



## President's Message

As Knolls News goes to press, the biggest thing happening at AKW is the new cooling tower installation. The first phase of the project was the lifting of the new tower onto the roof and the removal of the old tower. For those of you whose apartments face the east side, you had quite a show to watch! I'd like to recognize the staff for their coordination and management of the crane delivery; it went smoothly and that part of the project even wrapped up early. And, I'd like to offer my sincere thanks to our neighbors who volunteered their parking spaces so that no residents had to park off-site during this project. The community appreciates your generosity; you saved your neighbors from the long walk back and forth to the Giant parking lot! Enjoy the photos on page 3-4 of the "crane ballet" performed in removing the old and putting the new cooling tower in place.

The other big project underway is the design work for the Ground Floor Common Area Project, which continues. Look for more about that very soon.

And, finally, beginning with the June edition, **Knolls News** will be delivered to residents and off-site owners in their preferred format; more on that in this edition.

Happy Spring!

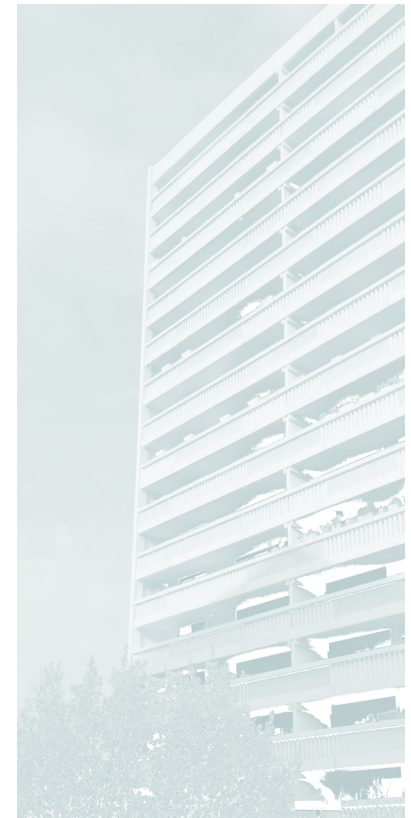
## Board Meeting Highlights

### Reported Financials

	<u>February 2018</u>	<u>March 2018</u>
Total Cash and Investment	\$1,586,132	\$1,604,940
Year-to-Date Income	\$321,457	\$482,339
Year-to-Date Expenses	\$291,861	\$463,203
Year-to-Date Net Income	\$29,596	\$19,046
Delinquencies \$	\$58,712	\$64,951
Delinquencies %	3.19%	3.57%
YTD Reserve Expenditures	0	\$31,670

Board actions follow:

- \$3,000 to Otis Elevator for elevator repairs
- \$8,475 to Red Hawk Fire & Security for City required pump repairs
- \$2,080 to Solar Eclipse Glass Tinting to apply sun-filtering film to the Party Room windows



Hello May.



Hoping May is as beautiful as KC Snyder's newest creation!

In Executive Session the Board voted to proceed to foreclosure on two delinquent units and accelerate dues owed by another delinquent unit. Two other units in arrears are being contacted for next steps to bring their accounts current.

Place LLC will soon distribute a survey to all residents asking for insight on preferred design elements of the ground floor project. The initial project will focus primarily on lobby and office areas, with other areas to be added when costs are better defined.

Congratulations to Luis Nativi, who celebrated 15 years at AKW, and Jose Castillo who clocked in a whopping 33 years! Davon Datcher, our stellar Maintenance Manager, last month celebrated his one-year anniversary — hoping for many more for all!



### **CORRECTION:**

#### **Last month we incorrectly reported**

that AKW provides heavy-duty washer hoses at no charge. We apologize for the confusion caused by this error. The cost for the washer hoses is \$35 plus a time charge for installation.

### **Want to Try Something New?**

One of the things our Board of Directors is always looking at is the Association's policies and rules, on the search for ways to make it easier and better to live at AKW. The Board has received requests to allow instructors to offer classes using the Association's common elements. The request most often received is to allow a yoga instructor to offer on-site classes. The Board voted to undertake a pilot project, ending in August unless it is renewed, that would allow this, with limitations.

Here's how it works, using a yoga class as an example: a resident would sponsor a certified, professional, insured instructor who would sign a release form. The instructor would be allowed to collect a fee from interested residents who want to participate in the class in the party room or small gym. Only residents and off-site owners (OSOs), would be permitted to participate. Participating residents and OSOs would understand that the contract for the class is between themselves and the instructor and that the Association is not an intermediary in the agreement.

The purpose of this pilot is to see if this type of program could work at AKW long-term; this type of amenity is appealing to some of our neighbors and could be a draw for potential buyers considering a move to AKW. We want to hear your feedback, so be sure to pass that along to [office@akwcondo.com](mailto:office@akwcondo.com)!









