



President's Message

Welcome, November ... you sure got here fast! The year has flown by and somehow we find ourselves headed into the holiday season. As always, there is a lot going on around the Community. The Ground Floor Project continues apace and is moving into its most disruptive phase, the installation of the new floor and the gutting and reconstruction of the main office. We will soon issue another Ground Floor Project Update, so be on the lookout for that. And, if you have any questions about the project, feel free to ask at the office or direct an email to gfp@akwcondo.com. The project manager says she hopes to have everything wrapped up before Christmas. Otherwise, work continues to determine how to address the problems we have been having with the roof. After an initial inspection, a secondary inspection was performed a few weeks ago and a third and hopefully final inspection is being scheduled. The result of that should tell us what next steps are, as we work with our legal counsel and management company.

In this edition of Knolls News, please take time to read about changes to our pet and mail hold policies. Also, the parking pilot was scheduled to sunset at the end of the year; the Board voted to extend it another year but to change the terms of the policy. If you rent a space from the Association or if you are looking to rent a parking space, you'll want to take note of that article. Finally, please take note that the November Board Meeting's date has changed and will convene on the 20th of the month. I wish all of you a pleasant Thanksgiving.

Board Meeting Highlights

Reported Financials

	<u>September 2018</u>	<u>August 2018</u>
Total Cash and Investment	\$1,681,100	\$1,651,167
Year-to-Date Income	\$1,454,413	\$1,294,317
Year-to-Date Expenses	\$1,427,504	\$1,303,685
Year-to-Date Net Income	\$27,222	\$(9,368)
Delinquencies \$	\$38,663	\$34,773
Delinquencies %	2.08%	1.87%
YTD Reserve Expenditures	\$194,462	\$141,265



Board actions follow:

- Approved the 2019 budget with a 2.6% increase in assessment fees (down from 3.0%), which includes an increase in reserve contributions. No change will be made to parking fees.
- \$5,125 to ASTM for additional testing of the roof installation
- \$3,250 to HVAC Unlimited to facilitate drywall repair due to condensation leak damage
- Awarded a retirement gift to Luis Nativi in appreciation of his years of service.
- Granted the snow removal contract to VGS for 2018-2019 season
- Approved a change in the insurance deductible from \$10,000 to \$25,000

- Approved the disposal of a broken pool umbrella (required by policy)

Any verbal abuse of security guards will be documented and reported to the security firm. If warranted, the Office Manager will investigate and the Board will determine next steps, as necessary.

The last 12 months of Board meeting minutes have been uploaded to the Building Link library. Future minutes will be added to the library after Board approval and notice will be sent to owners. Board meeting dates for 2019 will be:

January 22	February 26
March 26	April 23
May 21	June 25
July 23	August 27
September 24	October 22
November 26	December 17

Happy Hour Committee will dispose of items kept in storage but no longer used. These items were donated by prior owners and are not AKW property. Look for a notice on the planned giveaway of these items; first come, first served.

File It or Shred It?

Now We Know What to Do

At its October meeting, the Board voted to approve a proposed file and document retention schedule. The Directors conceded that it was a decidedly unexciting topic but knew that a policy was vital to correctly managing its documents. The next step in the process will be to purge some of the old documents that the policy calls for destruction such as that invoice from 1978 and that proposal from 1982. If you'd like to see the policy—or any of the Association's policies, it is public record and available for your inspection at the Office.

New Mail Hold Policy

As we evaluate our policy on packages and mail, and in conjunction with the new, larger mailboxes, the Board voted at its last meeting to change the policy on mail holds. Beginning January 1st, the Office will no longer accept mail holds. This is a service already offered by the US Postal Service so there is a way for residents to have their mail held when they are away for extended periods of time. You can submit a request online (<https://holdmail.usps.com/holdmail/>), or at the Post Office.

A Nice Place to Park

In 2017, the Board voted to approve a pilot project to rent out up to five of the Association's visitor spaces. The Bylaws changes approved in 2016 permitted this pilot to occur. The Board sought legal counsel's advice on how to effect a program that would benefit residents in a fair, equitable, and transparent way. The attorney recommended either a lottery system—where the Board determined the cost and allowed residents to express interest and then have a public drawing—or an auction system, where the spaces would be auctioned to the highest bidder; the Board chose the latter for the 2018 year. In voting to extend the pilot, the Board decided for 2019 to switch to a lottery system. The attorney also strongly recommended that the spaces be re-awarded each year, to keep residents from being locked out of the process. So, all five of the spaces will be part of the lottery. More details will be forthcoming, including how to enter. The price for the spaces will be \$100 for uncovered and \$125 for covered parking.

