

KNOLLS NEWS



The President's State of the Community

Ron Jones

At February's meeting the Board approved installation of a new entry system to replace our current obsolete system for access to the building. Installation is occurring as we speak and we ask your patience during this installation as there may be temporary disruptions (see page 3).

The Board asked CMC to provide proposals for increased lighting as a deterrent to future theft of owner property. Although our surveillance cameras recorded the recent theft, license plates were bogus temporary plates, and the thieves wore facemasks and gloves to avoid identification. These proposals are to be presented at our next meeting.

I am really excited about the progress made by our Communications Committee in designing a robust Alexandria Knolls West website to provide up-to-date information to residents on activities within our community. We anticipate the website going "live" within the next month or so (see page 9).

In closing, I am continually impressed with the work each of our Committees has done to address our community's issues, both new and ongoing. These members volunteer their time, tenacity, and good judgment in maintaining and improving our community, and their individual contributions are sincerely appreciated.

By-Laws Committee

It's getting close! We're really making progress! Keep your fingers crossed that during March we will be getting back to you with some really nifty and interesting stuff!

Board Meeting Highlights

As you saw in the note distributed to owners, four tires/rims were recently stolen from an auto in the J garage. This has occurred on our property three times in the last year. **Traci Templer, Safety & Security Committee Chair**, remarked that USA Security has been engaged and they are changing the route and schedule of the guard's nightly patrols and the guard will make himself more visible especially when automobiles come onto the property in late evening or early morning hours. The midnight-to-8 AM security guard has been replaced and the new guard will be trained by Francis. Additionally, USA Security's manager will be doing spot-checks on the property. Ron Jones emphasized that we need to look to better deterrents, notably improving lighting in the garages, as well as investigating motion sensor lighting. Also considered will be fencing along the dog walk area and along the Edsall Road bushes, to prevent thieves from climbing over the walls into the garages.

Mary McClelland presented the following proposals which were approved by the Board:

- Titan will repair gaps in the balcony soffit (due to conditions in the original construction) either by the installation of cover plates, or caulking, or both as needed. The building is responsible for the cost of the structural repairs.

(Balcony leaks have been reported after the recent snowfall. Inspections will be done to determine if repairs need to be made; this would be considered a warranty item tied to the earlier balcony repairs.) Repairs were also authorized for the lower level support concrete wall in the second tier balconies. This condition was discovered recently and must be addressed to circumvent further concrete crumbling or disintegration.

- CertaPro will paint the unit door frames, elevator doors frames, and utility and trash room door frames. Paint color will be coordinated by committee – more on this later. The final phase of this project – painting of the stairwells – will be done in 2017.
- An initial order for replacement filters for the new HVAC units will be placed with HUI. CMC will research to determine if other options/better pricing may be available. Owners will be asked to pay for the cost of these filters as they are very much more expensive than the filters used by the original building heating system. Additional pricing information will be forthcoming.
- Freestate will trace the existing electrical circuits to the emergency generator and provide appropriate documentation for our system panel. In addition, they will provide a new 'motherboard' for the generator, which dates back some decades.

Board Meeting Highlight (cont'd)

- Post-roof repairs, an inspection of our “Lightning Suppression System” identified inadequate components (clips and fasteners) which must be corrected. Discussions are underway with Katchmark as the System was part of the existing roof elements and should have been fully restored. Dillon Lighting Protection Systems will complete the restoration.

Ron Jones indicated he has directed building staff to immediately investigate and repair any leaks reported in common areas. He said it is important that there is no delay in these situations and cost issues can be resolved after the work is completed.



Building & Grounds Committee

Mary McClelland reports the Building & Grounds Committee got a lot accomplished this month. Not bad since there wasn't a meeting in February. With Board approval, we'll be painting, repairing the generator, finishing the balconies, repairing some lower-level structural damage and installing a new phone entry system. (Is your registration form up to date? Just askin'!) Thanks to Wendy Shelley and Sharon Grant, we're getting quotes for filters for the new HVACs. Thanks also to Philip Ellis who did a tremendous job of investigating and recommending the new phone entry system. Bill Munson is working diligently on the exercise rooms. All-in-all, the building's alive and well and improving as we speak. Thank you, thank you, thank you!!!

The next Building & Grounds meeting is Monday, March 21st! See you there!

A New Way In: Dial 9

AKW's door entry call box system was at the end of its life, so it's been sent into retirement and we've installed a new system – you may have noticed it on your way in. Look for informational instructions to be delivered to your unit in the next few days, but, in the meantime, here is what you need to know:



- ◇ Make sure the office has your correct telephone number so the new box is programmed with your correct information
- ◇ When your guests call you from the box, they won't need a code, just your last name
- ◇ Guests find residents' names by scrolling through a list on the box using the A and Z buttons; when your guests see your name, they just push the "CALL" button
- ◇ This is really important: with the new box, dial 9 to open the door and admit your guests when they've called up from the box.

