

KNOLLS NEWS



Happy Holidays!!



The President's State of the Community

President Ron Jones

2015 was an eventful year for AKW: choosing our new Building Manager; completion of the 2-year-long balcony repair project; recovery from the December 2014 fire event; painting of the interior hallways; replacement of inoperable HVAC tier valves; and the installation of a new roof. These projects were essential to ensuring the integrity of our building's infrastructure. The Board extends deep appreciation to each of you for your understanding and patience during this time.

Looking forward to 2016, we plan to complete the door modernization for elevators 1 and 3, reducing the number of stuck and out-of-service elevator occurrences.

In closing, everyone on the Board extends their best wishes for a safe and enjoyable Holiday Season.

Board Meeting Highlights

President's Report. Ron Jones began by stating that nearly all of the projects contemplated for 2015 have been completed. It's been a trying year, but much was accomplished.

Communications Committee. Quade Whitmire reported that members of the committee met on 11/11 to revive the concept of an AKW web site. See, "A new AKW Website is on the way!"

Safety & Security Committee. Traci Templer reported that (1) residents will see more enforcement of the towing rules in the weeks to come; (2) mentioned that the photocell lights around the pool are not functioning properly and will be replaced. Be cautious if you walk in that area after dark; and (3) explained the importance of maintaining privacy of our residents, and notices of police presence will be provided only when such visits affect the building.

Board meeting highlights (cont'd)

Building & Grounds Committee. **Mary McClelland** announced that the roof project is almost done, and in fact, should be completed as you read this. Thanks for your patience as this work was completed.

Residents may be aware of a mold problem revealed in the closets areas of 5th tier units. The mold apparently formed due to conditions created as a result of the 8-year-old lightning strike: the insulation was damaged, allowing water into the air handler shaft. Remediation is in progress.

The Board approved a proposal for CertaPro to complete work necessary to scrape, patch, prime and paint concrete areas around the elevators on the 10th to the 18th floor.

New AKW parking signs will be installed soon in east side Visitor parking area.

A Resident expressed how much brighter the lighting on the 18th floor seems to other floors. Mary said that the glass in the fixture is clear instead of frosted and has different light bulbs. There is money budgeted to replace the glass and bulbs.

Treasurer Report. In **Terri Hansen's** absence, **Quade Whitmire** provided an account of the two Budget Committee meetings held and emphasized how the input provided by attendees helped shape the recommendations for the 2016 budget. He described the budget approach as two "pots" of money: one for day-to-day operational needs (water, power, trash, etc.) and a "pot" for reserves. The recently completed Reserve Study provides a guide for how long building components will remain viable, setting aside funds for when building and common area elements need replacing. As a result, in 2016 there will be a 2% increase in our monthly assessment. There will be no increase for extra parking spaces.

Doggie Dilemma. An Owner reported witnessing a Resident walking their dog outside the designated 'dog walk' area – *and not picking up afterwards!* When asked, the dog owner reported she avoids the area because of the dog feces left behind by other owners. **Every pet owner is required to clean up after their animal;** to do otherwise results in an unsanitary and potentially harmful environment for Owners and their dogs.

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A New AKW Website Is On Its Way!

Committee Chair Quade Whitmire

In early November, the AKW Communications Committee had its first meeting where it discussed its main objective: a completely new AKW website. The committee plans to start with a basic offering, including a public community-information page and also a residents- and owners-only section for notices, committee minute meetings, and upcoming events.

Communications Committee members are **Dany Garcia, Sharon Grant, Quade Whitmire, and Webmaster, Joann Wray.** The committee's next meeting is set for **December 11 at 7:00 PM** in the Community Room. If you have questions or something for the committee, email Quade at AKWquade@outlook.com or put a note in his folder in the office.

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IT'S THAT TIME OF YEAR ...

During the recent meeting an Owner/Shareholder asked that the Board and the assembled attendees consider starting a ***Staff Holiday Appreciation Program***. This suggestion was for those who feel that perhaps they can't afford a "proper" appreciation for a year's worth of staff helpfulness. It was agreed that anyone who wishes to give separate gifts is encouraged to do so. The Board supported the idea of this gift of appreciation (*cash only*), to be apportioned by length of service, *so ... once a year ...*

The Board of Directors encourages Residents who wish to contribute please do so by leaving your contribution in an envelope in the Association Mailbox (below the Directory) by December 10. Disbursement to Staff is a gift of appreciation for this Holiday Season.

Thank you for your generosity.

Gift envelopes will be opened by two Board members.

