

The **MONTEBELLO** Voice

an independent gazette

anything goes

May 16, 2019



Citing poor past performance, Tennis Club urges board to delay vote and hire a different contractor for court repairs and maintenance

May 2019

To: Board of Directors
From: Montebello Tennis Club
RE: Tennis Court Repairs/Maintenance

Dear Board Members:

Putting aside most of the lengthy and tumultuous history of the tennis court surface installation (a brief history is included in Attachment 1), the purpose of this letter is to focus on the present and moving forward with the best possible plan for a successful outcome of the repairs and maintenance for our tennis courts. It has come to our attention that contracts have been solicited with Bishops Tennis, Inc. (for an estimated \$30,000) and Long Fence (for an estimated \$5,900) to perform repair work on the tennis courts. There are numerous reasons why this is alarming to us, first and foremost being that Bishops performed the last work on the tennis courts in 2016 in a subpar or even incompetent manner, causing the current work to be necessitated.

Bishops' poor work product is illustrated by the fact that initial minor cracks arose in 2017 (the year after the work), and today, less than 3 years later, there is significant cracking, separation, lumps, and indentations where water pools. Mr. Peter Ng indicated that Bishops and Long Fence were the only contractors from which bids were solicited, and misleadingly suggested that the contracts had already been approved by the Board. We have many yet unanswered questions surrounding these events, but more important, there are numerous contractors in the DC metro area that perform maintenance and repair work on tennis courts, which is different than the installation of the court system, from which bids and second opinions should be solicited (a short

list, which was easily obtained from a simple Google search and verifying via their websites that each company is experienced in tennis court repair work, is provided in Attachment 2).

We strongly urge the Board to delay any vote or consideration of the contracts until further information can be gathered, questions can be answered, and at least one alternative contractor can provide a bid for the work. As has been suggested in other communications, the Tennis Club is willing to provide members' time and expertise to assist the Board, either informally or through a committee, in attempting to obtain a competent contractor and solution for the court repairs. Please, delay voting to approve these contracts, or we fear that we will find ourselves in the same position in 1-2 years, once again spending more money and losing access to the courts for more time due to faulty repairs.

Sincerely,

Concerned Members of the Tennis Club

Ralph Johnson, Walter Peterson, Alex Beiro, Brian Goldberg

Attachment 1: A Brief History of the Montebello Tennis Courts

For approximately 33 years, the Montebello tennis courts had a plastic covering, a covering difficult to play on and very seldom used in the tennis world. Around 2013, the BOD asked the then Tennis Club President, Mr. Jerry Stedge, to form a committee of players to make recommendations regarding tennis court resurfacing. Those on the committee took the responsibility very seriously and wanted a quality surface after decades of plastic. Although a hard court is required, one consideration was a desire to soften the surface, if possible, for aging bodies. Another

consideration was that the Montebello courts are above ground. Therefore, a basic requirement was to search for a company or companies that had experience with above-ground construction, which introduces variables like a broader range of heating and cooling causing extra expansion and contraction of the concrete and its effect on the surface materials.

The committee asked for a meeting with Mr. Ng as we desired to work with Management to develop the best recommendations possible. However, the meeting was brief, he offered no recommendations nor provided any suggestions. The Committee did much computer research on types of tennis courts and companies doing resurfacing. Certain companies were selected, and literature and hard samples of their product/surfaces were requested and received. Members of the committee then met with representatives of ap-

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Editor & Designer.....Mikhailina Karina
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Cover photo by Rebecca McNeely

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proximately three companies, as well as visiting tennis professionals in the area at the Mr. Vernon Racquet Club, at Belle Haven Country Club, the Rotunda Condominiums, which had recently resurfaced several of their courts, and a nearby home in Alexandria that had the surface the committee was most interested in recommending. The company selected by the tennis resurfacing committee met all of our requirements for Montebello based on extensive and solid research.