Paparazzi for Pets

At its October meeting, the Board voted to update the Association's pet policy to require a photo of your pet(s) is kept on file in the office. The Board discussed whether to apply this policy only to dogs and decided that, since resident cats have gone missing and been found in the hallways on multiple occasions, it made sense to have non-canines included in the policy.

We will use BuildingLink to house these photos. If you have access to BuildingLink and you own a pet, please log in and upload a recent photo of your pet. If you prefer to have the office upload it for you, feel free to email it to office@akwcondo.com. And, if you want your pet's photo taken for upload, call the office and set up a time to come by and do that.

In the event of an emergency we want to be able to collaborate with emergency services to identify units with pets in them. The Board also discussed further changes to the policy but decided to table the discussion and take it back up at the November meeting.

Happy Thanksgiving!





The *Knolls Kneedlers* (Fanny Felipe-Morales, Pam McCaffrey, Mary McClelland, Fay Menacher and Barbara Righter) continue to meet the first Sunday afternoon of every month at 2 p.m. The October meeting was on our poolside patio, as the party room is under construction. It was a lovely day and we enjoyed being outside. We continue to work on small blankets for the Red Cross, on pastel squares in various patterns that will be sent to "Warm Up America" to be sewn together to form an afghan. We have knitted two blankets: one for St. Jude's Children's Hospital and the other, almost complete, will be donated to Shriner's Hospital. We donated three scarves (pink of course!) for participants in a breast cancer "Race for the Cure," and we have knitted almost a dozen baby hats which will be donated to a hospital. It is our favorite baby hat pattern, it is very, very easy to

make. (The pattern is super-simple: (www.halfknits.com/knitbabycap). We would be happy to show anyone who is interested, how to make it. So join us and learn to knit, or start to knit again, or bring other needle crafts to our group. We welcome new members, and are happy to share our needles, yarn, and chocolate!

I guess we forgot to mention....



We've told you about what's acceptable to be discarded via the trash chute and what is not. I guess we forgot to mention that a knife needs very special handling. A neighbor apparently didn't consider the consequences, but thoughtfully included the knife block as possibly useful to the finder.



Sarcasm aside, it apparently does not go without saying that this is DANGEROUS!! The trash from the chute must be manually moved forward into large sausage type trash rolls. It doesn't take much imagination to envision the damage that can occur to a pair of hands reaching to extract such an item from the trash.

The same is true for glass and ceramic items which can splinter into hazardous shards with the same injurious result.

One of our staff has sustained injuries from similar trash. This time he was lucky enough to see what was coming his way.



But he shouldn't have to be lucky.

These are the people that take care of all residents. Let's keep them safe.

We hope that says enough.

Oh.... We also want to call attention to the plastic stool or container that was tossed right behind the knife.

Get a box; get a bag and carry these items to the trash room. Seriously...

And a good time was had by All!



Photo by Deborah Block

Kind-of hard to believe, but our very own **Luis Nativi** decided he'd really rather look forward to *not going out in the winter weather* and retired to start spending quality time with his family and friends. With any luck at all, perhaps he will end up spending the winter months in a much warmer climate with others of his family and friends!

Luis had just completed **15 years** on our Staff. He was the stalwart worker who took care of our "outside," making sure that leaves didn't pile up in the garages, that any litter was discarded properly – Luis was the reason our building always had superior "curb appeal." His efforts were often heroic when it came to helping out so many Residents when we were over-burdened with snow! And he always helped out on the "inside," too, when our other Staff called for his assistance on a chore.

The retirement party for Luis, organized with care by Kay Wilmoth, Pat Quinn, Becky Martin and Kim Lee, was held on October 24th in the Community Room, and the enthusiastic crowd sent him off in fine style. *Have a wonderful retirement, Luis!*

Renovations To Your Unit [Handbook, pg 24]

Most of us can look around our units and see something we'd like to change. Move a wall; remove a wall; move a sink; remove a sink. AKW's Master Deed & By-Laws require us to seek approval from the Board for any alterations we make to our units. It sounds onerous but when you make an alteration to your unit it may affect your neighbors and the Board has a responsibility to mitigate negative effects on them. The rules have been on the books since AKW was built, though owners have not always followed them. In fact, the Association has spent thousands of dollars restoring services to the building that were cut because owners damaged them during unapproved renovations. To help make doing the right thing easier, the Board has provided a procedural document to guide you through the process. When it's time to consider renovations, ask the Office for the document, or check it out in the **BuildingLink** library or at akwcondo.com.



