



## President's Message

If you are tuned in to what's going on around the community over the past few weeks, you know that a lot of attention, time, and effort is going into the Ground Floor Project (GFP) renovation effort. It's a big undertaking and occupies a lot of the Association's time and energy. Thank you to those who have engaged your attention with the project. There have now been two dedicated project update newsletters transmitted to the community, with a third set to publish very shortly. Please keep your eyes out for that. Also, we will be engaging with our web designer to refresh the [akwcondo.com](http://akwcondo.com) Spotlight page to feature project photos and updates and to give a place to check on where things stand. A thorough and inclusive communication plan is essential to keeping you informed, keeping progress on the project transparent and ending up with spaces that reflect what the community wants.

Departing from the GFP topic, just a reminder that the Office is the first stop for issues you have — from common element repairs that need to be made, to complaints, to reports of parking and other rules violations. If you are not receiving action, you may elevate the issue to the Board as necessary but the first stop is the Office. The Association's counsel has advised us that Directors should not be directly involved with day-to-day operations, and we want to respect the distance that we should have from regular operations.

Returning to the GFP, keep your eyes out for the next update and mark your calendar for Saturday, 18th August when PLACE, LLC, will be on-site to showcase their revised design ideas to the community. Read more about their new approach to this presentation in the latest update and watch out for exact times and meeting place.

## Board Meeting Highlights

### Reported Financials

	<u>June 2018</u>	<u>May 2018</u>
Total Cash and Investment	\$1,624,267	\$1,557,499
Year-to-Date Income	\$965,282	\$806,915
Year-to-Date Expenses	\$921,150	\$745,626
Year-to-Date Net Income	\$44,132	\$61,288
Delinquencies \$	\$56,709	\$58,496
Delinquencies %	3.05%	3.15%
YTD Reserve Expenditures	\$136,265	\$128,765

Four accounts are 95% of the delinquencies; another 14 accounts (5%) in smaller amounts all under \$1,000 each. Two maturing CDs at Morgan Stanley (\$350,000) were rolled over into short-term (30 and 60-day) CDs.



### **BE SURE TO MARK YOUR CALENDAR**

The Alexandria Knolls West Condominium's Council of Co-Owners Annual Meeting will be held on **Tuesday, September 25, 2018**. Registration and Proxy verifications will begin at 6:30pm, with the Annual Meeting convening at 7:00pm in the Community Room. Please plan on attending so that we are able to achieve our quorum. Two members to the Board will be elected during this meeting.

Board actions follow:

- \$14,896 to VGS Design and Build to repair/replace the East entrance ceiling and lights
- \$2,600 to VGS Design and Build to repair a cracked roof drain that leaked into an 18<sup>th</sup> floor unit
- \$6,259 to Dormakaba to install a replacement fire-rated, glass panel inset door from the corridor near Billiard Room to the lobby
- Extended through 2018 the pilot policy to allow Residents to sponsor paid or unpaid instructors or presenters using the ground floor common elements.

Office Manager, Ms. Kim Lee, requested a reminder to **Knolls News** readers that residents need to be fully clothed in public area. Between the pool and individual units, residents must be dry and covered (bathing suit cover-up, from top to bottom, is expected for men and women) and bare feet are not allowed. *No dripping suits through the lobby.* Handbook, pg 29.



Additionally, residents are reminded to discard smoking materials in the provided ashtrays and refrain from extinguishing cigarettes or cigars on sidewalks between the pool and patio area.

## Please Do Not Perform Floor Exercises in the Large Fitness Room

The small fitness room was configured to provide ample space for body weight exercise and stretching. This room features lots of free floor space, exercise mats, a barre along the wall, stability balls, light hand weights, a vertical knee raise/pull-up/dip bar, and a DVD player/TV combo you can use to play exercise videos. There are even instructional posters with stretching, body weight exercises, and stability ball exercises that can show you new ways to work the muscle groups you want.



The large fitness room contains cardio equipment, free weights, and weight machines and is

configured for exercises using that equipment. The spaces between the equipment are necessary for safe use of the machines and allowing users to safely move about the gym. It is not safe for the exerciser nor the other gym users to attempt floor exercises in the spaces between the equipment or in the hallway leading to the sauna and the exit. Please do not attempt to perform floor exercises or stretching routines in the large gym.



Thank you!

