



Board Meeting Highlights

Brian Austin, president of **Densel Company** was invited to speak to attendees to provide information on some of our recent building water and heating issues. Mr. Austin provided some background on how the systems function and recommendations on work to be done. Overall, he suggested AKW's systems were in good shape and have been reasonably maintained, but the building is starting to exhibit its age. We've gotten much greater life span out of some components, but the recent 'cascade' of issues should be seen as the expected decline of systems that have performed for decades. **B&G Chair Kay Wilmoth** presented specific proposals later in the meeting (see next page).

President Quade Whitmire stated that the KeyLink add-on to BuildingLink has been put in place and 180 resident keys have been set up. The KeyLink options will provide email notice to a resident when their key is removed and returned to the box. BuildingLink is also a tool for requesting reservations of the elevator, party room and, clearly, requests for assistance.

New **Package Release** forms ("Delivery Acceptance Authorization") will be updated soon and all residents will need to sign and return to the office. This form authorizes the Office to accept packages, but also notes that this service is solely a convenience for residents and AKW cannot be responsible for them. It also excludes accepting Registered or Certified Mail, as AKW staff cannot sign on behalf of a resident in such a situation.

With the changed By-laws, AKW can begin assessing a **delinquency fee** for late payment of condo fees. Effective April 1, a 10% late fees will be assessed on the 16th day of the month. Delinquency levels higher than professional recommendations risks our FHA approval status and burdens building finances with collections and attorney costs that are shared by all. See page 5 for additional information.

The AKW Handbook is nearing completion after a Board and attorney meeting on February 21. Minor changes to format, table of contents, and addition of office forms will be finalized. **Secretary Wendy Shelley** presented a mock copy of the printed Handbook and encouraged all to return her survey on preference for a printed copy or web access. **Quade** noted that future edits can be made with page replacements and will note the date of any revisions. Changed pages will be provided to those requesting a print copy; the web site will be updated immediately. The Board



KC Snyder outdoes herself every time!

unanimously approved publication of a printed and web site edition of the AKW Handbook. Owners are entitled to one copy at no charge; \$10 for additional copies, and always free at www.akwcondo.com. Publication date will be announced soon.

Treasurer Sharon Grant reported financials as follows:

- Total cash and Investments \$1,318,987
- Year-to-date income \$1,808,313
- Year-to-date expenses \$1,721,040
- Year-to-date net income \$ 87,273

Delinquencies are down to 6.5%, but still total \$127,661, higher than the recommended 5%.

Investments made last year have matured and a CD is maturing shortly (totaling \$610,000). Morgan Stanley, our investment firm, recommended some short-term investments that will balance the need for liquidity for upcoming projects, with the wish for some return. The Board approved the suggested \$300,000 investment in an Ultra Short-Term Fund (yielding .66% for 30 days), and laddered CDs of \$310,000 (paying .70%) through the remainder of 2017. One Board member voted against, noting that return on the investments are not guaranteed.

Dail Claridge reported for the **Landscaping Committee** that the earlier approved enhancements to the entrance and canopy area and three parking spaces will be completed in April. Also, the area directly under the balconies in this area will be cleaned and painted.

Building & Grounds Chair Kay Wilmoth informed attendees that installation of a new lobby HVAC is underway and should be completed soon. Maintenance Staff have been cleaning and reorganizing the old engineer's office with the goal of creating a work space for all maintenance staff. Additional clean-up and tidying is planned for space in the Storage area. Staff and vendors (where necessary) have been hard at work to complete deficient items on the roof, boiler room, storage areas, and

garage in a property inspection completed by CMC's senior engineer. At this time all remaining tasks can be completed by AKW staff.

The results of a **Fitness Improvement Committee** survey were reported by **Chair Bill Munson** with the majority of respondents voting to convert the fitness rooms to co-ed with a passageway thru the saunas. Equipment can be re-allocated as needed between the two rooms, with "Women's" area earmarked for yoga and floor work. The "Men's" is planned to have treadmills, cardio and other such equipment. While our Master Deed specifically states the rooms need to be separate for Men and Woman, Federal Fair Housing laws take precedence and such a change is mandated. To begin the planned changes, the Board approved a proposal not to exceed \$9,700 to install flooring and relocate the doors at the saunas, which includes the cost to move equipment. One resident applauded the hard work of the Committee and looks forward its completion.

