

President's Message

Rolling into September, the Association's focus turns to the Annual Meeting, and this year is no different. While this focus on the AM is not different, just about every other aspect of the meeting is. Unfortunately, with the present pandemic still making the easy things in life hard and offering lots of uncertainty, we will be having the AM and the regular September meeting remotely. At the August meeting we had considerable issues with the Zoom platform. We are investigating those issues and considering other platforms and we will issue the call-in info closer to those meetings.

On another topic, you surely noticed that Elevator Two continued to be out of service throughout August. Repairs on the elevator were completed by the 18th of August and the delay beyond that was owed to waiting for the City inspector to certify the repairs and returned to service on the 27th. Parts for the repair had to be custom made, which took a significant amount of time in the lead-up to the repair.

In mid-August, we welcomed AKW's new General Manager Capri Butler. Please give your support to her as she settles into her duties here. Finally, this is my last President's Message to you as there will be a new Board President chosen by the Directors at the Annual Meeting in September. There is one more year in my term as a Director and I look forward to supporting the new Board President. Also, thank you to those who have supported me—through advice, admonishment, counsel and well-wishes—during my 4 ½ years of service to the community.

Board Meeting Highlights

Reported Financials

	<u>July</u>	<u>June</u>
Total Cash and Investments	\$1,935,964	\$2,004,403
Year-to-Date Income	\$1,214,073	\$1,040,474
Year-to-Date Expenses	\$1,224,583	\$1,067,995
Delinquencies \$	\$34,223	\$33,449
Delinquencies %	1.72%	1.68%
YTD Reserve Expenditures	\$62,422	(\$11,584)
Total Reserves	\$1,504,345	\$1,517,683

Board Actions

- Renewed a contract with Direct Energy Gas for a 4-year term at the rate of 39.86 cents per therm, a measurement unit for natural gas.
- \$3,120 to Associa OnCall to investigate water crossover issues in three tier risers.



- \$65 per unit to Associa On Call to perform in-unit HVAC inspections for those units who have not complied with the mandatory HVAC inspection policy. The cost will be passed through to those owners.
- Reduced the pandemic-imposed water-shut off fee from \$75 to \$60. Refunds will be made to owners who paid via credit card; owners who paid with a check will receive a \$15 gift card.
- Reconfirmed the pandemic-related decision to suspend reservations for the Community Room.
- Narrowed the candidates for possible cleaning services to two firms. Further analysis of proposals will be conducted.
- Agreed to accept the rebate offered by pool management company AquaSafe. Although deemed less than believed due, counsel indicated that pursuing a larger rebate would not be cost effective for AKW.

Project Update: C/D Garage Deck Reconstruction

On the 24th of August, ETC, the Association’s engineering firm selected to manage the bid process, submitted the full C/D garage deck reconstruction package to AKW. Given calendar considerations—we need to have this project completed before the seasons change—we are not able to wait for the regular September meeting to take up the issue. A Special Meeting has been called for **September 2 at 6 pm**. The meeting will be in Open Session and all are welcome to attend to hear the presentation by the engineer and the Board debate. The Open Session Board Book will contain meeting materials which will be available to owners in BuildingLink. This project is a necessary infrastructure repair undertaking. It will impact all AKW residents, not C/D parkers alone. C/D parkers will be relocated to assigned visitor spaces, severely limiting the availability of visitor parking during the project. We urge you to stay apprised of project updates here in **Knolls News**, via building notices, and through the AKW newsfeed at www.akwcondo.com or twitter.com/akwcondo.

COVID Corner

Non-Emergency “Warm Line” for Coping with COVID-19 Stress

The Virginia Department of Behavioral Health and Developmental Services and Mental Health America of Virginia have established [a non-emergency “warm line”](#) for those struggling with isolation, fear, grief, or trauma caused by COVID-19. A warm line may be a more comfortable choice for those who do not feel their concerns are urgent enough to call a hotline. Trained staff provide support, community resources, and referrals for any Virginia resident in need. Counselors are available by phone or text at 877.349.6428, Monday-Friday, 9 am-9 pm, and Saturday-Sunday, 5 pm-9 pm. Calls are anonymous, and Spanish-speaking counselors are available.