## ***Where has this year gone?***

Did it slip your mind that our next holiday is Memorial Day weekend? Which means it's time to check out that bathing suit from last year. And the suit cover-ups. And the flip-flops, the sunscreen, the towels ... gosh, there's a whole lot of stuff! Hard to believe but the pool opens at the end of the month! The Pool Committee has been hard at work and diligent about preparations, including replacing the heaters (the water will be warm on the first day!) and the Jacuzzi will be in working condition then, too.

Until then, the Committee reminds us that while there is water in the pool, it has not been treated and **the pool remains closed** until Memorial Day. Residents should not enter the pool area for any reason. If the sunshine calls you outside for yoga or other exercise, use the patio next to the Party Room. Check out the **Handbook, pgs 30-32**, for Hours and Rules and stay tuned for info on Pool passes soon! ***Look forward to seeing you!***

## ***BY-LAWS UPDATE ...***

Chair Becky Martin tells us that the Master Deed/By-Laws Committee (MD/BL) will meet on April 30, 2018 with Association attorney, Ed O'Connell to review the final Draft of proposed amendments to the Enforcement and Maintenance sections, as well as a new section covering structural changes to the building such as with the Fitness Facilities updated during 2017. Much more will be revealed during the next month; *stay tuned!!*

The Committee has worked towards balanced changes to align AKW with Federal and State law compliance, and management issues to Enforce and Maintain our MD/BL, as well as update the Handbook/Rules and Regulations.

The original core Committee Members, Becky Martin, Wendy Shelley, Sharon Grant, and Quade Whitmire are still hard at work; Ron Jones and Traci Templer have been kept in the loop and periodically contribute. Terri Hansen rejoined us, and Laura Rodriguez and Marcos Souza have recently joined the Committee. We are Blessed with their able service...thank you.

## **Touchy Feely? Or Not? We'll Accommodate You!**

For some of us, nothing replaces the tactile feel of paper and reading the **Knolls News** in hardcopy. For others the vibrant color and convenience of reading it online is the way to go; for others still, it's all old school—they don't have a computer and that's just fine by them. Starting with the June edition, residents will begin to receive the **Knolls News** in their preferred format. You may recall you were surveyed a few weeks ago about your preference for hardcopy or electronic delivery. About half of the building responded and the preference of those responding was split nearly in half, with electronic having a very slight edge. This result tells us that enough of you prefer the electronic to make it worth the effort to do two different types of delivery. This change will respect residents'—and off-site-owners'—preferences, while saving on printing costs and reducing the environmental footprint of the newsletter. And, you are always free to change your preference by just reaching out to our Assistant Manager at [Sam@akwcondo.com](mailto:Sam@akwcondo.com).



Do you have a smoke alarm? You are strongly advised to get one. The ceiling sensor in your unit (that thing close to your bedroom) is a horn only and is not a fire alarm (as we normally think of it) or a smoke detector. This horn sounds ONLY when someone has pulled the switch in the hallway.



**NEW INFORMATION:** The company that monitors our Building system, **Red Hawk Fire & Safety**, is alerted and **THEY call the fire department.** *The alarm continues until the fire department turns it off!!!* The only way to get away from the awful noise is to leave the building!!!

**IF YOU ARE THE ONE PULLING THE ALARM, CALL 911 TO GIVE DETAILS OF WHERE THE FIRE IS, IF THERE'S SMOKE OR SMELL OF ELECTRICAL, ETC. IT WILL GREATLY ASSIST THE FIRE DEPARTMENT IN SENDING APPROPRIATE EQUIPMENT.**

## **FIRE SAFETY**

Building alarms are set off ONLY by pulling the fire alarm, at each end of the hallways by the stairwells.

Before opening your door, check with your hand. If it's hot, *don't open it*. If not, check through the door peephole for smoke in the hallway before exiting your unit.

If there's smoke in the hallway, put a damp towel against the bottom of the door to block, and go to your balcony.

If you stay in your unit, call 911 to let them know you're "sheltering in place" or "need help." Your info will be relayed to the fire chief on site here.

If you stay in your unit, *unlock the door!* If you leave your unit, close the door but *keep unlocked*. The firemen may try to enter but may have to break down the door if it's locked. (Replacement doors cost in the \$1,500 range, with fire-rated hardware at about \$500.)

