

KNOLLS NEWS



President's Update

We are moving into the time of year when administrative activities around the community will move front-and-center: the Annual Meeting is less than two months away; it's time to begin thinking about the 2017 budget; and big projects – such as the parking decks and a possible repaving effort – lay ahead of us.

I encourage you to participate in the committee and board meetings and to especially give your attention to the budget formulation process. Paying monthly dues becomes a little less painful if you understand where those dollars are being spent.

Also, if you have not cast your vote on the proposed Master Deed and By-laws changes, please take time to do so. These changes are a long-needed and necessary update to our governing documents that will make the community easier to manage and positively impact AKW's financial bottom line. There is more about all of these topics in this month's edition.

Thank you to all of you who volunteer your time to actively participate in managing and overseeing our community.

Board Meeting Highlights

Quade Whitmire noted that the September Board meeting will soon be upon us at which elections for Board members will be held. More information on the process is coming. See also page 5.

Safety and Security

Committee chair **Traci Templer** reported that the improved garage lighting assisted Alexandria Police Department in positively identifying an individual prowling our garage and linked the individual to similar violations in another property. (See page 5 and the link at www.Akwcondo.com Residents page.) **Traci** also announced that if you call the guard's cell phone, you will now be forwarded to the security company's 24-hour hotline, which will in turn contact the guard. This will resolve the issue of a too-full voicemail box that has been inaccessible for some time.

Building & Grounds

Mary McClelland reported on the B&G meeting (see also **Super Committee** on page 3) that hosted a presentation from a key management company. Two firms are being considered – Key Trak and Building Link — both popular residential management options for controlling and tracking key activity. The Board believes that one of these options may provide the tools needed to upgrade our key controls, but tabled a decision for additional information and discussion.

A project to repair the speed bumps has evolved into a likely broader scope to repair and repave all driveways. This project was scheduled for next year and proposals are pending. In the meantime, CMC will investigate stabilizing or removing deteriorating speed bumps and painting and restriping visitor spaces as an interim solution until the full repaving project can be started.

More—>



Cont'd from page 1

Work was authorized for Suburban Welding Company to repair the deteriorated tubing posts at the steel walkway from the sidewalk to the Tennis Court. The cost was \$585.

The recent problem with inconsistent building cooling was identified as a defective chiller pump. The Board approved a repair by Densel Company for \$3,914.

The Board adopted a policy related to Service and Emotional Support Animals in the building. Also approved was a new credit card management policy and purchasing authority guidelines for building staff. These items may be reviewed in the office.

The Board received proposals to remove wallpaper from and repaint the Community Room. The decision was to review the scope of the project as part of the budget planning for 2017 and to possibly include the Bar and Library/Billiard areas.

Communications

The Communications Committee (**Quade Whitmire, Sharon Grant and Joann Wray**) have been promising a great, resident-focused page for AKW's website. **IT'S HERE!** If you haven't looked at www.AKWcondo.com lately, take a few minutes to visit.

Click on the "Residents" tab to access the new content. The new page has need-to-know information, ideas for contractors and food delivery, and a feature piece about one of our neighbors, The Resident Spotlight. For the first edition, original-owner **Tom Lindsey** volunteered to be featured. If you know of someone who you'd like to see featured, please let the Committee know via the Contact tab; look for a new resident to be featured each month.

Now that the Residents page is built, it's up to you to help mold it into what AKW residents want to see. If you have a favorite delivery restaurant, let the Committee know so it can be added to the page. Have a handyman or contractor you used and loved? Let the

Committee know. And, of course, if you just have feedback or a question about the site, reach out to the Committee via the Contact tab on the site--or leave a note in the office.

Feedback on Phase One of the website has been terrific. We think the added utility and features in Phase Two will be equally well received. A huge thank you and "**job well done**" goes to volunteer webmaster **Joann Wray**, Her contributions, valuable expertise and genuine care that our community has a first class website has been beyond measure!

By-Laws Update

Committee chair **Becky Martin** reported that we have received more than 100 proxies that resulted in more than 50% response. As you know, we have to achieve 75% of respondents' affirmative choice for the new By-Laws to take effect.

The By-Laws Committee met on July 12 (*only 3 Owners participated!*) to discuss ways of obtaining more proxies for approving the Amendments as distributed and discussed over the past few months. A letter was prepared to those Owners who had not responded to our previous requests and we are hopeful that that personalized correspondence will bring the desired response. ***If you haven't submitted your proxy yet, please do so and drop it at the Office. If you need to discuss further, contact Becky at 703-451-8928.***

Budget & Finance

Treasurer **Sharon Grant** reported the community posted positive net income of \$11,246 for June. Total delinquent residential accounts at \$46,600 are 7%, above the benchmark rate of 5%. Collection efforts are ongoing with the assistance of CMC and our general counsel.