This service should not be used as an emergency or crisis hotline. If you or a loved one are having thoughts of suicide, please call the National Crisis Hotline at 800.273.8255, or call or text 911. More information about the program is available at vacopes.com and [Facebook page \(VA COPES\)](#). Additional resources are also available at the [Virginia Association of Community Service Boards](#).





Get Ready for the Annual Meeting!

The Alexandria Knolls West Condominium's Council of Co-Owners Annual Meeting will be held on Tuesday, September 22, 2020. It will be a combination event, the Annual Meeting formalities required in our By-Laws, and the standard monthly Board Meeting.

This year will be unusual in that we are still maintaining the required social distancing in all things, which means another "virtual meeting." The details of how the meeting will take place and how to participate as an owner was sent via email on August 27. Documents will be mailed to all Absentee Owners and distributed to all Resident Owners. Please be sure to read the material so that you know how to vote and to ensure your vote is properly received and tallied.



Meet the Candidates Tuesday, September 15th at 7:00 pm! Five Owners have put their names forward as candidates for the four upcoming vacancies on the Board of Directors. No additional candidates will be accepted via a ballot write-in option.

Owners are invited to participate in this event in order to hear from the candidates and pose questions. Due to the COVID-19 pandemic, this event will take place virtually. A reminder will be sent as we get closer to the date, providing Zoom and call-in information. Below is a short introduction to the five candidates running for the Board.

① **Stephen Colodner**

Stephen has been an owner for 13 years. Stephen early on helped with the Happy Hour club and has been a steadfast grill master for the AKW Memorial Day and Labor Day events (hopefully to return next year).

② **Ronada Frazier**

Ronada is a 9-year AKW owner. She volunteers in her church community and wishes to extend her skills to the AKW community.

③ **Bill Munson**

Bill is currently Board Vice President, has lived at AKW for 14 years and has served 3 terms. He was chair of the Fitness Center Improvement Committee which spanned his first two terms on the Board.

④ **Laura Rodriguez**

Laura became an AKW owner in 2017 and has been an active member of the Bylaws Committee for the past year.

⑤ **Michael Sullivan**

Michael is a 22-year owner at AKW. Mike was involved in the initial security arrangements for the building. Most recently he, along with wife Carrie, facilitated resident access to the Fitness Center during the early pandemic months.





Our local Alexandria Library branch (Beatley Central Library, 5005 Duke Street) has reopened, although with [limited hours](#) during phase three of its reopening plan.

Measures have been implemented to ensure the safety of staff and customers. Customers and staff are encouraged to maintain a six foot distance and the library will limit occupancy to 25%, which includes staff.

Curbside service is still available for those who do not wish to enter the library. Curbside services will be offered on days the [libraries are open](#), with curbside-only service every Friday.

For more information about the Library's reopening plan, visit alexlibraryva.org/reopen. While the library is in phase three, all events and programs will still be online.

Check out their [Virtual Programs](#) — Some events require registration prior to attending.

Questions: Call 703-746-1760

New Hours:

Sunday:	Closed
Monday– Thursday:	11am-7pm
Friday:	11am-4pm, Curbside Only
Saturday:	11am-5 pm

Fall Recreation Program Registration



Registration for fall classes and activities offered by the City of Alexandria's Department of Recreation, Parks and Cultural Activities (RPCA) began on August 26 for City residents. Fall registration applies to classes, leagues and activities occurring from September through December.

View all available programs and activities [online](#). (Note: A printed or online program guide will not be produced for the fall program season.)

RPCA is working collaboratively with Alexandria City Public Schools (ACPS) and other community partners to determine child care and out of school time options as a result of ACPS' announcement of a fully virtual school model, which is scheduled to begin on September 8. RPCA will share program options as they are available in the coming weeks.

All health guidelines for staff and participants will be met, including symptom screening; use of face masks; enhanced cleaning between activity periods; and physical distancing protocols specified for each type of program. To ensure the safety of participants and prevent the spread of COVID-19, indoor locations will have limited capacity.

Registration will be available [online](#). For in-person registration, call the Registration and Reservation Office (1108 Jefferson St.) at 703-746-5414 to schedule an appointment.

Visit alexandriava.gov/Recreation to register or learn more about the City's fall recreation programs.