*Fire-rated doors and hardware are important. If hardware is not original to the door, it might have plastic parts that can melt and prevent the door from opening. Check on the lock's faceplate for the "UL" symbol that tells us it's fire-rated.*

Recommendations for Fire Extinguishers:

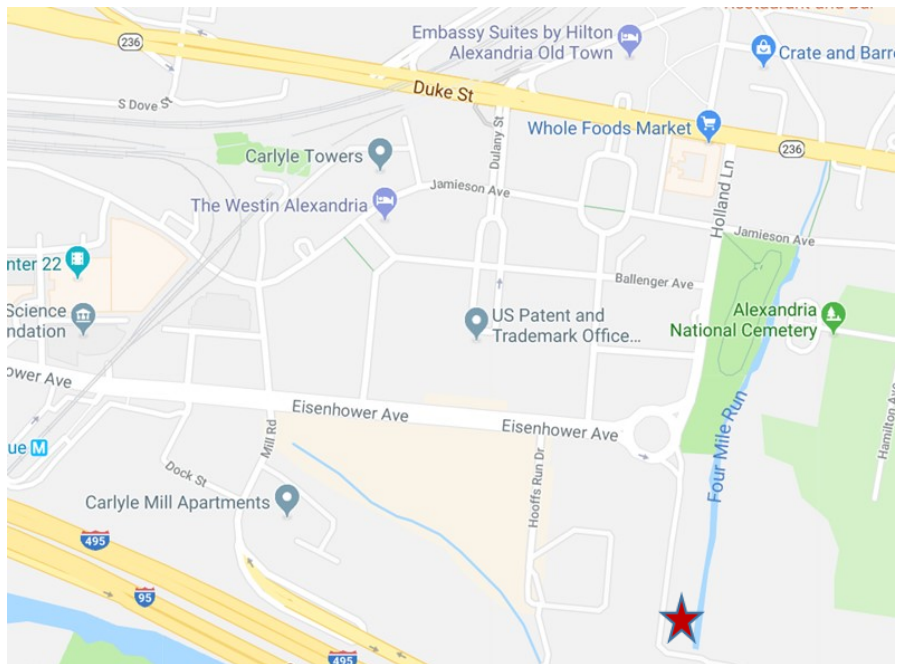
- ◆ Get a small one (5 lbs or less) with the "UL" marking
- ◆ Home Depot carries Kidde brand extinguishers
- ◆ Extinguishers should be checked monthly to ensure they are properly pressurized
- ◆ Read the instructions on Use and Activation
- ◆ Extinguishers should not be stored under the kitchen sink or near the stove
- ◆ Mount extinguisher on the wall where access is easy, in a safe location
- ◆ If fire takes more than this small extinguisher, *call 911 immediately*

## IN THE NEIGHBORHOOD



[Washington Business Journal](#),  
3/29/18 (abridged)

Two developers, JM Zell and Hines, are soon to begin work on the tallest buildings in Alexandria — and one of the tallest in the region. Carlyle Plaza South, will rise 386' tall adjacent to the Capital Beltway and Eisenhower Avenue. The 368-unit Carlyle Plaza South at 340 and 350 Hooffs Run Drive, will be unlike anything in Alexandria today. The building features three striking blocks, divided to appear as six rectangular pieces, atop a podium, and a connected four-story, red terra-cotta building that houses and conceals the garage. The project is the first building of Carlyle Plaza Two, a 6-acre site planned for four towers: office, residential or both.



Separately, the nearby Hoffman Town Center project in March received final Alexandria City approvals. The development will include a Wegmans, 210,000 square feet of retail and more than 750 residential units in three buildings. It is slated to open in early 2020.

Click for more information on development of the [Eisenhower Corridor](#).

## After you've finished, it's still your responsibility ....



**Electronics and hazardous waste:** (paints, solvents, old TVs and computers) – take to the City of Alexandria facility on Colvin Ave (7:30-3:30 **only on Monday AND Saturday**). Further info from the City operator at 703-838-4000. Go east (toward Old Town) on Duke to right on South Quaker Lane (opposite the fire station) and one block to left onto Colvin. (Alternate: right onto Sweeley St. (next to CVS), right onto Colvin; up a few blocks on the left.) Easy to find; easy to drop off.



Since we use a *private hauler* for our trash, we must use a **private hauler for METAL collection**. This would include appliances that for some reason haven't been taken by those who delivered your new ones. **TrashAway** is able to do this, *for a fee*. Get the number from the Office and make your own arrangements and payment. FYI, all of this stuff has to go to Lorton.

**Wood, drywall, sinks, porcelain, ceramics** (all used in construction) goes to 625 Burnside Road. This is NOT a City collection point and they WILL ask for proof of City residency (*this is where you are, in the "West End"*). 703-823-5009. There will be a small fee to use because this isn't a City affiliate. Come to think of it, your contractor should be taking this stuff with him!

### Reminder to new Residents

*... and those we haven't seen in a while!*

AKW has a Happy Hour every Thursday evening, 6:30 to 8:30, in the Bar area off the Party Room. You "BYOB", so it's 'free' and you can store your container in the closet.

