



President's Message

We've got the 2018 Annual Meeting behind us and we can welcome the Association's newest Director, Valmy Awasom, who joins for a three-year term. Welcome Valmy! And, we can thank outgoing Director Wendy Shelley for her two years of service as AKW's Secretary. Thanks, Wendy! Pat Quinn has stepped up to be the new Secretary. In addition to the seat Valmy won, I was reelected to a second term as President. Thank you to the community for your confidence; I hope I am able to serve you well over the next three years. You can see the roles and committee assignments for the full Board on the last page of this edition.

On another topic, you may have noticed that the Ground Floor Project is underway and you may have noticed the work that's been done in the Billiard Room, meant to accommodate the mailboxes. Work begins next week on the ceiling, which will be the first round of real disruption to the community. Please keep abreast of the updates and disruption notices — we all want to keep the aggravations to a minimum and that is best accomplished by everyone keeping aware of construction closures and detours.

Finally, as pool season has closed for the year, we want to send thanks to the Pool Committee for their work managing the pool contract. Thanks, Pat and Becky!

Board Meeting Highlights

Reported Financials

	<u>August 2-18</u>	<u>July 2018</u>
Total Cash and Investment	\$1,651,167	\$1,682,926
Year-to-Date Income	\$1,294,317	\$1,131,283
Year-to-Date Expenses	\$1,303,685	\$1,070,756
Year-to-Date Net Income	\$(9,368)	\$60,527
Delinquencies \$	\$34,773	\$55,963
Delinquencies %	1.87%	3.01%
YTD Reserve Expenditures	\$141,265	\$136,265

Recovered delinquent funds in August were a whopping \$31,891, representing two delinquent accounts and an account previously referred to our law firm for collection. Two accounts totaling \$30,410 are 87% of the remaining delinquencies, with another 15 accounts in smaller amounts comprising the balance (\$4,363).

Significant repair and maintenance costs due primarily to roof-related leaks totaled over \$81,000. Investigation of the roof failure issues continues.



A fall beauty from KC Snyder

Board actions follow:

- For the Ground Floor project, approved the previously discussed Option 1 for the Bar which includes a sink/wet bar, with the addition of the preferred pendant lights from the earlier presented Option 2
- \$6,200 to Palmer Brothers for the painting contract earlier approved. The first vendor withdrew as unable to meet our timing.
- \$2,500 to L & MA Construction to remove the current bar.
- \$2,500 to VGS Design & Build to replace failed flashing and repair leak-damage in a resident unit.
- \$7,900 to VGA Design & Build to test insulate select unit HVAC pipes as remediation for condensation. An earlier attempt with a foam-sprayed insulation was unsuccessful.

Welcome Valmy Awasom to the AKW Board!

Valmy Awasom became an AKW resident in April 2018. She's enjoyed her friendly neighbors and the welcoming atmosphere of the building. She was motivated to join the Board as a way to be involved and apply her project management, process improvement and technical skills to benefit AKW initiatives. Valmy moved with family to the US from Cameroon 18 years ago; she loves being in the U.S. and all the things our area has to offer. We are delighted to have Valmy's expertise added to the Board.



How the Association Addresses Delinquencies

Worth Repeating

The Association's collection efforts are meant to bring Owners current. Delinquent Owners can expect specific actions:

- ◆ On the 16th of the month a late fee of 10% is assessed on the delinquent amount.
- ◆ At 30 days late, CMC send a letter advising of their delinquency and warns of future steps that could be taken.
- ◆ At 60 days late, the account is handed over to the Association's legal counsel. At this point the late owner is assessed fees associated with the effort to collect from them. Also at 60 days the Board will review the account and decide whether to accelerate the Owner's dues through the end of the calendar year and/or seek wage/account garnishment, conveying the seriousness of the matter.
- ◆ At 90 days late, the Board will ask the Delinquent Owner to attend an Executive Session of the Board to discuss revocation of privileges, including the pool, gym, in-unit-service program, and visitor parking. The Board may also direct legal counsel to pursue foreclosure on the Owner.