Better Late Than ... Well, Better Not Late at All

Those paying attention to the news will have heard about Postal Service mail delays. Anecdotal evidence indicates that letters mailed now are taking two, three, four, or more times as long to get to their destination as six months ago.

Remember that condo dues are “due” on the 1st of the month and are “late” on the 15th of the month. The two week window between “due” and “late” is your built-in grace period to allow for postal and other delays. Be sure to mail your dues—or, if your bank issues a check on your behalf, have them mail that check—to allow for potential delays and to avoid late fees!



Resident Survey to Conclude



In early June, we sent surveys to all residents, the purpose of which was to ensure:

- We have accurate contact information for you, including emergency contacts, and
- You have the correct type and amount of insurance.

We’ve had a disappointing 30% completion rate for the surveys. 36% of owners did not respond; another 33% completed the survey but have not yet provided their proof of insurance coverage.

It may be that some owners fear the increased cost of their insurance coverage. Everyone will see some impact: as little as \$1 in one case and as much as \$50 in another. Your situation will vary depending on your needs and your specific coverages.

Owners who have not responded will receive notice that they are responsible for any loss occurring — up to \$25,000 — as a result of a failure to obtain the proper insurance coverage. AKW’s deductible is \$25,000 and will not be responsible for damage originating in individual units.

Having the proper coverage protects you from a possibly significant and unexpected expense.



Flowers and Trees and Green Things?

Did this catch your attention? If so, you may be the right person to volunteer with the landscaping effort. If you tuned into the August Board meeting, you heard Rick Treviño talk about a new “zoned” approach to tackling our landscaping issues. The plan is to focus on specific areas that need work, consult with our landscaping contractor for designs and pricing before presenting to the Board for approval. This will allow for better budgeting and more coordinated results.

But, it’s not all numbers and plans. It’s about maintaining the curb appeal of our community, attracting future owners, and having a year-round beautiful environment for all residents. Please consider joining our efforts and contact office@akwcondo.com.



Alexandria Film Festival Offers Exclusive Access to New Documentaries

Alexandria Living magazine, August 11, 2020

Alexandria Film Festival

The [Alexandria Film Festival](#) is giving Alexandria residents hard-to-get access to a few exclusive, new films.

The first film is a five part docuseries called “**The Con**” which details the 2008 financial crisis. The series takes an in-depth look at the events leading up to the crisis and it’s human and economic repercussions. It raises the question why no one responsible for the crisis has been punished and warns viewers how similar events could happen again. After paying \$20 to unlock the series [here](#), viewers have one week to finish watching it once started. [Watch the trailer](#).

Similarly, in partnership with distributor Abramorama, and Imagine Films, the AFF presents director Ron Howard’s film “**Rebuilding Paradise.**” This film tells the true story of the deadly fire that tore through Paradise, California on Nov 8, 2018 and the community’s journey to recovery in the face of tragedy. Viewers can pay \$12 to view the film [here](#), and have three days to watch the film once started. [See the trailer](#).

Stay updated on other AFF opportunities and announcements by visiting [alexfilmfest.com](#). Currently, the Alexandria Film Festival is set for Nov. 12 - 15.

WELCOME!

We are excited to welcome **Capri Butler** as AKW’s new General Manager. Capri joined AKW on August 10 and has been busy training and learning her new role.

Previously, Capri worked for six years in property management roles for two Southern Management residential properties. Earlier she was a bookkeeper for the same firm.

If you haven’t yet met, stop by to introduce yourself and welcome Capri to her new role in our community.



2020 Board Meeting Dates

September 22	October 27
November 17	December 15

MARK YOUR CALENDAR

November 3	General Election
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National Election — Make Sure Your Vote Counts!

Make sure you are **registered to vote**. If you have a question about this registration, *please call the Elections Office* at 703-746-4050.

Military and Overseas Voters should check with the Virginia website for registration and/or other instructions.

If you have not already **APPLIED FOR THE MAIL-IN BALLOT**, go to www.elections.virginia.gov. Your Virginia driver's license signature is used to verify the application. Online takes about 10 minutes to complete. *That Application goes by computer directly to our own Old Town Elections Office; there is no other paper application that comes to you to complete. Don't delay; apply NOW.*

The *deadline* for the Elections Office to receive your Application for the Mail-In Ballot is Friday, October 23. Since the election follows by only 11 days, be aware that delays in the mail will not give you enough time to make sure your Ballot is received for counting on Election Day or even by Friday the 6th. *Don't wait for the deadline!* Considering these current delays, make sure you've applied for the Mail-In Ballot by September 15th so that the Ballot can be *mailed* to you on September 18th – hoping for quick delivery to our mailboxes!