An Owner requested an accommodation to the Home Inspection form that identified unauthorized changes made to a unit that is under contract to sell. This situation points up the need for owners to obtain approval from the Board of any plans for unit renovations. Our legal obligation to potential buyers is to inform them in the Resale Packet of any unauthorized changes made to a unit. Please refer to the January 12 notice to Owners of the enforcement of this Master Deed clause and the resulting legal requirements.

The Board approved the following Densel proposals presented by **Kay Wilmoth**:

- \$11,472 for installation of a second required expansion tank
- \$7,603 for installation of an air separator on the domestic boiler loop
- \$10,633 for replacement of existing main heating loop air separator



An annual agreement proposal from Bond Water for water testing and any adjustments, and staff training for increased oversight was presented. Bond Water also proposed to supply the boiler system's required closed loop filters. The Board approved the cost of \$3,135 for the annual agreement and \$1,082 for the filters.

Wendy Shelley and **Philip Ellis** are working now to inventory and reconcile all existing *security fobs* (of which there are hundreds in the known universe) to assigned owner units. This effort is being scoped out and more will be announced later.

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 Office or the Security Guard immediately. If neither is available, call the Police! *Which reminds me*

Safety & Security Committee

With the resignation of **Traci Templer** from the Board and chairing the Committee, various tasks have been assumed by others: **Kay Wilmoth** will add "lighting" to her B&G responsibilities. **Wendy Shelley and Becky Martin** are going to try to decipher the Security Contract and work with the Guards; *very fortunately* Traci will use her incredible skill with the cameras (installation and video reviews) as well as continuing as Liaison with the Police.

We're Trying to be Beautiful ...

Kay Wilmoth, among all the other things going on that involve Building & Grounds, has been trying to get folks involved in choosing a design and materials for window coverings in the **Community Room** (and pictures for most of the other walls in that common area). So far, she's been doing the work herself with some encouragement from a couple of her friends. *Probably* the design and materials would turn out just fine if she proceeded on her own. But we already know what would happen then People would be *just furious!!!!* that they weren't given an opportunity to weigh in.

WELL, *how about YOU?* Kay will be posting a notice soon that asks folks to help her out. *SO*, keep this in mind for later we don't need Complainers, we need Creative Helpers!

everybody's
irish
on st. PATRICK'S day!

Give Credit where Credit is due!

When **Traci Templer** resigned from the Board in December for personal reasons, she didn't just leave a vacant seat; she left a void of knowledge and expertise of our security cameras and left us without a knowledgeable and experienced resource for the Alexandria Police Department. In early January, when an incident involving "outsiders" spilled onto AKW property, Traci stepped up and provided coaching and help to pinpoint on our cameras information that the APD have found invaluable. Frankly, in incidents like this we almost need our own on-site detective!

Luckily, Traci volunteered to offer her assistance, which the Board gladly accepted at its January meeting and asked her to be AKW's Liaison to the Alexandria Police Department. In this role she acts as the primary contact for police for matters related to crime and to assistance that our Association may be able to lend to the APD.

Thanks, Traci, for your continuing engagement and for offering to help fill this important role!

Gosh, someone forgot to respond!

Last month we inserted an invitation for any of our incredible and multi-talented Residents to land a starring spot in **Knolls News**, but *lo and behold!*, no one took us up on our offer! SO, if you'd like to share your story with your neighbors, *please* send your submission to wendy@akwcondo.com or drop something in my mailbox in the Office. Sorry, but nothing anonymous; has to have your name attached! *Many thank-you's for your consideration and creativity!*

And here we go again!

Well, it's that time! We've had a needed break from the demanding effort of the first two **Master Deed and By-laws Amendments**. Now's the time to begin addressing the next portions. Getting our attorney's input before we try to do it ourselves means it will be a LOT easier for our focus.

We're encouraging any and all Residents to come to the meeting on Wednesday the 15th to offer your comments and concerns, thinking through what you'd like to see addressed for the good of the Community. So, "come one, come all" – and we'll look for you on the 15th!



