

## KNOLLS NEWS



And here's yet another style change for *Knolls News*! It was wonderful to have the 4-color brochure, but that took too much time and effort for folks who were way too busy in their "day jobs." This simpler format may help us get issues out on a timelier basis, hopefully to be of more interest to you.

Many thanks to John Shanks for the exceptional issues of the *Knolls News* he provided our community.

The complaints most often heard in and around the building are that "the Board does what it wants" and "no one is consulted," and "I don't have to cooperate with a Board decision." We want to reconfirm that *this is your home, and you have a stake in this 'corporation'*! The Board is elected by you to run the 'company' in the best way it knows how for the benefit of the entire AKW Community – the **Owner-Shareholders**.

One suggestion is to have "Floor Representatives" – residents who take part by being members of a committee or who would like to be involved otherwise. These Floor Reps would be or become knowledgeable about the House Rules, attend committee meetings, Happy Hour or other social events – and would be able to answer questions from new folks.

***Can you volunteer for this?***



Becky Martin, one of our Directors, is heading up the committee for revision of the Master Deed and By-Laws. The Committee has learned that our 40-year-old document and the new laws don't play well together. (The Horizontal Property Act was replaced by the Virginia Condominium Act many years ago.) It is important to resolve the conflicts.

That's one of the Board's goals for the next year. We've hired an attorney whose practice is to bring condominiums into compliance. You will hear much more about this when it's time to actually see, discuss, and vote on the By-Laws changes.

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We want to bring real-time web access to our community, but we need someone with those skills to assist. Last year we attempted a By-Laws change that would allow us to communicate with you through “modern” and common methods: fax and email. This may seem silly in today’s technology world; it’s a great example of how dated our By-Laws are and the changes we need. In this case we were unable to obtain the necessary votes to make that change, but will have that on the agenda for this year’s efforts. ***Are you a techie who can help?***

Additionally, our community is in need of (probably) ongoing assistance in the “tech” area. Too many of us are woefully deficient in that area!! ***Are you able to volunteer a few hours now and ongoing a couple of hours a week? If so, please be in touch with the office and we’ll put you to work. Thank you!***

The Board often hears about a problem or issues for the first time at its meeting. We strongly urge that you document your complaint or issue in writing and provide it in advance of the meeting. Without a chance to think about your issue, the Board is likely to ask that you provide the details and then get back to you. The Board wants to be able to understand and respond to your issue, but a “pop quiz” approach rarely results in an immediate resolution.

**We need you to become involved** so you can understand what’s being discussed at the Board meetings. We hope, by regular publication of the *Knolls News*, to more regularly bring issues to your attention – which we’re trying to do in a timelier manner!

In addition to the By-Laws changes, we want to find out what YOU would like to see changed *in our community*. Sometimes things are done that don’t have written guidelines; do we want to incorporate things that have been done “traditionally?” **We need YOU to be involved!** We ask for and encourage your input and participation.

You can see that there are a myriad of issues that may be adjusted for the benefit of our entire community – if we only knew all of them and how they will affect the Shareholders! And this is where YOU come in – we need your **helpful suggestions**, and even more, we need to know the **solutions** you’d offer!

Anyway, this newsletter is a beginning; lots more later on! In the meantime, DO plan to get involved – “many hands make light work” – and know that you’re contributing to the benefit and well-being of the entire AKW Community.

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## Are you a Crafty Person?

Our boundless thanks for Jules Kolberg for her many years of putting a smile on our faces as we waited for or stepped off the elevator. Jules has decided to take off her design cap for purposes of the bulletin board. *We would love someone with a creative bent to step forward to add some life and interest to that corner of the lobby. Please indicate your interest to or leave a note for Mary McClelland in her Director's box in the office. Your volunteering will be greatly appreciated by all who see that board every day!*

## **A FEW WORDS FROM THE PRESIDENT**

by Ron Jones

Is it August already? It seems just like yesterday when the pool opened and everyone was looking forward to summer vacations. August also means we are two months away from the Annual Council of Co-Owners Meeting on September 29th. We will soon send out notices to gauge owner interest in serving on the Board of Directors. Two Directors will rotate off the Board, so we are soliciting two owners as replacements.

Serving on the Board can be challenging but also gratifying. As a Director, an individual owner becomes part of the decision-making process in the day-to-day operation of OUR community. Directors work with six other owners as a team in formulating and implementing policy decisions, as well as the continued maintenance and upkeep of our common areas. If you are interested, you can feel free to contact me prior to the Annual Meeting via email at [ronjonesakw@comcast.net](mailto:ronjonesakw@comcast.net).

## HVAC UNIT REPLACEMENTS

**What a fantastic turnout on the 29<sup>th</sup>.** It was a "SRO" event with enthusiastically interested Owners who asked every conceivable question and actually got answers! HVAC Unlimited Inc. ("HUI") will be the vendor who works on this project for us. It's not part of the ongoing AKW projects, but will be contracted with the Owners directly.

Right now we have commitments for over the 100-unit benchmark, offering the best discount. We're hoping that some of the "interested" folks will commit and that more will sign up. The best motivator is that there really is no possibility of repair for our current units. Trane built and installed them 40 years ago, but won't have anything to do with them now. The best choice is to get working units that actually heat or cool, and are energy efficient to boot (which may have something to do with lowering our utility bills!). If you order now, you'll get the discount; later on, it's full price (about \$800 more per unit).