The last Thursday we ask for \$5 to cover the cost of pizza – you can choose the toppings! **Come down and get acquainted; we look forward to meeting you!**



#### Future Board Meeting Dates

May 22	September 25
June 26	October 23
July 24	November 27
August 28	December 18

## Report SUSPICIOUS Activity

Sometimes it's easy to just look out your window. See something or someone that looks suspicious? In a place that looks different? Go ahead and call the police non-emergency number (703-746-4444) and ask them to do a drive-around of the property. (If you see something that looks like an emergency, dial 911 and then report to the Office or Guard for their follow-up.)

The Safety & Security Committee reminds us again how important it is for each of us to BE AWARE so that our Community stays as safe as possible – especially during the holidays when problems can occur if packages are left in plain sight in your car, for instance. *Lock up!* And add our emergency numbers (from the back page) on your speed-dial (landline) or Contacts (mobile phone) – so you'll know where to find them when you need them!



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## ***Those pesky condo fees, or How the Association spends OUR money!***

(with continuing credits to Terri Hansen)

Each month at bill-paying time we take out our checkbooks and pay a multitude of bills: mortgage; car payment; credit cards, etc. One of the least understood (and possibly the least favored) that we pay is the monthly assessment – “condo fees.”



Every year the Board approves a Budget for the upcoming fiscal year. The Budget lists all the anticipated expenditure categories for our Association, including the master insurance policy; utilities; common area maintenance costs; administration (staff, community manager CMC, postage and copier). A good portion is set aside every month to go into Reserves. Our reserve fund pays for the repair and/or replacement of the capital assets owned by the Association. An adequately funded Reserves reduces the chance that a (dreaded) special assessment would have to be passed to pay for repair or replacement of those assets.

Each month in ***Knolls News*** we list income, expenses, total investments, and information about delinquencies that affect overall financial health.

When you write out that monthly check, remember it covers *many* items necessary to ensure our Association has adequate operating funds, maintains reserves and enhances our property values.



### ***Reaching out is easier .....***

The Board works hard to make itself more accessible to you. Part of that is being available to all Residents via email, and we’ve made it easier to remember those addresses. You can now write to any Board Member by using their first name followed by [@akwcondo.com](mailto:@akwcondo.com). We hope you’ll find this an easy way to communicate.

## **NICE DOGGY?**

Residents get used to seeing “neighbor” dogs on and about the property; and the dogs get used to seeing us as well. When visitors bring pets onto the property, they are in unfamiliar territory and can be intimidated by people and other dogs they encounter. And that can manifest as aggression. An owner recently reported being startled by a dog that snarled and lunged at him. Perhaps it was an owner’s dog, a dog that an owner was ‘watching’ for another, or it could have been a visitor walking their dog.

We all wish for peaceable coexistence; not all of our furry friends are socially adept in unfamiliar situations. We expect residents to understand and respect the landscape of dog ownership at AKW: dogs more than 25 pounds are not allowed on property, even if only for a visit. And, at all times, owners and visitors alike **MUST** control their animals. Adults may be alarmed in such a situation, but a dog-loving child and anxious animal could be a situation fraught with peril.



This is a good time to refresh your understanding of AKW’s Handbook and [rules](#) regarding pets (pg 20). Click on the link to review or find the document on the AKW website Resident page.

## IMPORTANT DATES IN MAY

- ◆ **Knolls Kneedlers** **Sun, 5/6, 2 PM**
- ◆ **Board of Directors** **Tue, 5/22**
- ◆ **Pool Opens** **Sat, 5/26, 10 AM**

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 Board meeting.



### NEED A NOTARY?

Sharon Grant is a Virginia Notary and offers services to AKW residents by appointment at no charge. Email [sharon@akwcondo.com](mailto:sharon@akwcondo.com).

### IMPORTANT PHONE NUMBERS

- Guard Mobile** **571-565-5591**
- AKW Office 703-751-7541  
Email: [office@akwcondo.com](mailto: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

MAY 2018 - WATER SHUT-OFF				
Mon	Tue	Wed	Thu	Fri
Apr 30	1	2	3	4
	Tier 1	Tier 2	Tier 3	
7	8	9	10	11
	Tier 4	Tier 5	Tier 6	
14	15	16	17	18
	Tier 7	Tier 8	Tier 9	
21	22	23	24	25
	Tier 10	Tier 11	Tier 12	
28	29	30	31	
Holiday				

#### 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   |
| Pat Quinn (Landscaping)                               | pat@akwcondo.com    |

See the Knolls News in color at [www.akwcondo.com](http://www.akwcondo.com)