A budget and reserve review meeting will be scheduled in the next 30-45 days. Owners are encouraged to attend and to provide comments on priority spending which will help shape the budget for 2017.

Now we have a Super Committee --- (and other B&G news)

The July 19 meeting of the *Building & Grounds, Safety & Security, and Budget & Finance Committees* was inaugurated as the **Super Committee** and proceeded as if it has always been that way! When you think about it, it makes perfectly good sense to combine them because there is often an overlap of projects and involvement and one of the Committee chairs can usually answer any questions. Combining the committees will make it much easier – we'll have only ONE meeting instead of three! Oh, and perhaps we'll get more resident participation this way!!! Anyway, it seemed logical to us and we hope you agree. (Committee chairs are listed on *KN's* back page, by the way.)

- **In-Unit Service:** A question came up recently about what type of In-Unit Service is available at AKW. The current Handbook (August 2005 edition) lists these services on Page 8 under “*G. Available Assistance,*” yada yada yada. In 2013, a memo from the Board clarified what services were available and what their costs were. If you need a copy of the Handbook or the memo, see Micha'lyn in the Office.
- **Balconies:** Titan is working on those balconies with structural damage discovered when we re-caulked the building. Thank you everyone for your patience. All good things must come to an end (LOL)! The balconies that reported leaks from the January snow and/or heavy rains will be worked on later. A memo will go out to those units with additional information.
- **Pool/spa:** The spa is giving me grey hair. Oh, wait...I already have grey hair! Anyway, first it leaked, then it was repaired, then it leaked, then it was repaired differently. The repairs seem to be holding. When first in use there were complaints about the water not being warm enough; we fixed that. Now we've had complaints that it is too hot! FYI, both the *Centers for Disease Control and Prevention* and the *US Consumer Product Safety Commission* state that the water temperature is best between 100° and 102°F. We're turning it down to 95°F to see if that's a good temperature. Stay tuned!

That's about it for now. The next Super Committee meeting will be held on Tue, 8/23 All are welcome!

Mary, Traci and Sharon

A nice AKW welcome to our new Receptionist, **Keltisha Zanders**, who comes to us as a 'temp' through the auspices of CMC, as of July 16. Keltisha grew up in northwest DC with 7 siblings (!!), and (she looks *way* too young!) has 3 children of her own! She's described as having a great personality, always smiling, and “goes the extra mile” whenever she can. She looks forward to being with us on weekends and holidays, so please join us in giving her a big “Welcome Aboard!”



Landscape Committee

By not having a July issue we missed telling you about one of our Landscape Volunteers, **Myron Taylor**, and the lovely ferns he planted around the entrance to the pool during some *very* hot days. The other Decorating Divas very much appreciate his contributions to the Landscape Committee --- and so do we! *A round of applause to Myron!*

*But, ahem!...*It seems that some well-meaning individual may be adding a little too much of something which the ferns DO NOT love. The landscaping/plants on our grounds are funded with community (read, **YOUR**) dollars. Please leave the watering to the Landscape Committee!



Still looking for Volunteers

We've been asking for a Volunteer (or two, actually, cuz it takes 4 hands!) to take over decorating the bulletin board in the elevator lobby. So far, *zilch. Nada. Nothing and no one.* With only notices and reminders up there, it sure is ugly! Put on your Creativity Cap and **Volunteer!** This is a great way for Spouses, Partners, Roommates to make a wonderful difference for our building. Wendy has all the 'stuff' (tons and tons of it, actually), and she'll gladly pass it on!

WOW! "And it's already paid for itself!"



Safety & Security chair **Traci Templer** reported at the July 26 Board meeting that the new, improved, brilliant lighting in the A and C garages have already paid for themselves! This was from a burglar-in-training who was caught on our cameras, going from car to car to see what he could steal. As it turned out, nothing significant was stolen in this reconnaissance. What happened: the lighting improved what was on our cameras so that the police knew who he was and apprehended him a couple of days later during another one of his capers! Well, maybe not completely "paid for itself" but now we know that what the various Committees asked for, and what the Board approved, was an expense that certainly will reward us with fewer vandalism/burglary attempts in the future.



We hope you had an opportunity to say "Thanks!" to **Wendy Shelley** for the beautiful July bulletin board. What a fabulous tribute to those who serve our communities and our country!



Will you be AKW's Newest Board Member?