If you have questions about the new box, be sure to stop by the office.

The lobby bouquet is compliments of this **month's** *Decorating Diva*, Pam McCaffrey. When you see Pam, be sure to give her a pat on the back for her imagination and skill! Overall, these ladies continue to grace our entryway with interesting and amazing decorations!



What a treat to Celebrate Jose!

An impressive gathering of owners filled the Community Room on 2/16 to celebrate Jose Castillo's more than 30 years with AKW. The group rose in a standing ovation when Jose and his family entered the Community Room and Jose's Rocky-like stance elicited cheers and chuckles around the room.

The event, organized by Dail Claridge and her ***Event Divas***, Joan Culkin, KC Snyder, Pam McCaffrey, Barbara Easterling, and Connie Blood, was a great success, accentuated by the special touch of serving drinks and cake to each table. Philip Ellis provided the photography (shared with you on the following page).

Speaking on behalf of AKW owners, Dail presented an award and a gift of \$3,100 in contributions. Ron Jones presented a letter and gift of \$3,500 on behalf of the Board and had glowing remarks about Jose's many contributions over the years.

Touching and humorous tributes from attendees echoed a common theme: Jose's ever-present smile, cheerful attitude and generous and helpful spirit touched many hearts in his years at AKW. The comment that seemed to resonate with the crowd came from Jammie Marshall, who said to Jose, "I already miss you." We all miss Jose, but are fortunate to have had his devotion for such a long time.

Many personal best wishes for a happy retirement sent Jose and family home at the end of a truly enjoyable evening.





Notes from Presentation by Hi-Rise Windows

Installed from the inside, in one day. (They come through the living room and work the other rooms from the balcony.)

Installation is set up on your schedule (can work around vacations).

Although they have measurements for all windows in all units, they do take individual measurements because windows are manufactured to exact specifications.

Windows are ordered after measurements taken. Campaign goes thru April 30. Materials arrive in 7-9 weeks (therefore, look for summer installation).

Can work with you about window treatments (blinds, draperies must be taken down). *Screens are included!!*

First pricing is for up to 25 openings (each room's windows are one opening); we'd get a break at and after 50 openings. Different pricing for 18th floor because height is quite different (see next page).

Terms are 30% down payment; balance at installation. They do take credit card info but you can pay balance with check.

HRW can arrange individual ordering and installation (do with the Campaign or separately).

Contact Amanda Bonatz (301-881-8500) or abonatz@hirisewindows.com for proposal (which isn't effective until you sign it).



You may sign up on the page on the lobby easel and Amanda will get back to you.



HIRISE WINDOWS
window & door replacement

AKW Pricing
Phase II - Group Purchase

HiRise Windows, is pleased to provide pricing for Alexandria Knolls West Condominiums:

Furnish and install windows and doors for the above project.
 Windows: Northern Building Products Series 4002 sliding window
 Doors: Sunview Series 1200 sliding door system
 Screens included at doors and windows
 Low E energy efficiency, Softcoat
 Standard color bronze
 Warranty: Doors 25/10/5 Year; Windows 10 Year; Workmanship 2 year
 All materials, equipment and labor necessary to complete this project.

Included: Tax, Disposal of replaced windows & doors, clean-up.
Excluded: Asbestos/lead abatement, furniture moving, removal of window treatments.

Quotation is valid for Phase II, 2016;
 Based on tiered quantity pricing breaks at 25, 50, 100, 200 openings.

Note: We offer extra furniture services for seniors and physically disabled

| Discount | 25 | Windows | 50 | Windows | 100 | Windows | 200 | Windows |
|--------------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|
| Types | Qty | Price | Qty | Price | Qty | Price | Qty | Price |
| 72"x 94" SGD XO | 25 | \$ 2,551.50 | 50 | \$ 2,489.27 | 100 | \$ 2,447.48 | 200 | \$ 2,421.93 |
| 95"x 94" SGD XO | 25 | \$ 2,807.70 | 50 | \$ 2,739.22 | 100 | \$ 2,693.24 | 200 | \$ 2,665.12 |
| 144"x 94" SGD OXO | 25 | \$ 3,219.30 | 50 | \$ 3,140.78 | 100 | \$ 3,088.06 | 200 | \$ 3,055.81 |
| 191"X 94" SGD OXXO | 25 | \$ 4,462.50 | 50 | \$ 4,353.66 | 100 | \$ 4,280.58 | 200 | \$ 4,235.88 |
| 71"X 47" XO Window | 25 | \$ 1,512.00 | 50 | \$ 1,475.12 | 100 | \$ 1,450.36 | 200 | \$ 1,435.22 |

Pricing based on the complete unit.

