

Riverton Review

January 2023



Chair Exercise Class Christmas Party

by Monika

The Chair Exercise Class had a lovely, fun Christmas Party and now it's time to start over and get rid of all the cake, ice cream and pies around us. LOL. We all had a great time and missed 3 or 4 who were unable to attend.

We will be starting over on Jan. 9 for some much needed exercises. Thanks to all who participate in the Chair Exercise Class. Some only come when they can. If you are one who cannot fully participate in regular Gym and Sports Club activity, come join us on Mon., Wed. & Fri. at 7pm in the Exercise Room.

A bit of "oldies" music makes it fun. Most class participants are in the photo above.

Back row: Leisla, Jeanny, Deedy, Nancy M., Monika.

Front row: May, Pat, Jan, Nancy C., Jolita, Brenda. Gary took the picture.

College Park Shopping Center 2022 Review & Update

by Alan Abel

The city approved a permit for the renovation of Winn Dixie in College Park on Dec. 19 for a cost of \$3.84 million. ShayCore will remodel the 43,615 square feet of space leased by Winn Dixie, which is expected to open next summer.

College Park's owner, JWB Real Estate Capital, is redeveloping the 69-year old shopping center, formerly Town & Country, which was built between 1953 and 1979. College Park includes nearly 189,000 square feet.

The property benefits by receiving two grants totaling \$3.21 million from the Renew Arlington Community Redevelopment Agency through which the city assists with rejuvenation of Arlington.

Total purchase and construction expense will approximate \$25,000,000 for the completion of Phase 1 and Phase 2.

As reported in earlier issues, the first phase of the redevelopment is underway and includes facade work, re-roofing and parking lot renovations with LED lighting. Two building pads will also be built for the second phase of the project which is expected to come online 12 to 18 months after completion of the first phase.

Phase 2 will consist of a shipping container food court and 82-market rate multi-family apartments in two three-story buildings which will be located in the outskirts of the plaza, across the street from the former Wells Fargo Bank building.



Utility Pole Replacement / Coming Power Outage / Expenses

by Alan Abel

I met with Ken Jones, Director, Physical Facilities, to get an update heading into 2023.

“Fact is our utility poles (by laundry room) need immediate replacement”. The 4 or 5 poles may be replaced with a combination of wood poles and concrete poles. Wires will be replaced, too. Time frame for the project most likely will be in January.

RTSC residents will get ample notice so we can all plan ahead because said job will require absolutely no power going to the building for two back-to-back days during the work week starting at 9:00am each day. The power will come back on in the evenings. More info forthcoming.

Ken said, “Residents will be on their own to tend to themselves during the power outage”.

Inquisitive, I asked the price for such utility pole replacement expense: \$45,000.

While we were talking electric power, I inquired into the electric bill expense: \$25,000 monthly.

I then asked about the K-units coming back online recently. Ken explained to non-mechanical me that risers (pipes) move water from one floor to the next and is associated with heating and cooling. All problems in the I-units and K-units have been corrected. Again, I inquired into price: \$100,000+

Ken said the aforementioned capital expenses are “just to name a few”.

We then talked about the building’s fuel oil and what it cost to fill the tank: \$12,000 each time which is every other month during the summer and more than once a month during the winter.

Photo of the Month by Jolita

Christmas artwork by Jolita’s granddaughter, Jamarria. Can you read the message?



Welcome New Residents

Karen Hlubek
Tom Treanor

Residents of the Month

This month’s winners of the prime parking spot are Ray & Mary Jo Osenkarsky.

Changes & Places

* *Riverton Review* is now being printed by an outside printer. Deadlines are earlier.

* **Outgoing** usps mail may now be picked up in the blue mail box as early as 10:30.

* If you need a place to wash your large blankets, comforters and items that are too big for cleaning in the Riverton Tower laundry, a new place recently opened up near Publix: Wash & Go Laundromat @ 5910 Atlantic Blvd.



Due to a printing snafu in last month’s issue, we are reprinting the beautiful paintings of resident David Rogers. **Update:** Residential Manager Kathy Gerding liked the vibrancy of the colors of the painting on the left and purchased the piece from the artist. She had the original art framed and said she bought herself a Christmas gift for her living room.

Riverton Review is the monthly newsletter for residents of Riverton Tower Senior Center.

Contributions are welcome to include news, items of interest, tid-bits, and activity information.

Email info to Alan Abel by the 23rd of the month for inclusion in the next *Riverton Review*.

Please type RIVERTON REVIEW into your email’s Subject.

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