



# News around our Nest

March 2013

Aeries on the Bay Civic League Newsletter • [www.aeriesonthebay.net](http://www.aeriesonthebay.net)

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## Annual Elections March 19

The Aeries Civic League needs your help. A number of Board positions are open at this time including President, Vice President and several directors (and you can challenge any sitting board member too!) Elections will be held at the Ocean Park Volunteer Rescue Squad (the old fire station at the corner of Shore Dr. and Stratford) Tuesday, March 19 at 7:00PM. Please consider giving a small amount of your time (2-3 hours per month) to helping your neighborhood thrive. And even if you don't want to be a board member, volunteer to help on some of the upcoming projects and come to the election.

## Community Yard Sale

Start going through those closets, attics and garages. The Aeries Spring Garage Sale will be held Saturday, April 20, 8AM-2PM. Rain date is Sunday April 21. Look for a flyer/application in your door the first part of April. Either hold your own garage sale (the \$10 cost gets you an ad in the Virginian Pilot and on Craig's List, a balloon to mark your house, signage on Shore Dr. and coming into the neighborhood, and maps for customers to show them where the sales are) or donate your stuff to the Aeries Civic League table. We'll sell it and the proceeds will go into the Civic League bank account. As before, we'll have Habitat for Humanity come by and pick up anything you want to give away after the sale is over. We are looking for a few volunteers to help organize and price the Civic League table goods, man the table during the sale, put out the signs and hand out maps. Contact Jill Broome if you are willing to help: [broomejn@cox.net](mailto:broomejn@cox.net) or 460-3251.

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*Annual Board of  
Directors Elections  
March 19th at 7pm.*

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## 2013 Dues Drive

Included in this newsletter is an application and pre-addressed envelope for your annual Aeries dues--\$20 per household. These dues pay for things such as printing this newsletter, lighting and care of the Aeries sign, and paper goods for our Fridays on the Beach in the summer. It's a good investment in your neighborhood.

## Second Aeries Pig Roast

Bring your friends, join your neighbors for a good time at the Aeries Pig Roast in Aeries Park (north end of Rookery by the beach) the afternoon of Saturday May 18 (rain date Sunday May 19). We've secured the food, fixins and the grill, and Fred Karan (who played two years ago to rave reviews) has agreed to play again. Tickets are \$15 and will be sold in advance so we can prepare enough food for everyone. A few tickets may be available at the event (food permitting) for \$20. Put this on your calendar—an event not to be missed! Contact Jen Lio for tickets: 373-7212.

## Home Values on the Rise

Townhomes sold in Aeries on the Bay from May 2012 to January 2013:

2212 Hermit Thrush Ln: 3 bds, 2 1/2 bths, 1657 sq. ft. sold @ \$245,000 in 36 days  
2335 Purple Martin Ln: 3 bds, 3 1/2 bths, 1892 sq. ft. sold @ \$208,975 in 2 days  
2214 Hermit Thrush Ln: 2 bds, 2 1/2 bths, 1657 sq. ft. sold @ \$270,000 in 1 day  
2321 Kingbird Ln: 2 bds, 2 1/2 bths, 2657 sq. ft. sold @ \$268,000 in 32 days  
2342 Purple Martin Ln: 3 bds, 3 1/2 bths, 1781 sq. ft. sold @ \$289,000 in 144 days  
2200 Hermit Thrush Ln: 3 bds, 2 1/2 bths, 1850 sq. ft. sold @ \$305,000 in 27 days  
3978 Aeries Way: 2 bds; 2 1/2 bths, 1657 sq. ft. sold @ \$312,500 in 17 days  
2330 Purple Martin Ln: 3 bds, 3 1/2 bths, 1781 sq. ft. sold @ \$294,000 in 57 days  
3913 Aeries Way: 3 bds, 3 1/2 bths, 1782 sq. ft. sold @ \$315,000 in 39  
2312 Kingbird Ln: 3 bds, 3 1/2 bths, 1850 sq. ft. sold @ \$314,000 in 238 days

## Did You See Snoopy?

We've been decorating the Aeries front sign over the Christmas holiday for a few years, but THIS year the sign decorations (Snoopy on his doghouse) won a prize in the Ocean Park Holiday Lights Contest. Many thanks to Dan Rivers and Charlie Aydlette for putting up the decorations (and their sense of style and décor!)

## Split-Rail Fences

The split-rail fences at the north and south ends of Rookery are badly in need of repair. Unfortunately the rails are a seasonal item, and won't be available at the local home stores until later into the spring. Then we'll be looking for a few people to put together a small work party to do the repairs. Thanks in advance!

## Email and Online Updates

Get the latest neighborhood news delivered conveniently to your desktop (it's convenient and environmentally friendly). Please send an email to [AeriesCivicLeague@gmail.com](mailto:AeriesCivicLeague@gmail.com) with your name in the subject line, and we'll add you to our growing online community. Please also check out the Aeries on the Bay group page on Facebook. Ocean Park Civic League (of which Aeries is a part) also has an active Facebook group - be sure to check it out to find out what's going on in our surrounding area.

## Common Deficiencies & Opportunities for Improvement

Your home is one of the biggest investments you'll ever make. Protect that investment! Recognizing that our units are aging (most were built before 1985), neighbor Ken Zenzel went to the effort to compile a list of some key problem areas and solutions. We will share some of his tips here, with more to come in future newsletters. Thanks Ken!