The committee's report was submitted for inclusion in a BOD package. One of the committee members made an oral presentation to the BOD based on the months of extensive work. Apparently, most of what was provided in the Montebello Resurfacing Committee report was not given appropriate consideration, as the BOD decided to hire a company (C.A. Lindman) with little to no experience with tennis court refurbishing or resurfacing. The work of this company resulted in many construction mistakes and the surface cracked and separated within months,

which required it to be patched and then replaced. In addition to this comprehensive failure, some other glaring mistakes that showed the contractor's lack of experience included: placing the fence so high over the surface at places that tennis balls could roll underneath, cracks in the joint between surfaces near the court edge, and entrance gates swinging into the court. At the time, when questions were asked, rather than receiving answers, members were told that the resurfacing was being litigated and could not be discussed.

Due to the faulty work of the first contractor, a decision eventually was made to resurface for the second time. A consultant was hired for approximately \$7,000, but did not seem to bring much value to the process. Bishops Tennis, Inc. was selected as the contractor to perform the second resurfacing in 2016. They installed the "ProBounce" court system manufactured by NGI Sports, which included a limited 5-year warranty. As early as 2017, the year after this work, cracks began to form in the surface. Today, the resurfacing performed by Bishops fails with separations, cracks, lumps/bubbling, and indentations where water pools.

That brings us to today, when a third resurfacing is required, and the Facilities Management Team has only received a bid from one contractor, Bishops Tennis, the same contractor whose work on the second resurfacing has

failed in less than 3 years, when tennis courts should not need to be resurfaced more than once every 5-8 years. At the May 21 Board Meeting, the BOD currently plans to vote on contracts with Bishops Tennis, Inc. (for an estimated \$30,000) and Long Fence (for an estimated \$5,900) to perform repair work on the tennis courts.

Attachment 2: D.C. Area Tennis Court Contractors

Rennolds Tennis Court Construction, Inc. (ASBA Certified tennis court builder)

<http://www.renoldstennis.net/home.html>

Metropolitan Tennis Construction, Inc.
<http://www.metropolitantennis.com/about-1.html>

ATC Corp (formerly American Tennis Courts)
<https://atccorpmd.com/>

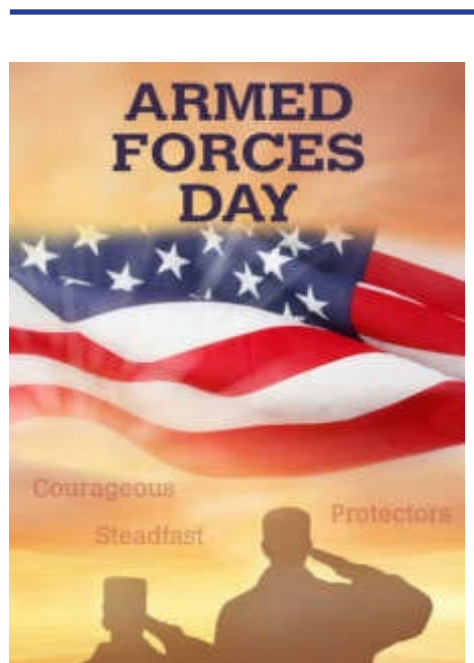
Mid Atlantic Tennis Courts, Inc.
<http://midatlantictenniscourts.com/>

Sport Court of Virginia
<http://www.sportcourtva.com/tennis>

All Pro Recreational Surfaces
<http://allprocourts.net/index.htm>

SealMaster, SportMaster
<https://sealmaster.net/sport-surfacing-2/#tab-id-2>, <http://www.sealmaster-delmarva.com/>

Sport Systems
<http://www.sport-systems.com/quality-court-repairs/> 📞



Armed Forces Day is celebrated on the third Saturday in May. This year it will be celebrated on Saturday, May 18. Thanks to President Harry S. Truman, it's a day to pay special tribute to the men and women of the Armed Forces. President Truman led the effort to establish a holiday in order for citizens to unite and to honor our military heroes for their patriotic service in support of the United States of America.

Read more at <https://militarybenefits.info/armed-forces-day/#ixz-z5o2GTn7pd>

The Montebello Voice wants to hear from you

voices on the 37

Elena Bathrick

1948 – 2019

Building 1 resident Elena Angelica Bathrick Beingolea passed away on April 15, 2019, after battling cancer. She is survived by her loving husband David, her sons Derek and Ryan, and daughter-in-law Karla, grandchildren Karina and Ben, and siblings Willy, Manuel, and Carmen, her many nieces and nephews, along with great friends who supported her in her struggle with cancer for over five years.