If you have **APPLIED for the mail-in Ballot**, it will be sent to you from the Old Town Elections Office **on September 18th**; you should have that within a very few days in your mailbox. Make sure to fill out that Ballot and get it back in the postal system without any further delay. The sooner you do this, the more confident you can be for delivery to the Elections Office!

When you have your BALLOT be sure to fill it out promptly. **Every blank** needs to have some sort of notation. There can be no smudges or extraneous marks on the page. Make sure you SIGN in the proper line. [Virginia doesn't have "signature matching" but check your driver's license signature so it's at least 'close' if there's any question!]

The BALLOT will contain a barcode that identifies YOU as the proper person to fill out *this* Ballot. This assures no fraud in the mail-in Ballot. *Please be aware that claims of "harvesting ballots" and voter fraud is not possible with this kind of security barcode.*

The BALLOT comes with a self-addressed STAMPED envelope so that you can deposit it in the outgoing slot in our Mailroom. All envelopes go through the USPS (our Mail Person – Robert – will get quite a workout!). *As of August 28th, legislative changes by our General Assembly's House and Senate now propose eliminating having a Witness sign these Ballot envelopes. The proposals need concurrence before getting Gov. Northam's signature. Sometime during the next few days this bill may become law, and instructions will come with the Ballot you have applied for. **Pay close attention to all instructions!***

Continued —>



BE AWARE of ongoing delays at the USPS, that mail is apparently being severely delayed in deliveries. Get your envelope in the mail as soon as possible to be able to have sufficient time to reach the Elections Office, so that your vote gets counted! *As of August 28th legislative changes by our General Assembly's House and Senate now propose adding Ballot Boxes as another way of casting our votes. The proposals need concurrence before getting Gov. Northam's signature. Sometime during the next few days this bill may become law, and instructions will come with the Ballot you have applied for.* Ballots obviously can also be returned by mail or delivered by the Voter to the Elections Office. *When there is any update, we'll let you know.*

The BALLOTS are scanned by our own Elections Office and entered into the State's system as received. *They are NOT TALLIED until November 3rd.* Getting your Ballot in as early as possible makes it easier on that office so they are not inundated by tens of thousands of ballots on Election Day. The Ballots must be distributed [yes, by computer, but, still!] to the various Precincts in order to be tallied and reported. One more reason to get yours in *soonest!!!*

One of the problems associated with invalid ballots is no postmark on the envelope. If the Ballot is received before November 3rd, it doesn't matter if there is no postmark. Ballots postmarked by November 3rd and received by 12 noon on Friday, November 6th are counted. The Elections Office is awaiting guidance from Richmond for accepting ballots received after November 3rd with no postmark. *All the more reason to be as early as possible with mailing!*

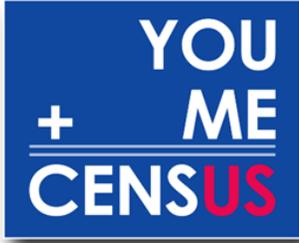
You have a Ballot but want to deliver it to the Elections Office? It will be scanned at that time. *Note: If the Ballot Box legislation is finally approved, anyone can take your sealed ballot to a Ballot Box.* As it stands now, you were required to deliver that Ballot in person.

If you want to in-person vote on November 3rd, but have the Ballot as sent to you, you must bring that Ballot to the polling place [right now, at Olympus Condominium, or at the Elections Office] and exchange it for the election day ballot. If you do not bring that Ballot, you'll be required to cast a Provisional Ballot – the last of any to be counted.

In-Person Absentee Voting begins on Friday, September 18th. The Elections Office is located at 132 North Royal Street in Old Town (middle of the block, across from the City Government plaza, and a few steps down from Gadsby's Tavern). **Phone:** 703-746-4050.

If you have any further questions, CALL or VISIT the Elections Office. **Knolls News** will endeavor to give any further updates in our October issue.

