

KNOLLS NEWS



A FEW WORDS FROM THE PRESIDENT

by Ron Jones

The Board would like to express its gratitude to members of the Building and Grounds, Budget and Finance, Security, Building Manager Search, and By-Laws Committees for their tireless efforts in addressing the challenges our community has

The painting of the common hallways is now complete, and we anticipate completion of the balcony work by the end of September. We know that these projects have been disruptive, and we appreciate your understanding and support.

The Building Manager Search Committee has submitted, and the Board has approved, the selection of our temporary Building Manager, Micha'lyn Smith-Washington, as our permanent Building Manager, pending successful processing of her employment paperwork. We look forward to having her join us as a member of the AKW family.

Finally, the Board of Directors also expresses its appreciation for his service to Bennett Connelly, who has resigned to concentrate on family issues and professional endeavors. We will miss his contribution and insight.

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IMPORTANT REMINDER

The Alexandria Knolls West Condominium's Council of Co-Owners Annual Meeting will be held on September 29, 2015. Registration and Proxy verifications will begin at 6:30pm and the Annual Meeting will convene at 7:00 pm in the Community Room. Please plan on attending so that we are able to achieve our quorum. Three new Board members will be elected during this meeting.



We love our Volunteers!

Certainly the most noticeable Volunteer was **Terri Hansen** (who also doubles as our Treasurer *and* bakery-goods-supplier) who took Nike's slogan to heart when she "just did it!" for the **Bulletin Board!** What an incredible surprise, and very creative as well! *Really* interesting to see those pictures from AKW's 'beginning.' But there is an opportunity for another Crafty Person to be Co-Chair of this Subcommittee, so Terri doesn't have to do it all by herself! ***Can you be "It"?***

Our Office is finally going to get some needed attention from a "**tech savvy**" Volunteer! **Dany Garcia** has stepped up to the plate and will be working with our Building Manager and to get all of our "systems" organized and in-place. A nice shout-out to Dany for helping to make AKW even better than it's been!

[Oh! A side-bar, here: Dany has some experience in setting up a website, but to keep his involvement to a manageable amount in addition to his Day Job, we are still looking for a **Webmaster** who can perform miracles ***Are you "It?"*** Make **your** volunteering known to the Office.]

Many thanks for helping out your fellow Owners!

WANTED... Floor Representatives

At the Board meeting on the 25th, the subject of Floor Representatives was discussed briefly. To further interest for developing and participating in such a program, please attend a Floor Representatives meeting on September 14, at 7 pm, in the Community Room, and share your ideas on what the program will encompass.

Thanks to the initial volunteers: Kay Wilmoth, Pam McCaffrey, Alex Harrington and Steve Blood --- and we look forward to many more joining their ranks.

By-Laws Committee Update

by Becky Martin

The Master Deed and By-Laws Committee formed in February 2015. Since that time the Committee familiarized itself with our Master Deed and By-Laws, researched law firms, interviewed attorneys, selected a Board-approved attorney (Edward O'Connell, of Whiteford, Taylor, Preston), and conducted an in-depth review of our documents with him. During the document review, Mr. O'Connell stated that four main areas/groupings need to be addressed: Financial, Administrative, Enforcement, and Maintenance. We are awaiting his guidance defining what is actually represented in each of those groups. We'll keep you posted on this slow-paced, detailed process.

HVAC UNIT REPLACEMENTS

Dylan Deloatch has done yeoman's duty in having personal consultations with 45 Owners, to sketch out financing options and clarify further questions.

By now, most Owners have been contacted for in-home meetings to confirm HVAC (CFM) and pillar sizes, as well as collecting contracts and security deposits. These appointments began around August 24 and will continue through September 15. ***[If any further Owners wish to take advantage and sign up, those "reservations" can still be taken.]***

Looking to prompt repair of those structural problems in the Two tier, plus getting the roof replacement underway, HUI may be able to place an order for more than the (best discount) 100-unit individual pieces of equipment! With the 8-10 week timeframe for Krueger to manufacture the units, we hope to begin replacement installation at approximately Thanksgiving. Installations can continue throughout the winter season! We are planning that there will be NO installations from about December 20th to January 5th, over the Holiday period.

Many thanks to all who have so enthusiastically joined in this huge undertaking!



Building & Grounds News

by Mary McClelland

Interior painting is over and done with. (HOORAY!) CertaPro will be back to repair walls that are already cracking due to hallway temperature changes and paint some areas that need another coat. Thank you for your patience!

Additional structural damage was uncovered on more balconies on tiers 2 and 4. Residents have been notified about what those damages are and what's needed to fix them. Titan will be back, hopefully by Friday, August 28th, to begin work on these tiers.

Resident, vehicle & pet registration forms will be sent out again to each unit that didn't complete and return their forms to the office the first time they were sent out. (Why? I don't know.) These forms enable us to: 1) know who's actually living here at AKW and how to contact them, 2) notify the resident if the building engineer needs to enter their unit in case of a leak or anything else that would do damage to another unit and/or the building, and 3) the name of a Point of Contact in case we can't reach the resident, tenant or off-site owner in case of an emergency.

Check out the Building & Grounds minutes put up on our newly decorated bulletin board.

Landscaping Committee

By Dail Claridge

As we approach Fall, and better weather, six Berberis (aka Barberry), a dense, thorny shrub that makes an excellent screen and hedge will be planted at the Dog Walk wall abutting Cascade. It develops a bronze or wine color in the winter months and a showy small, yellow bloom in the Spring. Also, a proposal was approved by the Board to install an Aristocrat Pear in the existing planting bed to the right of our exit onto Edsall Road.

In addition, some years ago we inherited the task of Christmas decorating for our lobby. Our budget allows for a small expense in this activity as well.