Elena was born on April 30, 1948 in Lima, Peru to Guillermo Beingolea Prieto and Carmen Barboza de Beingolea. She married David Bathrick on October 11, 1970, in Lima, Peru, and together with him, in his assignments with the United States



Agency for International Development, raised their family in Bolivia, Nicaragua, Thailand, and Peru before settling in Northern Virginia 33 years ago.

Elena's family will miss her for her devotion to them, her loving and compassionate nature, her ability to solve all problems big and small, and for her sense of humor and targeted political commentary. All will remember her for being down to earth and adaptable, for always being there for others, and the incredible strength she demonstrated even in her final days. 📖

Daytime Discoveries seeks a new leader

Many will remember Daytime Discoveries, which was a series of tours of Washington museums and leading institutions. Tours included the National Gallery of Art, Bureau of Engraving and Printing, Library of Congress, National Building Museum, National Museum of African Art, Freer Gallery, National Archives, National Museum of the American Indian, Voice of America, Botanic Gardens, the Supreme Court, World Bank, and John F. Kennedy Center for the Performing Arts.

The Activities Committee is seeking someone to coordinate future such tours. If you are interested in continuing this popular series, please contact Guin Jones at Gjones5@aol.com. 📖

Buen provecho

By Sylvia Grappa

This is a new restaurant we have visited a couple of times. I recommend it. The owner, Edgar Olivera, is a young chef born in Mexico City. He is a hard-working young man who impressed me for his enterprising energy. He bought, painted in and out, built flooring, and even decorated some benches. They offer authentic Mexican food. 📖

Las Cazuelas Restaurant
Traditional Mexican Cuisine
8368 Richmond Highway
703-568-0042

<https://www.lascazueltasva.com/>

Computer Club is here to help

By Bill McLaughlin

The Computer Club at Montebello is interested in hearing from residents on any computer-related issues they may be experiencing. Do you have a problem with your smart phone, tablet, internet service, Cox service, laptop, or printer? The club may be able to help.

If you can't come to the monthly meeting, we may be able to assist by email/telephone. Contact me at mbell-comp@gmail.com 📖

Is Fios worth the hassle?

By Paul Walden

It appears that there are some unanswered questions regarding the Fios installation and the residents deserve answers and a chance to weigh in on this decision. It seems there are issues that were either not thought of in advance, or owners were not made aware of.

1. What precautions are the contractors taking to ensure residents are not exposed to hazardous silica dust generated by the drilling? They are drilling in the HVAC closets, which has the potential to spread the silica all over the units. Read OSHA's guidelines on this as silica dust generated by drilling through concrete is a health hazard: https://www.osha.gov/Publications/silica/OSHA_FS-3630.pdf. We likely have some residents here who have

respiratory ailments and this exposure could be very dangerous, not to mention a big mess. The electrical contractor threw all of this debris on my floor so I don't have a lot of confidence that the drilling contractors will be careful.

2. What about the potential damage to the water lines for the humidifiers or the HVAC drain line? Who is going to come back and repair that when a chunk of concrete falls on it?

3. We have had many complaints in these buildings about tobacco smoke and other odors seeping into adjacent units. It would seem that have a gaping hole in the HVAC closet will just draw more of these odors into neighboring units. Has this been thought out? Just how big of a hole are they drilling?

How long is that hole going to be there until they pull the conduit?

4. What about noise transfer between floors with this hole in the floor and ceiling. In my other unit, the HVAC closet is right next to the TV, so I imagine my neighbors will easily be able to hear my TV in their unit. Be prepared for increased noise complaints.