Mary's B&G Agenda Item

I'll be presenting three proposals for a new door entry system at the Building & Grounds meeting on **Monday, December 7 at 7:00 PM**. As we all know, our old system has been on its last legs for what seems like forever. The system only takes local area codes, about five of them. A lot of people now-a-days are using cell phones and those phones have area codes and numbers that are from all over the country.

So why am I mentioning this? I know it's hard to believe but some residents haven't completed a registration form and turned it into the office. Really? **Hello-o!** How are you going to get in if we don't have a number for you? Chae has the forms in the office. So, consider this as advance notice to fill in a form, or update your previously submitted form if need be, and get it to the office. You live here; pay monthly dues. Wouldn't you like to be able to get into your unit? Just a thought!

Master Deed/By-Laws Status

Becky Martin reports that we received the attorney's first draft of proposed changes to our Master Deed and By-Laws. After committee members independently review the proposed draft and ensure that all proposed changes have been addressed, the committee will meet in early December. We will formulate a plan and schedule for presenting proposed changes to our Owner/Shareholders for review, comments, questions/answers, and input.

Knolls News will post the **Review of Draft Schedule** in the next edition.

A Heads-Up for January

You know how some folks have been extolling the virtues of the *incredible* “new” windows they had installed a couple of years ago? *Well!* Now we have great news! **Hi-Rise Windows**, the company that does the replacement, is giving us the opportunity to have more of our Owners be able to purchase replacements for those (*really awful*) original windows/sliding glass doors. **HRW** is planning to give another presentation for those folks who have changed their minds since the last go-around. We don’t have a date yet, but it will be in January. As with the HVAC, these also take the same 8-10 weeks to order and then install. And as with the HVACs, “quantity” brings savings to all! Considering that our HVAC project should be over by early March (at the latest), a January order will bring those windows in for the start of warmer weather in April. Anyway, mark your calendars to be on the look-out for a presentation date!

Holiday Safety Tips

(thanks to John Shanks from a year ago!)

Everyone wants to have a safe and happy holiday season. But a simple mistake can ruin your holiday. Here are some hints for a safe and enjoyable season:

1. Be sure your electrical holiday lights are turned off when you aren’t at home and please turn them off before you go to sleep!
2. If you have a fresh tree, be sure to get a “disposal bag” from the Office. Slipping it over the trunk before attaching it to the stand means that when you’re going to discard the tree, you just have to raise the bag to have it all enclosed (and *many fewer* needles on your floor or carpet!). (It also means you don’t drop pine needles all down the hallways and in the elevator when you’re taking it to the trash room.) (The Office will let you know when to have your tree at the trash room for special pick-up.)
3. If you have a fresh tree, make sure it has plenty of water. In a heated apartment, water evaporates quickly. Check the water level every other day.
4. When you’re out shopping, be sure to keep your car locked and valuables out of sight. Shopping bags in the back seat are an invitation to thieves!
5. When leaving goodies out for Santa and his reindeer, be aware that some foods can be dangerous to your pets. Chocolate is a “biggie” and a “no-no”. (And make sure those beautiful poinsettias are placed so they can’t poison your pets.)
6. Dogs can eat and choke on small ornaments, and cats can choke on tinsel and bows and other glittery things as well as strands of lights. *Please be aware and be careful!*



HVAC UPDATE

Sometimes passing on the news isn't particularly pleasant. You'll recall last month that an owner suggested that those of us with "space heaters" might pass them on to those who need them when a tier is shutdown for HVAC replacement and there's no heat available. Well, that's not going to work! CMC checked our insurance coverage and cautioned that it's too much of a liability, for us individuals as well as for our building! So, this suggestion has to be retracted.

In addition, HUI poured over *its* insurance coverage, and Dylan has written to us that *As of right now we are going to opt out of providing electric heaters to owners. It is a liability for all. However I think the new valves will help eliminate the need, and we will attempt to drain and refill daily to ensure your building has heat throughout the project.*

The good news out of all this is -- since the risers have passed inspection, AND all of those icky valves have been replaced, Jammie is able to refill those drains on a **daily** basis so that everyone (on the tier, who has heat normally) will have heat during the overnight. No, this is not the BEST news, but it's the BEST we can do because of other constraints, and we appreciate your perseverance!

Who do you recommend?

At one time or another each of us has had the opportunity to use vendors for jobs like painting, electrical, plumbing, wall papering, etc. An Owner suggested that perhaps we should find that out by asking for **your** recommendation. It sure would be a lot easier than trying to pick someone out of the Yellow Pages (or Google!) and hope for the best!