**YOUR VOTE
MATTERS**



2020 Census Participation is Encouraged

The City reminds residents that it's not too late to participate in the 2020 Census. It's fast, easy, and takes [less than 10 minutes](#) on average. Last month, census takers began visiting households that have not yet responded. An accurate count makes sure all Alexandrians are fairly represented in federal and state government, and that \$675 billion in federal resources are allocated correctly across state and local jurisdictions. For more information about the Census in Alexandria, visit the City's [2020 Census page](#).

The census is the constitutionally protected count taken every ten years to assess the accuracy of our national story, ensuring a fair and equitable distribution of political power and money to the places where people live. This allocates federal funds and to reallocate political power through reapportionment and redistricting. At stake is the annual distribution of about \$1.5 trillion for everything from schools to health care to our roads and bridges. Undercounted communities will get less than their real need, guaranteeing a crippled systematic response that would underfund schools, hospitals and disaster recovery for years. This [Washington Post](#) opinion raises additional concerns.

You received the Census questionnaire in the mail several months ago. If you didn't fill it out (and mail it!) at that time, it's probably at the bottom of a "pile of stuff" or maybe got thrown out inadvertently. **Go to [My2020Census.gov](#) to be counted today.** It takes perhaps 10 minutes to complete, doesn't ask for SS number or citizenship or credit card information. Do it now, so our City of Alexandria can get back what we taxpayers contributed, to take care of all of us. *Do it now because the deadline is Wednesday, September 30th!!!*

Responding to the Census is...	
Safe.	Your personal information is confidential, even from other government agencies
Easy.	You can complete the Census online, by phone, or by mail
Fast.	Most households can complete the Census in only 6 minutes



Senior Services of Alexandria's "Groceries to Go" Program

Senior Services of Alexandria has partnered with Giant Foods to offer a [grocery delivery program for seniors](#) living in Alexandria. Screened volunteers shop for and deliver groceries to seniors every other week. Groceries are ordered based on the recipient's personal shopping list, which is created with volunteers over the phone. There are no delivery fees and no minimum order requirements.

To be eligible, seniors must be 60 years of age or older, an Alexandria resident, and have a debit, credit or electronic benefits transfer (EBT) card. To learn more about the program or how to apply, email groceries@seniorservicesalex.org or call 703.836.4414, ext. 119. [Senior Services of Alexandria](#) also has many other programs that support senior residents.

New AKW Library Guidelines

Barbara Righter

Guidelines for donations to the AKW Library are changing slightly. The Library will now accept “trade paperbacks”. These are generally the size of hardcover books, but with a soft cover. They are larger and have higher quality paper than mass-market paperbacks. Mass-market paperbacks are still not accepted.

This change reflects reader requests for something new to read, and also the fact that we have just a little more shelf space than we did when the library was initially set up. Of course, hardcover fiction and nonfiction books are welcome (with the exception of cookbooks, textbooks, and “coffee-table” books).



Necessities—Give One, Take One

After a successful period of offering and providing excess goods/exchanging needs with other AKW residents, the “Necessities Table” in the Party Room will be discontinued effective September 1.

Our profound thanks to Bill and Rose Munson, who spontaneously gave some excess goods, triggering a cascade of canned food, supplies and necessities to the community over the past 5 months. As store stocks have continued to increase, the need seems to have passed.

All items not claimed by September 1 will be collected and donated to a local food bank. Thanks to all who participated.

Virginia Launches Coronavirus Tracing App



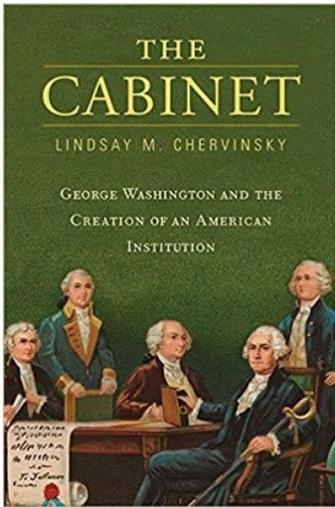
In early August the Virginia Department of Health launched *COVIDWISE*, a coronavirus notification app that can alert users if they have been in close contact with a person who tested positive for COVID -19. According to the notice, “The more people who download and use it, [the better it will work.](#)”

Press and news outlets have reported consumer privacy concerns with the app. See more in this [Washington Post article](#). We do not advocate; we include it here for your information and interest only.