*Bill Munson and the  
Fitness Center Improvement Committee*



## Your Volunteering IS a gift to our Community!

We are (joyfully!) accepting resumes for candidates for election to our Board of Directors for 2018-2019. If we haven't received yours yet, please don't delay — they go out very soon with announcement of our Annual Meeting. Submit to Secretary Wendy Shelley by leaving in the Office for her Board box. ***Our Association needs your skills, your experience, and your enthusiasm! Sign up today!***



### ***Follow-up on a pilot policy ....***

In February the Board voted to pilot a policy that would allow Residents to sponsor paid (or not paid) instructors, presenters, and the like to use the ground floor common elements. The idea is to have 'events' that strictly benefit ourselves, but are not sponsored or endorsed by the Association. The term was to expire at the end of August.\* ***But in the meantime ....***

On Tuesday, June 5<sup>th</sup>, Ron Jones and Brian Lee (1102) sponsored an “**Estate Planning**” seminar with attorney James Anderson, of the Arlington Law Firm. It was a power point presentation (with handouts) starting with a “What is estate planning?” question and proceeding through asset protection, financial and medical powers of attorney, and various trusts that can be created to protect your estate. The group was small but vocal, with lots of “What If” questions as well as those related to definitions of terms that sound as if they could be the same but are actually opposites!

One interesting tidbit learned is that Virginia offers an [Advance Health Care Directives Registry](#). This state-sponsored site allows Virginia residents to store health care documents so that medical providers, emergency responders, family members and anyone else granted access will honor your wishes if you are incapacitated and unable to manage your own care. Those storing documents are provided with identification use on VA Drivers license and insurance card, the two documents likely most needed in an emergency. The unique ID directs medical providers and others to your specific wishes in the stored documents.

Even those of us who have done some prior planning, had questions to clear up! It was a good and very worthwhile event; perhaps we can have another one for those who couldn't make it this time!

***\*The Pilot Policy was extended through the end of 2018.***



**moving,  
but not  
too far**

### ***Have you discovered our Library?***

**It may not be where it's been, now that 1<sup>st</sup> floor renovations are soon underway!!**

As you're probably aware, because of the renovations about to commence on our first floor, new mailboxes are going to be installed in the current Library/Billiard Room. In the meantime, our intrepid Librarians (Barbara Righter, Fay Menacher, Mary McClelland and Bill Munson) are busy culling out a huge number of books, getting the collection down to a manageable fewer-than-a-hundred. We're presuming a temporary space will be found for this outpost of Alexandria's *Charles Beatley Library*, and would guess it will be in the Community Room for the next few months. ***Fear not!*** It's planned to be back in it's original location at the end!

**Before anything can be done, however, the books must go!** We've got all sorts of fiction and nonfiction books, and even audio-visual materials donated by Residents. Please go down and check through what's there, taking anything that catches your eye. Any of these items may be borrowed, kept, or given to a local library or charity – or even tossed, once you've finished with them! This is a “book exchange,” so there's no having to return them later.

**This is YOUR library, so be sure to use it right now (and help us cull the collection)!**

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## **THIS IS WORTH REPEATING ..... *A change of 'rules' that you might have missed:***

At the June Meeting the Board addressed various problems with the [Water Shutoff Policy](#). For the past couple of months there were complaints about 'piggybacking' plumber repairs when a Tier is shut down, and the (possible) resultant charge for plumbers' time spent waiting for the water to drain or return so that repairs could be checked. The announcement of this policy change was made via email through BuildingLink — but may have been overlooked!

The consensus was to clarify the policy; *there is to be no 'piggybacking' by having a second Unit scheduling that kind of work done at the same time*. Further discussion led to the decision to (1) charge\* everyone \$50 for a Tier Shutoff; (2) first-come, first-served; (3) the monthly schedule would be eliminated *however* the shutoff days would remain the same: Tues-Wed-Thurs; (4) shutoffs *must be scheduled* with the Office to permit alerting other Tier Residents of such shutoff.

\*At the same meeting it was decided that the Association not charge for any HVAC filter replacements beginning with the fall scheduled replacements. The coverage of that cost (about \$1,600/year) will come from the Shutoff Fee.