If you are delinquent, please bring your account current. If you are more than 60 days late, please reach out to the Association attorney as soon as possible to discuss a repayment plan. The Association wants to work with you and make your Co-Owners whole.



Associa CMC Reminder

Most owners received notice from Associa CMC that **TownSq** now substitutes for **Associa Access** to make condo dues payments. To register, login to TownSq —> <https://app.townsq.io>

You will need your CMC account number to register. Check your latest statement, coupon book or contact onboarding@townsq.io if needed.

Please note that you cannot pay AKW Resident Services program charges on this site. Payment for these costs must be made via credit card through Building Link or with a check to the Office.

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

Electronics & hazardous waste: (paints, solvents, old TV and computer) – 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 So. 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*. Phone them at **703-339-4560** and speak to **Neena** to make your own arrangements and payment. BTW, all of this stuff has to go to Lorton. (Your editor did this in discarding all of the parts of a Sleep Number bed, for \$35.)

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 residency in the City (*this is where you are, in the "West End"*). 703-823-5009. There will be a small fee to use cuz this isn't a City affiliate. Come to think of it, your contractor should be taking this stuff with him!



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. We hope you'll find this an easy way to communicate.

DID YOU KNOW this about Homeowners Insurance??



You will recall, from the June 2017 issue, the (full-page) reminder about leaks from a toilet and possible deterioration of the wax ring. The main point of that page was *"If a leak originates in your unit, any resulting damages to other units – and the building – are fully and completely your responsibility."* Our Master Deed provides that the Council will maintain insurance on the building (see Handbook pg 46). BUT, **"Owners of individual units shall obtain additional insurance (HO-6)"** that will cover repairs and renovation from water leaks or fires or other calamities. The Board can also ask for proof that you have this insurance, and would include Renters Insurance (usually less than \$200/yr.!) for those Units leased by an Owner. ***If you don't have this required insurance, any kind of damage assessment can bankrupt you and could certainly lead to losing your home.***



Just so our Office knows what's going on

A reminder to Residents that we're each obligated to make arrangements with the Office for our vendor deliveries. Most often there's not a problem. But when a move-in or -out has been scheduled, your furniture or appliance may be turned away. **TIP:** when you're making your purchase, give the Office a buzz to reserve your space – and know you'll get the delivery when you want it! [Another reminder: hours for deliveries are **9-12:30 and 1:30-4:30, Monday thru Saturday.**] [Handbook pg 17.] (And don't forget to tell your vendors they are NOT permitted to park in the 30-min spaces at the canopy; they will be towed!)

<u>Future Board Meeting Dates</u>	
October 23	November 27
	December 18



Follow-up on the Budget Review meeting

Following the Candidate Forum on the September 18, Treasurer Sharon Grant held a preliminary discussion to go over the first draft of the 2019 AKW budget. As in past budget formulation cycles, the Treasurer looks at the Association's spending requirements and priorities for the coming year and crunches the numbers to determine a proposed spending plan. There is still more analysis to

be done now that September budgetary data is in hand and permits better recommendations to the full Board. Of course, nobody likes increases to the condo fees but they're often a fact of life. With the costs of doing business increasing with inflation, and with some of the big-ticket items on the horizon, consistent, slight increases are wise to avoid bigger increases later. 2018's assessment increased by 3% and preliminary numbers offer encouragement that any 2019 increase may be less.

There are encouraging dynamics, such as a trend for lowering energy costs, owing at least in part to the more-efficient HVAC units and energy-efficient doors and windows many of us purchased. The decisions we make individually in our apartments do impact the overall bottom line. And, following the Ground Floor Project improvements, with the new LED lighting and more energy efficient new doors, we should continue to gain on that front. .

The proposed 2019 Budget will be presented at the October 23rd Board Meeting. We very much appreciate the comments and suggestions from our Residents and encourage your involvement.

Those pesky condo fees, or, How our Association spends OUR money!

(with 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, CMC, postage & 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 maintains reserves and enhances our property values.