On Saturday, November 3rd, before you go to bed, set your clock **back** one hour so you'll have the correct time when you get up on Sunday morning!

REMINDER and a generous offer

Tuesday, November 6 is Election Day!

Wendy Shelley has graciously volunteered her time to provide AKW residents with transport to the polls on November 6. Contact Wendy at 703-919-6045 for details.



(We don't know where this came from, but it rings a bell for some of us)

**No matter what our kids and the new generation think about us,
WE ARE AWESOME !!!
OUR LIVES are LIVING PROOF !!!**

*To Those of Us Born
1925 - 1955:*

~~~~~  
**TO ALL THE KIDS WHO SURVIVED THE  
1930s, '40s, 'and 50s, !!**

First, we survived being born to mothers who may have smoked and/or drank  
While they were pregnant.

They took aspirin, ate blue cheese dressing, tuna from a can, and didn't get tested for diabetes.  
Then, after that trauma, we were put to sleep on our tummies in baby cribs  
Covered with bright colored lead-based paints.

We had no childproof lids on medicine bottles, locks on doors or cabinets, and, when we rode our  
bikes, we had baseball caps, not helmets, on our heads.

As infants and children, we would ride in cars with no car seats, no booster seats, no seat belts, no air  
bags, bald tires and sometimes no brakes..

Riding in the back of a pick-up truck on a warm day was always a special treat

We drank water from the garden hose and not from a bottle.

We shared one soft drink with four friends, from one bottle,  
and no one actually died from this.

We ate cupcakes, white bread, real butter, and bacon. We drank Kool-Aid made with real white sugar.

And we weren't overweight. WHY?

Because we were always outside playing...that's why!

We would leave home in the morning and play all day, as long as we were back when the streetlights  
came on.

No one was able to reach us all day. And, we were OKAY.

We would spend hours building our go-carts out of scraps and then ride them down the hill, only to find  
out we forgot the brakes. After running into the bushes a few times, we learned to solve the problem.

We did not have Play Stations, Nintendos and X-boxes. There were no video games,  
no 600+ channels on cable, no video movies or DVDs, no surround-sound or  
CDs, no cell phones, no personal computers, no Internet and no chat rooms.

**WE HAD FRIENDS**

and we went outside and found them!

We fell out of trees, got cut, broke bones and teeth,  
and there were no lawsuits from those accidents.

We would get spankings with wooden spoons, switches, ping-pong paddles, or just a bare hand, and no  
one would call child services to report abuse.

We ate worms, and mud pies made from dirt, and the worms did not live in us forever.

We were given BB guns for our 10th birthdays, 22 rifles for our 12th, rode horses, made up games with  
sticks and tennis balls, and --- although we were  
told it would happen --- we did not put out very many eyes.

We rode bikes or walked to a friend's house and knocked on the door or rang the bell,  
or just walked in and talked to them.

Little League had tryouts and not everyone made the team. Those who didn't  
had to learn to deal with Disappointment. Imagine that!!

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The idea of a parent bailing  
Us out if we broke the law was unheard of. They actually sided with the law!

These generations have  
Produced some of the best risk-takers, Problem solvers, and Inventors ever.  
The past 65 to 85 years have seen an explosion of innovation and new ideas.  
We had freedom, failure, success and responsibility, and we learned how to deal with it all.

**If YOU are One of those born  
Between 1925-1955, CONGRATULATIONS!**

You might want to share this with others who have had the luck to grow up as kids before the lawyers and the government regulated so much of our lives for our own good. While you are at it, forward it to your kids, so they will know how brave and lucky their parents were!

Kind of makes you want to run through the house with scissors, doesn't it?

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**WHY are we still reminding people about this?**

We have a specific area for “dog walking” on our property. It even has a waste can that is specifically for cleaning up after that “walking.” Folks, there is NO magical Poop Fairy coming along to make the area pristine. (Read the “Pet Rules” in the Handbook, please.)



**Playing Around**



It can be a challenge to find ways for children and pets to work off excess energy. While we sympathize, our Handbook (p 27) specifically addresses behaviors that are not acceptable.

*Residents are responsible for their own conduct as well as the conduct of their children and all guests...*

*2. Roughhousing, running, jumping, shouting, and throwing balls or other objects are prohibited in common areas, including the lobby, billiard room, community room, and hallways*

*4. Pets shall not be exercised or trained in the corridors.*