Single window or balcony door replacement is available.

| 25 | Windows | 50 | Windows | 100 | Windows | 200 | Windows |
|------|-------------|------|-------------|------|------------|------|------------|
| Tier | Price | Tier | Price | Tier | Price | Tier | Price |
| 1 | \$10,346.70 | 1 | \$10,094.34 | 1 | \$9,924.89 | 1 | \$9,821.26 |
| 2 | \$10,346.70 | 2 | \$10,094.34 | 2 | \$9,924.89 | 2 | \$9,821.26 |
| 3 | \$8,578.50 | 3 | \$8,369.27 | 3 | \$8,228.78 | 3 | \$8,142.86 |
| 4 | \$8,834.70 | 4 | \$8,619.22 | 4 | \$8,474.53 | 4 | \$8,386.05 |
| 5 | \$8,578.50 | 5 | \$8,369.27 | 5 | \$8,228.78 | 5 | \$8,142.86 |
| 6 | \$8,578.50 | 6 | \$8,369.27 | 6 | \$8,228.78 | 6 | \$8,142.86 |
| 7 | \$8,834.70 | 7 | \$8,619.22 | 7 | \$8,474.53 | 7 | \$8,386.05 |
| 8 | \$8,578.50 | 8 | \$8,369.27 | 8 | \$8,228.78 | 8 | \$8,142.86 |
| 9 | \$7,539.00 | 9 | \$7,355.12 | 9 | \$7,231.65 | 9 | \$7,156.15 |
| 10 | \$7,539.00 | 10 | \$7,355.12 | 10 | \$7,231.65 | 10 | \$7,156.15 |
| 11 | \$8,782.20 | 11 | \$8,568.00 | 11 | \$8,424.17 | 11 | \$8,336.21 |
| 12 | \$8,782.20 | 12 | \$8,568.00 | 12 | \$8,424.17 | 12 | \$8,336.21 |

| Penthouse 18th Floor | 25 | Windows | 50 | Windows | 100 | Windows | 200 | Windows |
|----------------------|-----------|--------------|-----------|--------------|-----------|--------------|-----------|--------------|
| Types | Qty | Price | Qty | Price | Qty | Price | Qty | Price |
| 72"x 107" SGD XO | 25 | \$ 2,777.25 | 50 | \$ 2,709.51 | 100 | \$ 2,664.03 | 200 | \$ 2,636.21 |
| 95"x 107" SGD XO | 25 | \$ 2,966.25 | 50 | \$ 2,893.90 | 100 | \$ 2,845.32 | 200 | \$ 2,815.61 |
| 144"x 107" SGD OXO | 25 | \$ 3,879.75 | 50 | \$ 3,785.12 | 100 | \$ 3,721.58 | 200 | \$ 3,682.72 |
| 191"X 107" SGD OXXO | 25 | \$ 4,656.75 | 50 | \$ 4,543.17 | 100 | \$ 4,466.91 | 200 | \$ 4,420.27 |
| 71"X 47" XO Window | 25 | \$ 1,512.00 | 50 | \$ 1,475.12 | 100 | \$ 1,450.36 | 200 | \$ 1,435.22 |
| | Fl | Price | Fl | Price | Fl | Price | Fl | Price |
| | 18 | \$14,280.00 | 18 | \$13,931.71 | 18 | \$13,697.84 | 18 | \$13,554.82 |

BUDGET & FINANCE COMMITTEE REPORTS 2015 FINANCIAL RESULTS

This summary reflects the operating account unaudited accruals as of December, 2015

| | |
|----------------------------|-------------|
| Total Cash and Investments | \$1,392,679 |
| Year-to-date Income | \$1,772,508 |
| Year-to-date Expenses | \$1,780,186 |
| Year-to-date Net Loss | (\$7,678) |

CASH AND INVESTMENTS

As of December 31, 2015, the reconciled balance of the operating account at Pacific Premier Bank was \$149,678. The Association has four Certificates of Deposit from four different institutions totaling \$776,024; four Money Market accounts from four institutions totaling \$395,052, and three checking accounts totaling **\$57,939 from three institutions**. At year's end, each of the accounts met the requirements and were FDIC insured.

ASSETS AND LIABILITIES

The increase noted in Current Assets is the addition of the GL 1655 - A/R Balcony Repairs, which is the total invoiced so far to the homeowners for the restoration work being done by Titan. As these payments are received they will be reimbursed to the Reserves.