Reminder to new Residents

AKW has a Happy Hour every Thursday evening, 6:30-8:30, in the Bar area off the Community Room. It's “free” except that you bring your own beverage, and you can store larger containers in the Bar closet! We'll continue to ask for \$5 on the last Thursday of the month so we can order pizza – you get to choose the menu, too! *Your neighbors look forward to meeting you; come on down and let's get acquainted!*



And more about why Reserves are necessary ... \$\$\$\$\$\$\$

Equipment and major components (like the roof) must be replaced from time to time, regardless of whether we planned for the expense. Your Board prefers to plan and set the funds aside on a current and continuing basis. Reserve funds aren't an *extra* expense; they just spread out expenses more evenly.

Reserve funds provide for major repairs and replacements that we know will be necessary at some point in time. Although a roof may be replaced when it's 25 years old, every owner who lives under it should share its replacement costs. Having been through recaulking the balconies, replacing the roof, repairing the garages and decks, the inconvenience of the repaving effort, etc., it's a relief to have had the funds to do these restorations and not have to contribute to a massive special assessment for these items (and more). More anticipated expenses will come in the next year-plus for hallway ceiling repairs, changed and additional hallway lighting, carpet replacement, and the newer issue of Emergency Lighting in the hallways and stairwells that we have to face. And keep in mind – by the way! – that *planned Reserves* are what's paying for our Ground Floor Project!

Reserve funds enhance resale values. Lenders and real estate agents are aware of the ramifications for new buyers if the reserves are inadequate. Most states require associations to disclose the amounts in their reserve funds to prospective buyers (in the "condo documents").

Reserve funds meet legal, fiduciary, and professional requirements. A replacement fund may be required by: (1) any secondary mortgage market in which the association participates (e.g., Fannie Mae, Freddie Mac, FHA, VA), (2) state statutes, regulations, or court decisions, (3) the community's governing documents (Master Deed & By-Laws)

The American Institute of Certified Public Accountants (AICPA) requires the community or association to disclose its reserve funds in its financial documents (e.g., Annual Report).



Getting you involved

We are always looking for residents to participate in committee meetings. Committees address the affairs affecting the safety and wellbeing on everyone in our Community, ensuring the continuing stable financial position of our corporation, as well as maintaining the integrity of our infrastructure. Needless to say, committees are an essential part of managing our Community. Each committee identifies a need/problem, discusses possible solutions/actions, and presents recommendations to the Board for discussion and decision. If you are interested in being involved --- *just come on down to a committee meeting (usually listed on the last page) and tell us you're here!*

Building & Grounds (B&G)
Budget & Finance (B&F)
Safety & Security (S&S)
By-Laws Amendments
Fitness Center Facilities
Communications
Landscaping
Pool

Kay Wilmoth
Sharon Grant
(group effort)
Becky Martin
Bill Munson
Quade Whitmire
Kay Wilmoth
Pat Quinn

Highway to Heaven? or the Danger Zone?

What's in store with the I-395 roadwork and the Duke Street to Edsall Road exchanges? Below is an excerpt from the Virginia Department of Transportation highway modification plan. See the operational and safety analysis details on the VDOT [site](#).



This project proposes to add an additional through lane on southbound I-395 GP from the lane drop at the Duke Street interchange to the Edsall Road interchange, resulting in a continuous four-lane section on this segment. The project also proposes to reconfigure the Duke Street and Edsall Road interchanges to accommodate the additional through lane with minimal impacts to existing highway infrastructure. The Preferred Alternative includes the following improvements:

From Duke Street to Edsall Road

- *Add an additional through lane on southbound I-395.*

Duke Street interchange

- *Close the southbound I-395 to eastbound Duke Street loop ramp and combine this movement with the existing directional exit ramp from southbound I-395 to westbound Little River Turnpike.*
- *Add a signalized intersection at Duke Street/Little River Turnpike for the left turns from southbound I-395 to eastbound Duke Street.*
- *Realign the loop ramp from westbound Duke Street to southbound I-395 and increase the acceleration length.*
- *Add the provisions for allowing a U-Turn movement on Duke Street, located east of I395 between I-395 and Walker Road, to accommodate the limited volume of eastbound 236 traffic entering I-395 SB and entering the Express Lanes at Turkeycock Run.*