Perhaps there are no other options for installing this Fios cable, so perhaps it simply is not feasible for Montebello. Is it really worth the potential damage to our property or causing hundreds of dollars of cleanup just for faster internet service? I say no, it is not worth it. 🏠



Photographer Jon Kandel at the opening of his show in the café. The exhibit will be on view until June 6. Photo by Dian McDonald

Kentucky Derby

*Second
Place win-
ner: Debbie
Fairbanks*



*First Place
winner:
Lee Ghiglio*



Photos by Dian McDonald

Kentucky Derby



Photos by Dian McDonald

Art in Many Forms



Ty Turner, carved wood decoys



Bruce Shaw, stained glass



Alison Tarshis and Pratibha Srinivan, polymer clay

Art in Many Forms



Masami Bryant, ceramics



Maria Carvalho, polymer clay



Harriet Duval, needlepoint

Art in Many Forms



Phyllis Powers, fabric



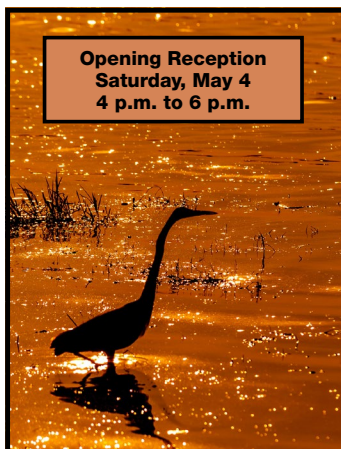
Chuck McDermott, wood carving



Joanna Auyeung, paintings and masks



Peggy Pence, needlework

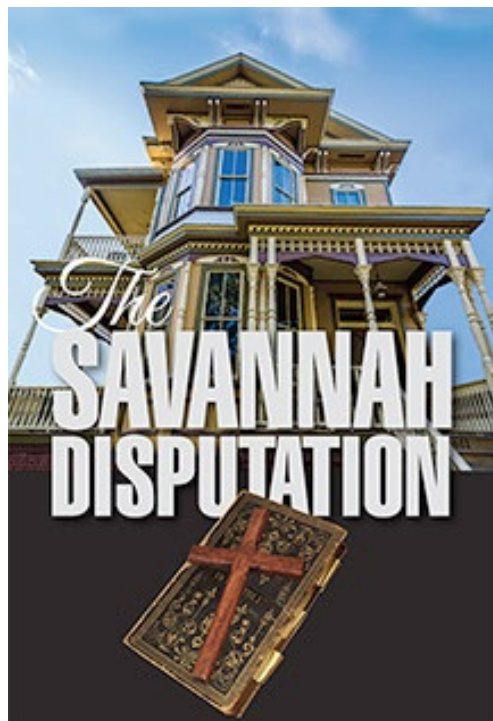


Opening Reception
Saturday, May 4
4 p.m. to 6 p.m.

A Show of Photos

by
Jon Kandel

Montebello Café
May 4 thru June 7



The Little Theatre of Alexandria
600 Wolfe Street in Old Town
www.thelittletheatre.com
April 27 to May 18
Tickets \$21 to \$24

Montebello Classic Movie Night

Wednesday, May 22, 2019, at 7pm
on the Big Screen in the Community Center

Most men won't admit what most women will:
This is one of the great tear-jerkers of all time.
And it had such enduring quality as a story
which spanned the decades that it has been made
and re-made four times. None of the later
versions, however, had the elegance and charm of
the two directed by Leo McCarey.

This IS An Affair to Remember ...

Leo McCarey shot this script twice: first, in
1939 — *Love Affair* — and then later as
An Affair to Remember in 1957 with Cary
Grant and Deborah Kerr. It's a tough choice
to determine which is the best rendition.



FREE popcorn, candies, and soft drinks for a great
classic movie night!

Your host, Pamela Copley, will give you a pre-show briefing on the stars and the production, and then give you all the post-screening "back story" highlights. Pamela can be contacted at PvonGruber@aol.com.



MONTEBELLO
FILM SOCIETY

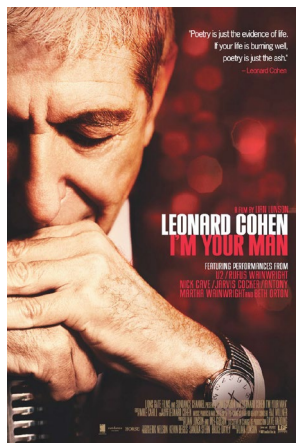
and



Invite you to our film & discussion



LEONARD COHEN: I'M YOUR MAN
THURSDAY MAY 30 7:30 P.M. PARTY ROOM 2



"When Leonard Cohen speaks, the elevated cadences of language are strewn with poetic images so precisely articulated in a rumbling bass-baritone voice that they all but erase the distinction between his song lyrics and personal conversation. Each word is carefully chosen and pronounced with oratorical flourish. Even when his sepulchral drone isn't bending itself around a melody, its sound is musical."