A good tip worth repeating: *If you have a question, or specifics about tier readiness, read the [policy document](#) at [www.akwcondo.com](http://www.akwcondo.com), or check with the Office. Also, check the schedule to coordinate your plumber arrival and you won't be paying for any down-time!*

### Future Board Meeting Dates

August 28	November 27
September 25	December 18
October 23	

### ***Has this problem been solved?***

A complaint came in too late to mention in our June **Knolls News** (and we were on vacation for our July issue!!), but during May, folks started registering displeasure about not receiving notices when packages were delivered. Apparently all of the drivers for the various carriers have changed, and they don't know our system. Residents may check with their carriers (USPS, FedEx, UPS, Amazon) to make sure their names are enrolled for notification. I know that those drivers have been 'instructed' by our Office, but sometimes ..... It may be that in this ensuing time, drivers have finally come around to our way of doing things. If not, please (1) keep track of when you're expecting an item and check for it, and (2) enroll with the carriers so they'll be sure to give you notices.



Remember that package acceptance does not provide or guarantee a notification from the Office; sometimes staff are busy working on, well, other important building issues.

AND please remember to promptly retrieve your packages.





## See something. Say something.

entry into the building, notify the Office (or Security) immediately.

This security message applies to AKW as well as elsewhere! If you see someone attempting to gain access to the building without authorization, or trying to “tag onto” your

If neither is available and you have reason for concern, consider calling the police.

We want to keep our building safe and secure! Often we don’t recognize new folks or others not seen regularly. **ASK** if they live here (*they should have their key fob out!!*) and then ask them to use the vestibule phone for entry. (Yes, we know that’s hard to do.)

### **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 land line phone, enter that so you push only one button to be connected!

If you’ve entered the number for **A-1 Towing (703-971-2600)** in your Contacts, you won’t have to come back to the building before calling for relief of the “someone’s in my space” situation. (You still DO have to stay to identify yourself. *Remember: the guard can’t tow from your private space!!*)

*If you ever feel unsafe at night coming home from the parking areas, do call the **Guard (571-565-5591)** and ask for an escort. Put THAT number in your Contacts, too!*

### **Hints, Advice & Friendly Reminders**

- ◆ Do you have a smoke alarm? City of Alexandria ordinance requires you to have one (Handbook, pg 27). The ceiling sensor in your unit is a horn, not an alarm or smoke detector. It sounds only when someone pulls the alarm switch in the hallways. Our security system calls the fire department, *but the alarm continues until the fire department turns it off!*
- ◆ If you get a new washing machine, make certain to get a heavy duty hose from your vendor for installation. The building’s water pressure may split flimsier hoses, causing catastrophic flooding in your and other apartments. If necessary, AKW can provide heavy-duty hoses at a cost of \$35 plus Staff Installation charge, through the Resident Services Program. Arrange with the Office to schedule this safety amenity for your machine installation if your vendor doesn’t supply it to you.
- ◆ Batteries should be recycled, especially the small button batteries. More information about this and all kinds of City rules, regulations, hints and directives can be found at [www.alexandriava.gov](http://www.alexandriava.gov).
- ◆ *See Something, Say Something* doesn’t apply to just Safety & Security. We can’t fix it if we don’t know it’s “broke.” Comments, questions, problems should be put in writing (it’s easy to forget when it’s spoken!) to the Office or email at [office@akwcondo.com](mailto:office@akwcondo.com).



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## IN THE NEIGHBORHOOD

Abridged, [Washington Business Journal](#)

### July 24, 2018

Howard Hughes Corp. is finalizing a deal to incorporate the Landmark Mall Sears location into the plan to redevelop the 52-acre mall property in its entirety.

Alexandria's director of planning and zoning recently stated that Howard Hughes is "close" to signing an agreement that would include the Sears, which accounts for 18 acres of the Landmark site. Agreement of all property owners is needed to begin the overall planning process, which may be ready to restart as early as September.



The Alexandria City Council in June agreed to include a long-range planning work program for all 52 acres, which is expected to be complete in April 2019. The program is essentially a partnership between the city, the community and Howard Hughes to create a more "flexible framework" for the Landmark Mall site than originally envisioned as part of the Landmark-Van Dorn Corridor Plan adopted in 2009. Once the master plan is complete, Howard Hughes could begin construction in 2020.

The replanning efforts come as Inova Health System is in talks to open a large medical building at Landmark Mall that would include a 25-story tower with helipad, women's and children's center and cancer research center. Not clear is whether a new medical facility at Landmark would replace the existing Alexandria Hospital complex on Seminary Road or serve as expansion.