See also <https://www.vdh.virginia.gov/covidwise/> or <https://youtu.be/1Cz2Xzm6knM>.



From Alexandria eNews: Local Author Zoom Lecture: *The Cabinet*



On **September 17 at 7 pm**, a lecture with local author Dr. Lindsay M. Chervinsky will discuss her new book, *The Cabinet: George Washington and the Creation of an American Institution*.

The US Constitution did not create the president's cabinet—the delegates to the Constitutional Convention explicitly rejected the idea. But faced with unprecedented diplomatic, constitutional, and domestic challenges, President George Washington concluded he couldn't make decisions alone. Two-and-a-half years into his presidency, Washington convened the first cabinet meeting with some famous historic figures: Alexander Hamilton, Thomas Jefferson, Henry Knox, and Edmund Randolph. Over the next several years, they provided crucial support and advice, as Washington established cabinet precedent. Every president since Washington has followed his example and met with a cabinet, sometimes with mixed results - cabinet secretaries have brokered diplomacy, almost caused wars, and everything in between. *The Cabinet* explains how Washington formed this powerful institution and why its legacy is so important.

Dr. Chervinsky is Scholar in Residence at the Institute for Thomas Paine Studies at Iona College and Senior Fellow at the International Center for Jefferson Studies. A historian at the White House Historical Association, an expert in the cabinet, presidential history and US government institutions, she received her B.A. in history and political science from George Washington University, and masters and Ph.D. from the University of California, Davis.

The lecture is sponsored by the [Office of Historic Alexandria](#) and [tickets](#) are \$6. Guests will receive an email with the Zoom meeting link, Meeting ID, and password by noon on September 17. Ticket sales will close at 4 pm.

Dining Out?

Small business everywhere are struggling to stay afloat as our collective spending habits have been upended. That is especially true for restaurants. Earlier in the reopening only outside dining was allowed; now limited-capacity indoor dining is allowed but many still do not feel comfortable dining inside, for understandable reasons. There are restaurants in the nearby area that offer alfresco dining and still more have gotten resourceful and taken over parts of parking lots or otherwise established an outdoor presence. Some that come to mind: [Silverado](#), [Los Tiso](#), [Fratelli's](#), [El Paso Mexican](#), and [Clyde's](#) near Mark Center. [Old Town](#) has its own list. Nearby Kingstowne has [Bone Fish Grill](#) and [Mike's American](#) (also a location in Springfield).



[Springfield Town Center](#) mall has a number of restaurants with outdoor seating. [The Village at Shirlington](#) does as well.

Call your dining establishment of choice before heading over, as some require or recommend reservations. Outdoor seating is often limited and the situation is fluid, so the list above is subject to change. And, if you have a favorite that did not offer outdoor seating, it is worth a call to see if they have set something up.

Bon appetite!

Important Dates in September

- ◆ Special Meeting—C/D Garage Wednesday, September 2, 6 pm*
- ◆ Meet the Board Candidates Tuesday, September 15, 7 pm*
- ◆ Annual & Board Meeting Tuesday, September 22, 7 pm*
- ◆ Happy Hour Club On hiatus until further notice

*Information on accessing the electronic meetings will be provided in advance.
The Board Meeting agenda is available in the Office the Friday
before the meeting.



Sharon Grant is a Virginia Notary and offers services
to AKW residents by appointment at no charge.
Email sharon@akwcondo.com



Important Phone Numbers

Guard Mobile	571-565-5591
AKW Office Phone	703-751-7541
AKW Office email	office@akwcondo.com
AKW Fax	703-751-2136
A-1 Towing	703-971-2600
CMC Emergency	301-446-2635
Police Non-Emergency	703-746-4444
Police Emergency	911
City of Alexandria Info	311 or 703-746-4311

Board of Directors

Quade Whitmire, President	quade@akwcondo.com
Bill Munson, Vice President	bill@akwcondo.com
Pat Quinn, Secretary	pat@akwcondo.com
Sharon Grant, Treasurer	sharon@akwcondo.com
Becky Martin	becky@akwcondo.com
Joann Wray	joann@akwcondo.com
Dana Johnson	dana@akwcondo.com