Turkeycock Run access ramps

- *Combine the ramp from eastbound Little River Turnpike to southbound I-395 with the existing flyover exit ramp from HOV to GP lanes.*

Edsall Road interchange

- *Close the westbound Edsall Road to southbound I-395 loop ramp and combine this movement with an entrance ramp from eastbound Edsall Road.*
- *Add a signalized intersection at Edsall Road for the left turns from westbound Edsall Road to southbound I-395.*
- *Extend the southbound I-395 auxiliary lane from the Turkeycock Run entrance ramp to the exit ramp to eastbound Edsall Road*

Fingers crossed!

And speaking of Construction....

The Ground Floor Renovation project is moving to active Construction. Please stay updated on changes that may create detours in the lobby and limit access to entrances, as well as access to some amenities. The ground floor bathrooms will not be available in October. Details are available on the [Residents](#) page on the web site. Updates and notices will be provided as needed. Stay safe and use caution in the construction areas.



Neighborhood News

Sep 18, 2018, *Washington Business Journal*

Reports are that Seritage Growth Properties, the real estate investment trust that owns many current and former Sears properties, is in talks with Howard Hughes Corp. to form a joint venture for redevelopment of Landmark Mall. Seritage's involvement wouldn't mean a Sears store would be involved in the final site; the company has redeveloped many former Sears properties into mixed-use developments that often do not include the Sears department store itself. And the joint venture agreement, if completed, doesn't necessarily signal an active role by Seritage in the development. It's likely that Howard Hughes will continue as the single developer. An attorney representing Howard Hughes told that Eisenhower West-Landmark Van Dorn advisory group that the deal would be completed soon.

Howard Hughes' original plan for an open-air town center with a 10-screen movie theater and a 400-unit residential building have expired and City of Alexandria is gearing up for replanning the 51-acre site. The overall plan includes 5 million square feet, including some high-rise buildings. Other land uses may be different from the original plan and may include an earlier reported women's and children's health center and cancer research center.

City planners hope to begin community meetings in November. More information is available on the City's [website](#). Under the current schedule, the application would go before the City's [Planning Commission](#) and City Council in April 2019. Neither the Seritage nor Howard Hughes web sites provide additional information, however the Howard Hughes site provides the image of the development shown here.



Alexandria's RADAR Program

We all know that radar detectors are illegal in Virginia, right? The City of Alexandria has a new RADAR detector; in this case it's aimed at car tax evaders. Here's a quote from the City insert mailed with Personal Property Tax statements.

The City of Alexandria recently implemented the RADAR (Research and Discover All Registrations) program to allow City residents to identify and report vehicles regularly parked within their communities for a period of more than 30 days[,] that do not display a valid City vehicle decal denoting they are paying personal property tax on that vehicle. Out-of-state vehicles not properly registered with the City may also be subject to an additional surcharge.

Forewarned is forearmed. If you are a City resident, ensure your vehicle is properly registered to avoid potential fines or other penalties. Check the City site to determine if you are eligible for an [exemption](#).

IMPORTANT DATES IN OCTOBER

- ◆ **Knolls Kneedlers** **Sun, 10/7, 2 PM**
- ◆ **Board Meeting** **Tue, 10/23**

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.

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)	becky@akwcondo.com
Pat Quinn, Secretary (Pool)	pat@akwcondo.com
Sharon Grant, Treasurer (Budget & Finance)	sharon@akwcondo.com
Kay Wilmoth (Building & Grounds, Landscaping)	kay@akwcondo.com
Bill Munson (Fitness Facilities)	bill@akwcondo.com
Valmy Awasom	valmy@akwcondo.com

See **Knolls News** in color at www.akwcondo.com