### July 11, 2018

Landover grocery chain, Giant Food, confirmed that the store at 5730 Edsall Road in the Van Dorn Station Shopping Center will close and relocate into the former Shoppers Food store at the Landmark Plaza (6200 Little River Turnpike). Giant is reportedly spending \$20 million to renovate the 56,000 square foot location (from the current 44,000 SF). The store will have a full-service floral department, a bank option and expanded natural and organic sections. The new Giant location is projected to open sometime this winter. The Van Dorn store will close on the same day.

### July 12, 2018

[Macy's Backstage](#), the retail giant's discount store-within-a-store, is scheduled to open an 11,000 square foot outlet on the third level of Macy's at Springfield Town Center in late August or early September. Macy's has opened more than 100 Backstage locations across the U.S. since 2015, including at Fair Oaks Mall, Dulles Town Center and Lakeforest Mall in Gaithersburg.

The Macy's stores in Springfield and Tysons Corner Center have been included in Macy's Growth 50 initiative. New investments will be made in these stores to "put them on an accelerated growth track," which will include improved fixtures and facilities, expanded in-store technology, and increased local marketing and community engagement.

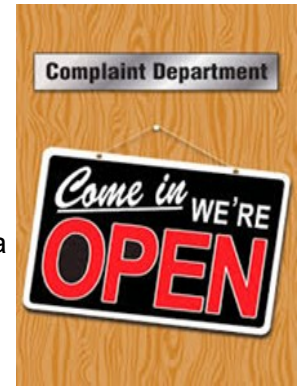
The Backstage outlet stores carry apparel and accessory brands not necessarily available at full-line Macy's, and each store is specially curated.

Macy's Backstage joins Nordstrom Rack and Saks Off Fifth among the discount operators at Springfield Town Center.

**The problem with Anonymity ....**

Every now and then we get complaints about something that relates to our building or Association or the Staff or the Board or our condo fees or noisy neighbors or construction or ... *whatever*. The Board is happy to hear your comments and helpful hints. We also don't mind getting complaints, but without a name attached, we can't be in touch for further information and consideration for solutions. ***Your insight and feedback are valuable, but please let us know where and how to reach you for important details and/or to respond to your input!***

Thanks!



**RECYCLE — YES!**

Glass Bottles and Jars    Aluminum and Steel Cans    Aluminum Foil and Trays

Milk and Juice Cartons    All Plastic Bottles and Jugs

Plastic Tubs and Jars    Empty Aerosol Cans    Empty Cardboard Boxes (Place inside or next to cart)

Mixed Paper (Paper, newspaper, magazines, mail)    Paperback and Hardcover Books

Bagged Plastic Film (Grocery, sandwich bags and newspaper bags)    Cereal and Cracker boxes    Rigid Plastics

**RECYCLE — NO!**

Take-Out Containers and Styrofoam    Ceramics

Disposable Food Containers

Garbage Bags

Batteries

Pots and Pans    Light Bulbs

Empty and rinse all containers.  
Remove plastic wrap from newspapers and cardboard.  
**PLACE ITEMS LOOSELY IN CART.**

**PLEASE REFRESH YOUR UNDERSTANDING OF RECYCLING POLICIES!**

**ITEMS PROHIBITED IN THE TRASH CHUTE**

**LIQUIDS OF ANY TYPE  
NEWSPAPERS (PUT ON FLOOR)**

**AEROSOL CONTAINERS**

**METAL CANS**

**ANY GLASS ITEMS**

**ANY CERAMIC ITEMS**

**CARDBOARD BOXES**

**CAT LITTER**

**NON-COMPACTABLE ITEMS**

**ANY HARD PLASTIC ITEMS**

**WOODEN or WIRE  
HANGERS**

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## IMPORTANT DATES IN AUGUST

- ◆ **Knolls Kneedlers** Sun, 8/5, 2 PM
- ◆ **Ground Floor Renovation Presentation** Sat, 8/18, 2 PM - Lobby
- ◆ **Board of Directors** Tue, 8/28
- ◆ **ANNUAL MEETING** Tue, 9/25

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).

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## IMPORTANT PHONE NUMBERS

<b>Guard Mobile</b>	<b>571-565-5591</b>
AKW Office	703-751-7541
Email: <a href="mailto:office@akwcondo.com">office@akwcondo.com</a>	
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

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

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