive suites.
- ♦ **Four people in Two**

Bedroom or Two Bedroom/Den units. Residents should consider these limitations in their planning. Refer to the ***Master Deed*** and the ***Policy Statement on Sales and Leasing*** for more information.

Rentals

The minimum rental term is for one year. There is a limit on the percentage of units that can be rented at any one time. Owners must certify that tenants have been provided Policy Statements.

The Master Deed allows Place One to take action to terminate the lease of residents who violate policies. Refer to the ***Policy Statement on Sales and Leasing*** for more information.

Community Participation is Key to Our Quality of Life

Leadership

The work of our Manager and owner-elected Board of Directors is supplemented by volunteer Committees. Owners and renters are encouraged to participate. The Board and Committees generally meet monthly. Meetings (except executive sessions) are open to all. A schedule is posted on notice boards in the Lobby, Garage

Level Lobby, and usually one or more elevators. Standing Committees include: **Building, Elections, Finance, Policy, Recreation and Social.**

Refer to the ***Policy Statement on Committees*** for more information.

Governance

Place One is governed by the Virginia Condominium Act,

its Master Deed, Bylaws, and Policy Statements adopted by the Board of Directors. These documents outline the responsibilities of owners and residents essential to maintaining Place One's quality of life, and can be accessed on our website. Residents are responsible for reading and complying with all of the policies. This Guide highlights key aspects of some of them.

Avoid Problems by Keeping Your Information Up to Date...

Residents provide basic information at Move-In. To serve you better, please notify the Front Desk of any changes, especially for phone numbers (tied to building access), emails (for notifications) and vehicles (to avoid towing).