MARCH - WATER SHUT-OFF				
Mon	Tue	Wed	Thu	Fri
		1 Tier 1	2 Tier 2	3
6	7 Tier 3	8 Tier 4	9 Tier 5	10
13	14 Tier 6	15 Tier 7	16 Tier 8	17
20	21 Tier 9	22 Tier 10	23 Tier 11	24
27	28 Tier 12			

SERIOUSLY... DON'T BE DELINQUENT

AKW continues to work to get its delinquency rate reduced. The Association will begin stepping up these efforts, starting in April. Those owners who do not pay their dues until 16 days after they are due will be charged a 10% late fee; owners 30 days past due will get a letter notifying them of the Association's intent to pursue the matter legally; and at 60 days a delinquent owner will be asked to appear for a hearing, at which the Board will consider suspension of all privileges and whether to pursue collection through the court system. Amenities that can be suspended are use of the pool, billiard room, party room, visitor parking, and package acceptance. Legal remedies include judgments against the delinquent owner allowing the Association to garnish wages and bank accounts, as well as foreclosure of the unit.

The Board has directed the management company to send to any owner who is more than \$1,000 in arrears a letter to again remind them of these stepped-up measures. This follows a notice that was sent to every owner via US mail conveying a resolution on the subject.

Non-payment of condo dues is not a victimless offense: other owners are left to shoulder the burden and projects that need to be done must be delayed. It is the Association's responsibility to pursue non-payers and it will do so forcefully.



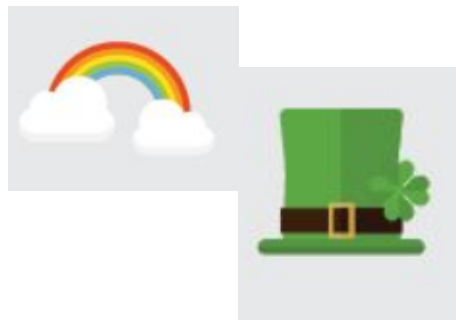
SAFETY TIPS FOR YOU

Enter the **Police Non-Emergency number (703-746-4444)** in the Contacts on your cell phone. Then you don't have to remember it when a stressful situation arises. If you have speed dial on your landline phone, enter that so you have to push only one button to be connected!

If you've entered the number for **A-1 Towing (703-971-2600)** in your cell phone, you won't have to come back to the building before calling for the "someone's in my space" situation. (You still **DO** have to stay to identify yourself!)

If you ever feel unsafe at night coming from the garage areas, please call the **Guard (571-565-5591)**

and ask for an escort. (Put that number *in your phone, too!*)



Who do you recommend?

At one time or another each of us had the opportunity to use vendors for jobs like painting, electrical, plumbing, wall papering, etc. If you have some favorites, please let us know! Email office@akwcondo.com and it will be entered into that Services area on the Residents' page in our website, so all of us can have this resource. Of course, the Association can't endorse these folks, but it's easier than trying to pick someone from the Yellow Pages!

Courtesy in a Shared Community

One of the nice things (other than elevators!) about living in a hi-rise like ours is that we have lots of **grocery carts** available for toting everything from groceries to furniture to pets/children in carriers from the curb to “home.” One of the lousy things about (all those things) is that some folks have difficulty returning them to the trash or storage room so others can use them!

Have you seen a cart all by itself next to the elevators? Or just left in the middle of the hallway? Some folks think this is okay; *it isn't!* If you use it, it's your responsibility to return it to the trash room. Same thing with the **hand truck** (dolly) or **luggage cart** – those are supposed to be *signed out* and then returned to the storage area.

These items are for everyone's use on a short-term basis. Please make sure you return them after use, not keeping them overnight. Thanks!



Life is too short—
Enjoy it!

The Mysterious KNOX BOX

Some friends recently were discussing keys and how the also-new KeyLink would work with our new BuildingLink system. They also discussed the **Knox Box** for the Fire Department. Most people think that the box is *only* for people who need help to get out of building in an emergency. This means that a copy of all the other door keys from every Unit haven't been deposited there.