As summer winds down and we head toward autumn, it's time to start thinking about our Annual Meeting, scheduled for Tuesday, September 27. This year we will have three positions that will be open for election. Serving on the Board of Directors is a great way to serve your neighbors and to hone your leadership skills, all in the spirit of community.



If you are interested, reach out to any of the currently-serving Board members via email (see back page) or leave a note to them in the office. They can answer your questions and give you a full picture of the responsibilities. This volunteer opportunity is your chance to help govern the building and make AKW an even better place to live!

EDITORIAL

Overseeing the day-to-day operation of AKW is like running a two-million-dollar business: it takes a lot of work and effort just to keep things going. It takes a paid staff of five full-time employees, the resources of a professional management company, and a team of volunteer Board Members and volunteer Committee Chairs and Committee Members. If you regularly attend building meetings you are no doubt aware of this. But, if you aren't involving yourself with these meetings and activities, it may not make sense to you why the Board makes the decision it does, how it functions, or why improvements to the community don't happen quickly enough. And, you may not understand at all why AKW's dues are what they are and why they usually increase each year. This is a sensitive topic for most of us, including Board members, who pay their condo dues the same as their fellow co-owners.

The AKW Board is working hard to be ever more transparent and inclusive, attempting to get notices and information out to residents and co-owners which enable everyone to participate in governing the community. The Board is listening to your feedback and taking measures to make sure you are included. But, no one can make residents and co-owners come to meetings and voice their concerns and questions. If you don't participate in the oversight of your building, you are missing out on the opportunity to understand how your community works and to participate in improving it. Complaining to your neighbors isn't the same as taking action and becoming involved.



This editorial is a thank you to those who have and do participate. It is also a call to those who are sitting on the sidelines to join your neighbors and take your place at the table to provide your input and to help craft the decisions that will carry AKW forward. **Three** Board seats are being competed for at the coming Annual Meeting: consider running for one of them. Take note of when Committee and Board meetings are held and plan to attend them. Your community needs you!

Did you read the notice?

For the past many weeks a flyer from the City has been on the easel, reminding dog owners about picking up after their pet(s). What's more gross than picking up pet waste? Stepping in it. Know what's even grosser than that? Swimming in, fishing from, and drinking water that has pet poop in it! When it rains, pet waste left on the ground gets washed into storm drains which flow to your local waterways – without being treated! Not only is picking up after your pet the neighborly thing to do, it's the *healthy* thing to do ... for you and the environment!



Pay attention! This can happen to you (as it has to some of us!!)

At the end of June, Safety & Security chair **Traci Templer** prepared a letter detailing “rules” for **Visitor Parking**, permitting Co-Owner and Resident parking in Visitor spaces during proscribed times. This letter was posted on the lobby easel, was on the bulletin board for a month, and was distributed to each unit door. In the meantime, several folks have “gotten caught” and had their cars towed. The cost is not cheap, but the aggravation and stress is exponential when you're least expecting it. A few of the highlights from that letter are:

- ⇒ Residents can park in Visitor spots between the hours of 7am and 6pm, Monday through Friday, **excluding** holidays and weekends.
- ⇒ The temporary rule is in effect from **July 1 through September 2016**.
- ⇒ The Staff and guard force are directed to vigorously and strictly enforce this temporary change and **all** of AKW's parking rules, as defined in the Resident Handbook (see pp 34-35).
- ⇒ **The sign-in requirement remains unchanged and the towing of vehicles not signed in will be strictly enforced.** The rule for the “R” (30-min) spaces also remain unchanged. There is no other accommodation for residents to park in visitor spaces.



To evenly and fairly enforce the rules established in the Resident Handbook, neither the Office Manager nor the security guards will give violators warnings, written or verbal. Residents with a displayed AKW parking decal will receive a courtesy call, to the number on file, to inform them the tow company has been called. ... Vehicles in violation **will be towed at the owner's expense.** (BTW, mine was \$275 cash on a Sunday morning!)

A copy of the original June 29 letter may be obtained from the Office if you lost yours and need to review it again. It's also posted on www.AKWcondo.com; see the Resident's page, Need to Know box.

Trash Talking...

A new paper recycling bin has been added to the lobby near the mailboxes to easily discard your unwanted catalogs, flyers, junk mail and the like. (Please, no garbage!) We hope the addition will help AKW contribute to “**feeling green**” and capture some paper that may have otherwise been discarded with trash.