Being a Committee of One gets lonely at times. Help and ideas for plantings under the entrance canopy are most welcome. Come on along and join me -- it can be rewarding to keep our "curb appeal" appealing!

Why Do We Need Reserves?

by Terri Hansen

Equipment and major components (like the roofs) must be replaced from time to time, regardless of whether we plan for the expense. We prefer to plan and set the funds aside now. Reserve funds aren't an extra expense—they just spread out expenses more evenly. There are other important reasons we put association monies into reserves every month:

Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it is 25 years old, every owner who lives under or around it should share its replacement costs.

Reserve funds minimize the need for special assessments or borrowing. For most association members, this is the most important reason.

Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Many states require associations to disclose the amounts in their reserve funds to prospective purchasers.

Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by:

- a. Any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA).
- b. State statutes, regulations, or court decisions.
- c. The community's governing documents.

The American Institute of Certified Public Accountants (AICPA) requires the community association to disclose its reserve funds in its financial statements.

3rd Annual Dog Swim

AKW is having its 3rd Annual Dog Swim on Monday, September 7 (Labor Day) during the last 1½ hours (6:30-8:00) of the pool season. Looking forward to seeing you and your “man’s best friend” there.



Keeping Our Community Safe: “See something - Say something!”

We all have various reasons why we chose to live at Alexandria Knolls West, and I’m sure safety and security is definitely at the top among them: for both owners and renters. Each of us wants to come home to a safe and secure environment. We want that peace-of-mind for us and especially for our families and loved ones. It’s *everyone’s* responsibility to keep our community safe -- not just the volunteers on the Safety & Security Committee or the guards that work overnight. And if you see something out of the ordinary, or a potential harmful activity that could adversely affect our residents, – please say something!

“It is our responsibility to ensure that we maintain a safe and secure community” John Shanks said at a recent Board meeting. “Every resident plays a critical role in keeping AKW safe.” John said the Board members are aware of ongoing suspicious activities. They constantly monitor the security cameras, and if needed, send pictures and video to the Alexandria police department. Also, suspicious activities are reported to the Office and guards.

How can you get involved?

Every resident, owners and renters alike, is invited and encouraged to attend our Safety & Security Committee meetings. If you see something, report it, immediately! **Report all suspicious activity to the Alexandria Police Department at: 703-838-4978.** *Or in an emergency, Dial 911. Don’t wait until the next day to report suspicious activity. (The 311 system mentioned at the Board meeting is no longer in use.)* Then, notify the Office and guard.

If you SEE something, SAY something!

We shouldn’t need to remind you ...

.... but apparently some folks haven’t gotten the message:

We now have many dogs in AKW and, cute as they are, their “calling cards” are not. Balcony lovers throughout the building are watching “the nicest of folks” ignoring Ownership (Shareholder!!) responsibilities. It is an unsightly blight on our property. Other Owner/Shareholders don’t enjoy stepping in what’s left in our dog-walking area. Please use the scoop and depositories, and let’s all step up to (not on) the task of keeping our environment enjoyable for all.

Dumping your trash the right way ...

by Alex Harrington, AKW Resident

As a kid growing up, I loved listening to old music from the 1950s and 60s, especially the song “Yakety Yak” by Jerry Leiber and Mike Stoller. And surprisingly, I thought of the first line ... “Take out the papers and the trash” when I noticed a large corroded piece of metal outside the trash room a few weeks ago.

The reminiscence of an old song is not important. But what is important is that we take care of our communal home – Alexandria Knolls West. One of the best ways we can take care of our home is to not leave garbage and junk outside AKW’s trash room, particular hazardous wastes and electronics.

The City of Alexandria provides weekly household hazardous waste and electronics recycling collection for residents. The location for AKW residents is: 3224 Colvin Street, (east on Duke to right on Wheeler; it’s near the Police Station). The hours are: Monday and Saturday only, from 7:30 a.m. to 3:30 p.m.

So, please do your part in taking care of our AKW community. The equity you have here is not only financial. It includes being a Good Neighbor, doing **your** part by not forcing a neighbor to clean up after you, doing **your** part to keep our home safe and clean.

For more information on how to properly dispose hazardous wastes and electronics, go to the City of Alexandria’s web site: <https://alexandriava.gov> and search for “Household Hazardous Waste & Electronics Recycling”.

VISITOR PARKING REMINDER

Visitors are always welcome, but remind them about available, unreserved parking.

Visitor Parking spaces:

B visitor spaces (By the tennis court)

B42, B43

D visitor space (By the tennis court)

D17

C visitor spaces (Edsall Rd. West driveway)

C39 C34 C38 C33

C37 C13 C35 C20

V visitor spaces (Across from pool)

Spaces 5-22

No spaces in **F** due to contractors working (Normally 4 spaces)

Remind your visitors to register, **including** the parking space they are using, in the log in the lobby. The sign-in sheets have been revised to include a mobile phone number so they can be reached quickly in the event of an issue. Visitor parking is also available in the north cul-de-sac during the evenings and on weekend.

IMPORTANT DATES in SEPTEMBER

- ◆ Safety & Security Committee September 9, 7:00 pm
- ◆ Floor Representatives September 14, 7:00 pm
- ◆ ANNUAL Meeting September 29, 7:00 pm
(Registration begins at 6:30 pm)
- ◆ By-Laws Committee Pending attorney info

IMPORTANT PHONE NUMBERS

Guard Mobile	703-635-6668
AKW Office	703-751-7541
AKW Fax	703-751-2136
A-1 Towing	703-971-2600

AKW Board of Directors

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

*September meeting

Every Thursday, 6:30pm
In the Bar
Sponsored by your neighbors,
Happy Hour is good conversation
and camaraderie!

Happy Hour

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!