By the way, the paint colors for townhouses are available at both Lowes (Aeries Beige, Moron Brown, Pongee) and Home Depot (Aeries Beige, Aeries Brown, Pongee)

The following deficiencies in design and construction and opportunities for improvement have been found or are suspected to exist in multiple units as they were originally built.

### Common Deficiencies

Following items are costly to repair or are safety hazards:

**1. Attachment of decks** -- not flashed properly to keep out water. Look for water stains on walls and ceilings - particularly below patio doors, moisture damaged framing in walls below the decks and, moisture-damaged subfloor in front of second floor of patio doors.

Remedies: Install gutters above decks with downspouts extended to remove water from foundations. Install flashing, which may be done without removing decks. However, decks must be removed to repair damaged framing inside the walls below decks. Reinstall patio doors above the first floor in prefabricated drain pans.

**2. Corroded joist hangers under decks** in combination with lack of toenails can be serious safety hazards.

Remedy: Replace with hot dip galvanized or stainless steel hangers and fasteners, nailed properly.

**3. Thoroughly rotten framing has been found inside hollow box columns** at outside corners of front and rear decks of detached houses. Attachments of the decks were not flashed to keep water out; framing is not pressure treated; and, there is no ventilation to allow drying or inspection inside the boxes.

Remedy: Replace framing as originally built but with proper flashing. Alternatively, replace the box with a 6x6 pressure treated wood post or 3" diameter iron pipe with top and bottom steel plates - hot dipped galvanized.

**4. Split, sagging framing** at the outside corners of decks of townhouses.

Remedies: Jack-up decks to install posts from the patio or from footings of the concrete block walls.

**5. Rusty nails in trellis frames fail unexpectedly** -- in front of townhouses.

Remedy: Replace framing with pressure treated lumber. Some new treatment chemicals are very corrosive to steel. Use stainless steel fasteners.

**6. Severe deterioration of stucco finishes** on concrete block walls often accompanied by crumbling mortar joints, which is caused by excessive moisture inside the block voids with no ventilation to allow drying and to relieve vapor pressure in extreme hot and cold conditions.

Remedy: Install gutters with downspouts extended to remove water from the foundation; install 1" diameter vinyl vents in block voids near the bottom and top of the walls; remove loose coatings including mortar parging and deteriorated mortar joints; "parge" flat tops of walls to drain; repair mortar and refinish.

*(Continued on next page)*

## Common Deficiencies (continued from page 3)

**7. Failed fire retardant treated plywood decking under roofing** along adjacent townhouses is a faulty product, which is no longer manufactured. The material lost structural character after approximately eight years. Some townhouses were reroofed without replacing this material or without installing alternative fire protection. Look for dark color and damage from being nailed or walked on. Deteriorated/damaged FRT will not hold nails and is not safe to walk on.

Remedy: When reroofing, replace FRT with new, approved fire retardant materials such as Blazeguard or 5/8" Type X gypsum underlayment; obtain a building permit and final inspection by a City Building Inspector.

**8. Flanged plexiglass skylight** bubbles become darkened, stained and/or leak.

Remedies: Replace with curb mounted, flat insulated glass units w/ low-e coating and proper flashing securely fastening to the roof deck. Allow 1" drainage channel all around and install water diverter flashing above each skylight.

**9. Aluminum frame windows and patio door insulated glass units (IGUs) fog.** Fogging in is due to failure of the seals, which allows moisture between the panes. To correct this, IGUs or windows must be replaced. In the initial stages, fogging may be apparent only in some weather conditions.

Remedy: The best warranties for replacement IGUs are 5-years. If windows are replaced, choose energy efficient units including thermal breaks in frames and low-e coating on windows with solar exposure. Twenty-year and lifetime warranties from fogging are available with replacement windows.

**10. "Big Blue" polybutylene water lines develop leaks** between meters and copper pipe in townhouses and single-family houses. Connections are under or between driveways. This material is no longer manufactured. Monitor water usage. Look for steady increases without cause. Usage should not exceed 100 gallons per day per person. Half that amount is reasonable without watering grass or washing autos and with modest conservation.

Remedy: Replace with polyethylene, PEX or copper pipe.

## Thank You

To our friends and neighbors who donated their time and money – especially Gary Lakin and Lori Stanley, who spearheaded the effort – I want to say thank you from the bottom of my heart for the beautiful teak bench that you personally contributed to and installed in Aeries Park, with the permission of the City. It is a wonderful memorial to my late husband Gary Broome, who passed away last May, and a nice recognition of the years of maintenance he did to keep the Park looking neat and trim. I see the bench every day and smile. –Jill Broome

### Important City of Virginia Beach Information:

Police --non-emergency	757-385-5000 (Precinct 3 Office: 385-2703)
Trash Pickup	Every Wednesday--Place black container at the curb after dark on Tuesdays.
Recycle Pickup	Every other Wednesday--Place blue container at the curb after dark on Tuesdays
Lawn debris	Every Wednesday--Place in clear bags or a 4'x4' pile at the curb
Yard debris, limbs	Call 385-4650 to have a 13'x7'x5' container delivered for a \$30 fee
Hazardous Waste	Call SPSA 424-4297 for directions and times to drop off
Bulk Item Pickup	Call 385-4650 for pickup of large appliances, furniture, (no carpets or building material)
Landfill	Call 385-1980 for times; location is 1989 Jake Sears Rd., Virginia Beach
Stray Animals	Call Animal Control at 385-4444