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## HVAC Unit Replacements (cont'd)

### Additional details:

- HUI is a 40 year old Springfield company with a proven record of installing and maintaining HVAC systems all over NoVa
- HUI staff have complete plumbing, electrical and drywall expertise
- Replacement units fit in the same footprint (height, width) as existing units
- New unit will connect correctly to building systems
- Pricing is volume-driven – *greater participation = lower cost for all*
- Each HVAC unit (e.g., 2-3 units per apartment) counts toward participation
- Work includes all installation, drywall repair and base-coat paint. (You may arrange re-painting in your own décor colors.)
- Warranty: 1 year parts and labor
- 10% discount on maintenance plan from HUI
- Financing available!

|                  |                    |  |
|------------------|--------------------|--|
| <b>Benefits:</b> | <b>You</b>         | Greater physical comfort   |
|                  | <b>You</b>         | Knowledge that aging system is replaced  |
|                  | <b>You</b>         | Increase the value of your home  |
|                  | <b>You</b>         | Local company to handle future maintenance if needed                                 |
|                  | <b>AKW and You</b> | More efficient units likely result in lower overall energy costs to be shared by all |

### **NEWS IS COMING FAST!**

**Please look at the lobby easel for any updates!**

## **Building & Grounds News**

by **Mary McClelland**

The Building & Grounds contribution to this *Knolls News* will be brief:

- ⇒ Please check out the B & G minutes that are posted on the bulletin board.
- ⇒ Titan has moved on to another site. We're meeting with Gardner Engineering this week to talk about additional structural damage to Tier 2, what needs to be done and when it can be done. The north wall, the Tier 4 wall adjacent to Tier 2, may be affected also. Stay tuned!
- ⇒ The painting is almost finished. Hooray!

If you have any questions or concerns, put a note in my folder in the office. Better yet—come to a B & G meeting.

## AKW Finance News

from Terri Hansen

This summary reflects the operating account unaudited accruals as of June 30, 2015.

|                            |             |
|----------------------------|-------------|
| Total Cash and Investments | \$1,964,808 |
| Year-To-Date Income        | \$889,617   |
| Year-To-Date Expenses      | \$853,869   |
| Year-To-Date Net Income    | \$35,748    |

The Balance Sheet reflects the Association's Total Reserves is accrued at \$1,488,446 and are fully funded by cash. Delinquent residential accounts totaled \$78,613 or 3.8% of annual assessments.

- Total Reserve Expenditure YTD is \$59,950 due to payment to Titan Restoration Co.
- Total Contract Services over budget YTD due to:
  - Safety & Security over budget by \$8,104 (authorized by Board approval)
  - Snow Removal over budget by \$22,255
- Total Repair and Services over budget by \$40,194, due to Donna USA (door repairs), repairs to the pool bathroom, deposit for hallway painting (authorized by Board approval).
- Total Professional Services over budget by \$2,506, due to additional engineering services for balcony repairs.

Total Income was over budget by \$3,848 YTD

Total Expenses are under budget by \$36,330 YTD

Total Net Income is over budget by \$40,178 YTD

Just a little side note on the finances ... it may seem as though we have a lot of money in the bank, but remember that we have a lot of items scheduled for maintenance / repair in the coming months (e.g. roof, security entry system, elevator repairs, 1<sup>st</sup> floor renovations, garage repairs, etc.). Please help the finances by doing your best to keep expenses down: shorter showers, larger loads of laundry, keep your windows and doors shut if you have your air conditioner / heater on in your unit, consider replacing your HVAC unit to a more energy efficient model, and pitch in where you can to help your community. This is a great place to live and every little bit helps the bottom line.

## **SEE SOMETHING; SAY SOMETHING!**

This security message applies to AKW as well! If you see someone attempting to gain access to the building without authorization, or trying to “tag onto” your entry into the building, notify the Management Office or Security immediately. If neither is available, consider calling the police.

We want to keep our building safe and secure! Often we don't recognize new folks or others not seen regularly. Ask if they live here (they should have their key fob out!) and then ask them to use the vestibule phone.

## IMPORTANT DATES in AUGUST

- ♦ Building & Grounds and Budget & Finance joint meeting August 17, 6:30 pm
- ♦ Board of Directors Meeting August 25, 7:00 pm
- ♦ By-Laws Committee Pending attorney info
- ♦ Security Committee To be announced

All meetings are held in the Community Room.

### SAVE TREES!

If you'd like your *Knolls News* via email, send us your address!  
Those without computers will get hand or snail-mail delivery.

Stop by the office and indicate your preference.

### AKW Board of Directors

Ron Jones, President  
John Shanks, Vice President  
Terri Hansen, Treasurer  
Bennett Connelly, Secretary  
Becky Martin, Member  
Mary McClelland, Member  
Bill Munson, Member

## Happy Hour

Every Thursday, 6:30pm  
In the Bar

Sponsored by your neighbors,  
Happy Hour is good conversation and camaraderie!

A resident's initial Happy Hour is free; thereafter \$10 per month.  
Beverages included. Bring a snack or appetizer to share.  
The last Thursday of the month is Pizza Night!