The keys in the box are to allow the Fire Department to enter your unit, if you are not home, they can't get a response, or you need help. If they don't have those keys they have to knock your door down – you'll recall the article in last month's *KN*, talking about hardware and the steel doors. ***The only key to the Knox Box is held by the Fire Department;*** no one on staff has a key. All keys have to be labeled with the Unit number. When new keys need to be added to the box the Building Manager must call Fire Department for the addition.

Please consider adding your keys to this vital resource.

MORE NEIGHBORHOOD CHANGES

A former stone and gravel processing facility, Vulcan Materials, could be redeveloped into a residential neighborhood as part of a push to diversify the city's most industrial section.

Arlington-based Paradigm Development Co. and D.C.-based MRP Realty are partnering on the project with Alabama-based Vulcan Materials, owner of the 17-acre parcel at South Van Dorn Street, Backlick Run, and the railroad tracks is across from the Van Dorn Metro station. The industrial property is across South Van Dorn Street from the Van Dorn Metro station.

The concept calls for a seven-story, 414-unit multifamily building, 125 townhouses and a linear park along Backlick Run. Also considered is a commercial component, perhaps a hotel or office, fronting South Van Dorn. The multifamily building would have close to 600 garage spaces. The site would undergo environmental testing due to its former industrial nature, though the initial concept plan indicates there are no known contaminants present.

The plan fits well with Alexandria's Eisenhower West Small Area Plan, adopted by the city council in late 2015 to guide redevelopment of the 620-acre expanse around the Van Dorn Metro, a corridor essentially bounded by Van Dorn Street to the west, Cameron Run to the east, the Capital Beltway to the south and South Pickett Street to the north.

While the South Pickett corridor is experiencing a residential and retail resurgence, with the likes of Modera Tempo at Pickett and Van Dorn and Cameron Park, the Eisenhower Avenue corridor remains dominated by industrial and standalone office uses. Aside from those, the area is an eclectic mix of large-footprint, low-rise light industrial or warehouses, along with some heavy industrial uses and islands of residential development. The long-term plan is to relocate industrial outside the Beltway and replace it with more office, residential and hotels.

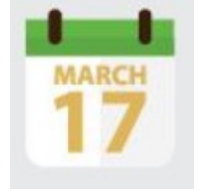
The Eisenhower West Small Area Plan also calls for transportation improvements, including pedestrian access, which would be a necessity for the Vulcan project to be a success. One of the Eisenhower plan goals: "humanizing Van Dorn Street, S. Pickett Street, and Eisenhower Avenue so that they become safer for pedestrians and more attractive to residents and shoppers."

Source: *Washington Business Journal*, 2/8/17



IMPORTANT DATES IN MARCH

- | | |
|------------------------------|------------------------------|
| ◆ Knolls Knitters | Sun, 3/5 and Sun, 3/19, 2 PM |
| ◆ Fitness Center Committee | Mon, 3/13 and Mon, 3/27 |
| ◆ By-laws Committee | Wed, 3/15 |
| ◆ Super Committee | Tue, 3/21 |
| ◆ Board of Directors Meeting | Tue, 3/28 |



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

The “Board Book” (containing what’s on the agenda) is available in the Office for Residents’ perusal on the Friday before the Tuesday Board meeting.

IMPORTANT PHONE NUMBERS

Guard Mobile	571-565-5591
AKW Office	703-751-7541
Email: office@akwcondo.com	
AKW Fax	703-751-2136
A-1 Towing	703-971-2600
CMC Emergency	301-446-2635
Police non-emergency	703-746-4444
Police emergency	911

Board of Directors

Quade Whitmire, President (Historian, Communications)	quade@akwcondo.com
Becky Martin, Vice President (By-Laws, Pool)	becky@akwcondo.com
Wendy Shelley, Secretary	wendy@akwcondo.com
Sharon Grant, Treasurer (Budget & Finance)	sharon@akwcondo.com
Kay Wilmoth (Building & Grounds)	kay@akwcondo.com
Bill Munson (Fitness Facilities)	bill@akwcondo.com.
Deborah Miller	deborah@akwcondo.com

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