Please send your recommendations to wendy.shelley@longandfoster.com and we'll print up a page (or two) in next month's **Knolls News**. Identify yourself, of course, as well as category (it may be obvious), company name and phone number. Our Association does not endorse or recommend these vendors.

BUILDING POLICY REMINDER

Published July 2015

AKW

6101 Edsall Road Alexandria, VA 22304

P: 703-751-7541 F: 703-751-2136

July 28, 2015

TO: All AKW Units and Off-Site Unit Owners
RE: Change in Policy for Large-item Deliveries or “Carry-ins”

Old Rule:

Currently, Saturday commercial deliveries of large items are allowed between the hours of 9:00 a.m. and 3:00 p.m. Deliveries on Sundays and holidays are **not allowed**.

- “Large items” are large appliances, large pieces of furniture, and generally any item too large or heavy to be carried in by hand or grocery cart.
- “Large item deliveries” include large items brought in by residents as well as by commercial delivery personnel.

Regardless of the day or time, all large item deliveries must use the freight elevator. Installation of pads must be coordinated with the office.

Changes:

To accommodate working residents’ schedules, the Board has revised the large item delivery policy as follows:

- Saturday delivery hours are now extended to between 9:00 a.m. to 4:30 p.m.
- Sunday and holiday hours for “carry-ins” will now be permitted from 9:00 a.m. to 4:30 p.m. The revised rules would allow a resident to bring home (carry-in) items that they purchased and transported home in their personal vehicles.
- The freight elevator **only** should be used for these items. Pads will be routinely installed in the freight elevator during these hours and taken down at 4:30 p.m. Carry-in items should not be brought in after the pads are taken down.

All other restrictions and definitions remain unchanged.

REMINDER: Move-ins and Move-outs are **NOT AFFECTED** by this change and **REMAIN RESTRICTED TO WEEKDAYS ONLY**. See the Resident’s Handbook for AKW Move-in/Move-out rules.

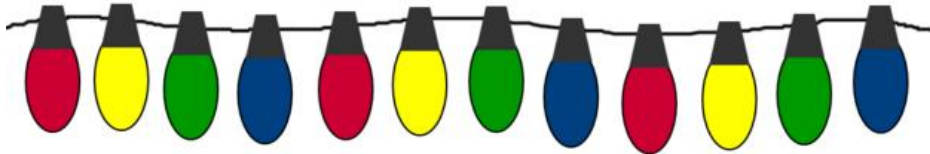
Thank you!
Your AKW Board

GETTING YOU INVOLVED ...

We are always looking for Residents (especially our Owner/Shareholders!) to participate in committee meetings. Committees address the affairs affecting the safety and wellbeing of our Residents, ensuring the continuing stable financial position of our corporation, as well as maintaining the integrity of our infrastructure. Needless to say, they are an essential part of managing our community. Each committee identifies a need/problem, discusses possible solutions/actions, and presents its recommendations to the Board for discussion and action. If you are interested in becoming involved, please contact the following folks by leaving a note for them in the Association Mailbox:

Building & Grounds
Budget & Finance
Communications
Safety & Security
By-Laws
Fitness Facilities
Landscape

Mary McClelland
Terri Hansen
Quade Whitmire
Traci Templer
Becky Martin
Bill Munson
Dail Claridge



**Happy
Holidays!**

If you enjoy the holiday decorations this year, say thanks to the
Decorating Divas of the Landscape Committee:

Dail Claridge - Pam McCaffrey - KC Snyder - Kay Wilmoth - Sharon Grant



IMPORTANT DATES in DECEMBER

- ◆ Security & Safety Tue, 12/1, 7:00 PM
- ◆ Building & Grounds Mon, 12/7, 7:00 PM
- ◆ Master Deed/By-Laws Tue, 12/8, 7:00 PM
- ◆ Communications Fri, 12/11, 7:00 PM
- ◆ Board of Directors No meeting in December

All meetings held in the Community Room

JAMMIE WILL BE ON VACATION 12/22—12/29

IMPORTANT PHONE NUMBERS

Guard Mobile	703-635-6668
AKW Office	703-751-7541
Email: akwmainoffice@gmail.com	
AKW Fax	703-751-2136
A-1 Towing	703-971-2600
Police non-emergency	703-746-4444
Police emergency	911

Board of Directors

- Ron Jones, President
- Becky Martin, Vice President (By-Laws)
- Quade Whitmire, Secretary, (Historian, Communications)
- Terri Hansen, Treasurer (Budget)
- Mary McClelland, (Building & Grounds)
- Bill Munson, (Fitness Facilities)
- Traci Templar, (Safety & Security)