— from a New York Times review

Anna Schalk will introduce the film and lead the post-movie discussion.

This is an update from Ungated. News and Insights on Community Association Living [View this email in your browser](#)

NEWS AND INSIGHTS ON COMMUNITY ASSOCIATION LIVING

Ungated

[Homeowner education: Be resourceful with CAI's HOAResources.com](#)

By Tom Skiba on May 10, 2019

The best community associations have knowledgeable governing boards, highly-engaged residents, and educated and trained professional managers leading their communities. CAI has believed that since its founding in 1973, and it's why we offer information, education, and resources to members and the general public. It's why we recently launched [HOAResources.com](#), a digital news site for the millions of residents living and working in condominium communities and homeowners associations worldwide.

We recognize that the community association model has evolved and grown up over the years, becoming a well-established and increasingly successful form of community governance and an essential component of the U.S. housing market.

There's an increasing need to educate, train, and provide the latest news and resources to the millions of potential homebuyers, homeowners, and renters living in these communities. After all, **61 percent of all new housing** built for sale is in a community association.

The new site lets CAI members and the general public find practical advice on common issues in the community association housing model. The site will address HOA basics, financial planning, rules and governing documents, as well as security and safety. Many time-tested best practices are showcased on the site, often through free, downloadable documents.

Go to [www.HOAResources.com](#), and share the information with homeowners, friends, and colleagues.

The post [Homeowner education: Be resourceful with CAI's HOAResources.com](#) appeared first on [Ungated: Community Associations Institute Blog](#).

Chess Game Night with Chess Club

**All Levels & All Ages!
All Welcome!
Beginners to Grandmasters!
Play! Share! Learn! Practice!**

**4th Thursday, Each Month
(generally*)
C.C. Card Room
7:00pm to 9:30pm (latest)**

Bring your own Chess Set if you like! – And, if you're brand new to Chess, but you'd like to check out our Chess Club while playing a relatively "quiet" or "cerebral" game that *doesn't* "compete" with the ancient game of Chess from a *noise* perspective, you may bring such a game and hang out with us! (Examples of Games that partner well with Chess: Scrabble, Checkers, Othello, etc.)

Contact Lisa J. Stedje at lisa@stedje.com and/or Nick Nickerson at fnixson@gmail.com for more information.
* (e.g., most holidays and holiday periods are excluded.)

Make your move and stop by to see a joust! The Queen doesn't even mind tardiness!

Submitted by Doug Kleine

Encore Rocks

Creativity for Older Adults

Rock & Roll!

Free Concert
Alexandria, Fairfax and DC
Encore ROCKS perform favorite rock & roll hits from across the decades

Featuring:
Jersey Boys, Still Rock & Roll to Me, Shut Up and Dance, Rock & Roll All Night, More

Hear Rock & Roll Music
Performed by the Generation
Who Invented It!

May 17, 2019 7:30 pm
Washington Masonic National Memorial
101 Callahan Dr, Alexandria, VA

No Tickets Required. Free & Open to the Public
For More Information:
[Encorecreativity.org](#)

The Montebello Grounds Committee Invites you to:

Toil in the Soil and Watch the Flowers Grow!

- The Grounds Committee is looking for 'gardeners' to continue planting and maintaining flowers in the three circle planters.
- Join your neighbors to prep the beds and plant the summer flowers!
- All plant materials and tools will be provided. Use your own favorite gardening trowel if you wish.
- Contact Chuck Amorosino, project coordinator, at camorj@cox.net with your name, building and unit number, and a preferred email address. He will respond with more information and updates.

Saturday, May 18, 10:00 am
3 Circle Planters

final glance



Photo by Rebecca McNeely