Total Liabilities - \$161,048.

The Balance Sheet reflects the Association's Total Reserves is accrued at \$1,213,797.

The Reserves are fully funded by cash.

The calculation is:

| | | | |
|-------------------|----------------------------|--------------------|-----------------------|
| \$1,392,679 | Total Cash and Investments | \$1,231,631 | Total Cash Available |
| <u>\$ 161,048</u> | Total Liabilities | <u>\$1,213,797</u> | Total Reserve Balance |
| \$1,231,631 | Total Cash Available | \$17,834 | Net Overage in Cash |

DELINQUENCIES

An Association's delinquency rate is the fraction, expressed as a percentage, which results when the Association's accounts receivables are divided by the Association's annual residential assessments. Delinquent residential accounts totaled \$113,411 or 6.40%. Most auditors consider an average of 5% to be good.

PRIOR YEAR OWNERS EQUITY

The Association's Prior Year Owner's Equity is \$156,857.

Prior Year's Owner Equity is the cumulative result of all prior years' operations and indicates whether an Association has historically operated at a surplus or deficit. This surplus or deficit is calculated by subtracting the Association's fiscal year expenses from the fiscal year income. The remainder, when added with all prior year totals, is known as Prior Year Owners' Equity.

INCOME STATEMENT SUMMARY

The Income Statement Summary is used to measure the budget amounts to the actual and accrued income and expense line item. The report can be read horizontally for budget comparisons, or vertically to determine the difference between the income and expenses.

Total Income \$969 above budget YTD. Total expenses \$8,648 over budget YTD.

Total Reserve Expenditure YTD \$491,605 due to payment to Titan Restoration Co. and CertaPro and Katchmark Roofing.

Total Contract Services over budget by \$25,537 YTD due to:

Fire Prevention & Protection over budget by \$5,289

Snow Removal over budget by \$20,255

Total Landscaping over budget by \$653, due to additional planting (approved by the Board)

Total Repair and Maintenance over budget by \$119,739, due to Dorma USA (door repairs), repairs to the pool bathroom, deposit for hallway painting, mold remediation due to moisture in HVAC shaft.

Total Professional Services over budget by \$23,156, due to additional engineering services and updating the by-laws.

Total Net Loss was \$7,678 YTD.

What's this? @AKWcondo

The new Alexandria Knolls West website is almost ready for its debut! Look for an announcement in March that will include the web URL. Keep in mind that this first phase of the site will be public-facing, so **it's intended for residents and non-residents alike**. Phase Two, coming this summer, will have resident-specific information. Important features for residents in Phase One will include the AKW event calendar and instructions for your visitors about where they can park and how to sign-in. Phase One will also **include a live news feed that'll provide residents with the most up-to-date information and reminders**, via the AKW Twitter feed. Communication Committee research suggests that more than 90% of AKW residents are not Twitter users (*Okay, we made that number up, but we know most of you are not using the service, and we don't expect you to sign-up.*) Your AKW website will bring this information to you directly on the AKW homepage. In the meantime, you can find the Twitter feed at @AKWcondo (for those few residents on Twitter), or simply by going to <https://twitter.com/AKWCondo>. We are testing it now with real messages and updates, so you can see how it will work, or wait until the site is live and go there for your AKW updates.

akwquade@outlook.com

Who do you recommend?

Loretta Bowen highly recommends **Knickerbocker Decorators** (703-971-2669 or 703-402-7636). Doug's skills are as Handyman, Painter, Repairman, etc. Doug has done work for many residents over the years and gets high marks in all categories. Wife Leigh does the scheduling. Be sure to give them a buzz if you have work to be done!

IMPORTANT DATES in MARCH

- ◆ **Fitness Center** **Thu, 3/3**
- ◆ **Building & Grounds** **Mon, 3/21**
- ◆ **Board of Directors** **Tue, 3/29**

**Unless indicated otherwise, meetings begin at 7:00 PM
in the Community Room**



Don't forget to "Spring Forward" and set your clocks 1 hour ahead Sunday, March 13, 2016 at 2:00 am!

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 | ronjonesakw@comcast.net |
| Becky Martin, Vice President (By-Laws) | beckymartinakw@gmail.com |
| Quade Whitmire, Secretary, (Historian, Communications) | akwquade@outlook.com |
| Terri Hansen, Treasurer (Budget) | akwterri@gmail.com |
| Mary McClelland, (Building & Grounds) | marymacakw@gmail.com |
| Bill Munson, (Fitness Facilities) | bmunsonakw@gmail.com |
| Traci Templer, (Safety & Security) | tracitakw@gmail.com |