Joann Wray (pictured) is thrilled to see the bin in the lobby. You will recognize Joann’s name as the technical expert and creative guru behind www.Akwcondo.com. While Joann gave permission to use this photo, she doesn’t like the limelight and didn’t want recognition for her work. In response to requests to attend a Board meeting and receive thanks for her work on behalf of the community, she said: "if we could just get a recycle bin in the lobby, that'd be thanks enough." After nine months of work on our great website, Joann finally gets her wish! If you see Joann around the community, be sure to give her a "thanks."



And speaking of trash... New labeling of the bins in the trash room will be coming soon. You’ll find that recycling is simpler than ever!

CHAE’S REMINDER



Please look at the calendar on the bulletin board. On Tues-Wed-Thurs of each week, Tier numbers noted (in a circle) indicate when water will be drained for plumbing work. The info can also be found in the Calendar at www.AKWcondo.com.

If you need something done, arrange it for “your day.” If it’s NOT on “your day” or in an emergency, the charge is \$50.

OF NOTE ...

Chae has to give 4 business days’ notice to Tier Residents. In addition:

- * If a Resident requests shutoff on the scheduled “routine” day, there is no charge.
- * If a Resident requests shutoff on a different day, payment of **\$50** is required as soon as the day is confirmed, because the same 4-day notice must be distributed to the Tier.
- * If no one requests it, the Tier is not shut down.
- * All shutoffs come *after 9am*, and are routinely finished before 4pm.

Shutoffs are generally *not* done on Mondays or Fridays. Emergency shutoffs will require a \$50 payment to AKW. Advance planning required all around!

JAMMIE WILL BE ON VACATION 19 AUG TO 5 SEPT



Recognize this Spot?

(Used to be next to the Home Depot on Pickett Street.)

This sad looking building is now gone, but will soon be replaced by a Brandywine Senior Living community in their first development in the Metro area. The six-story community will include 116 suites, interior and exterior courtyards, therapy pool and gym, beauty salon, movie theatre, pub, outdoor patios, and private dining rooms.

The Brandywine residence will be a part of the JBG Company’s 722,000-square-foot Cameron Park development on the West End. The development also features 66 townhomes to be developed by Pulte and roughly 300 multifamily units.



(excerpted from *Alexandria News.org*.)

Learn more at <http://www.brandycare.com/>



Want to be featured in the next Resident Spotlight?

Would you like to share some building history with the community? Is there someone you’d like to pay tribute to? Want to tell us about your trip of a lifetime? About your hobby or collection? Want to highlight a personal achievement of yours, your spouse or children? Have you met the Pope? Have a starring role in a local theatre production? Are you three degrees from Kevin Bacon?

WE WOULD LOVE TO HEAR FROM YOU!

Drop a note to Quade or Sharon in the office, or submit your name via the Resident Spotlight submission form on www.AKWcondo.com.

(Word limit will apply and a photograph will be required; we can assist with these requirements.)



SAVE THE DATE!!

WHAT: End of Summer Pool Party

WHEN: Sunday, August 28th

WHERE: AKW Party Room

WHY: Meet & Greet, Share Your Talent, Show Your Appreciation for Isaiah, Prizes!

TIMES: 5pm cocktails, 6pm Life Guard Recognition & Dinner, 7pm Desserts

COST: \$5 with food contribution; \$10 without

QUESTIONS: Email Deborah at info@dancedynamix.net , Phone: 703.626.7016
Email Brian at brian@brianblock.com, Phone: 703.626.0715

Deborah and Brian Block are again volunteering to host another neighborly social!! We had a fabulous turnout at the last bash with about 50 people, music, dancing & delicious food! Many of you are new to AKW and we would LOVE to meet you!

The “AKW’s Got Talent” theme was so popular and appreciated that we are doing it again! Folks whose talent is COOKING are encouraged to think “Yummy & Healthy” for their *gourmet* contributions *and display your recipe* next to your dish! We know there’s talented neighbors of all ages so if you are a dancer, musician, comedian, singer, artist, etc... Here’s your chance to sparkle in the spotlight!

The fun doesn’t have to stop on August 28th. Instead of hibernating this Winter let’s keep the socializing going by volunteering to teach a workshop to your neighbors featuring your special hobby/talent/skill! (e.g., Crafts, Baking, Gardening, Arts, Homesteading). Contact the Blocks to discuss your idea and any support you might need.

RSVP! Look for the sign-up sheet on a poster in the lobby soon... Burgers & franks and sodas/ice will be provided.



IMPORTANT DATES IN AUGUST

- ◆ **Super Committee** **Tue, 8/23**
- ◆ **End of Summer Pool Party** **Sun, 8/28 (5 PM)**
- ◆ **Board of Directors** **Tue, 8/30**
- ◆ **Jammie on Vacation** **Fri, 8/19-Mon, 9/5**

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



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

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