And, *while not specifically named*, allowing children to ride scooters or bikes in the hallway is not permitted; the intent of the policy is to ensure all residents the quiet enjoyment of their units. Children cannot readily control their enthusiasm and these activities must be taken outside. Dogs, likewise, love play and barking is often a component of that excitement.

Residents disturbed by such activities should contact the Office.



### ***Thinking ahead to that dreaded word .... SNOW***

As dreaded as it is, the weather is turning colder and we are likely to get a snow storm in the coming months (or maybe just *weeks!*). We are fortunate to have a terrific staff to help dig us out, as well as some generous AKW residents who come to the assistance of their neighbors.

A note for some of our new (and long-term) residents: ***Empty parking spaces are privately owned property.*** Do not shovel snow from your space onto someone else's. You are ungenerously gifting them the task of shoveling twice as much. We know it is difficult to find space for all of it. Keep in mind that we are all in the same boat. It's aggravating and an inconvenience, but please don't "pile on" to your neighbor's!

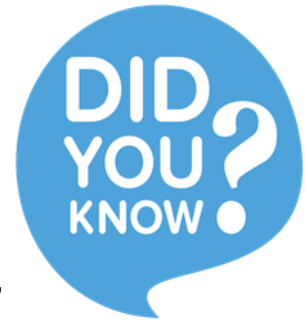
### **What goes into our Condo Fees? Why are they so high?**

A Resident remarked recently that they couldn't understand why our fees are so high – they were paying so much but why couldn't the Association (*fill in the blank*), and just what does the fee cover?

Well, our nearly \$2 million annual budget covers things like payroll for our Staff, which includes medical coverage as well as uniforms. It covers the cost for the 43,000-gallon swimming pool, plus the Jacuzzi, plus the lifeguard company services, plus the electricity to heat the pool and spa! About-a-quarter-or-more monthly goes to fund the Reserves, so we've got constant contributions to make sure future projects are covered – and to avoid any prospect of a special assessment!

Things like the landscaping service that keeps our property looking nice. Like the extra dollars that pay for smaller landscaping items that our Volunteers place and plant for seasonal interest. Like funding the security service when our Office isn't open – much for the benefit to our Residents by simply being able to retrieve packages in the Office. Things like the snow-plowing contract that makes it possible to get to work or the store. And getting the HVAC to cover the lobby areas (they'd been freezing for years!). Like making sure our building has the correct amount of insurance to cover catastrophic problems. Things like updating and getting all new equipment for the fitness centers. Things like finally getting the whole Ground Floor Project started (and moving *fast!*). Things like trash pickup. Things like all of the utilities (water, sewer, gas, electricity) we aren't charged for individually.

**What can you do? How can you help to regulate those fees? *Pay attention to how you are affecting any of those costs!*** Do you keep your lights on in every room all the time? Do you run either heating or air conditioning around the clock? Do you figure that not cleaning up after your dog shouldn't bother anyone else (even if it's poop in the elevator!!)? If you think the trash room is your private area to dump hazardous material (*paint*, after you've just redone your wall, or a computer you're replacing), you're expecting all of us to contribute to the cost the Association has to pay for correct removal. Things like our paying a citation to the City for your ignoring the safety rules of not having paint sitting in your storage unit (or boards covering the wire)? Things like not having homeowner insurance (HO-6) to cover repairs that should have been covered by "the other person" if that leak comes to your home? (And there's Renter's Insurance to cover your own property.) If you lived in a single-family home, you'd certainly pay attention to all of these cost areas and make adjustments. Same thing here! So it's up to each one of us to *make a difference!* Please do your part!



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## IMPORTANT DATES IN NOVEMBER

- ◆ **Knolls Kneedlers** **Sun, 11/4, 2 PM**
- ◆ **Board Meeting** **Tue, 11/20**

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

|                                                       |                                                              |
|-------------------------------------------------------|--------------------------------------------------------------|
| Quade Whitmire, President (Historian, Communications) | <a href="mailto:quade@akwcondo.com">quade@akwcondo.com</a>   |
| Becky Martin, Vice President (By-Laws)                | <a href="mailto:becky@akwcondo.com">becky@akwcondo.com</a>   |
| Pat Quinn, Secretary (Pool)                           | <a href="mailto:pat@akwcondo.com">pat@akwcondo.com</a>       |
| Sharon Grant, Treasurer (Budget & Finance)            | <a href="mailto:sharon@akwcondo.com">sharon@akwcondo.com</a> |
| Kay Wilmoth (Building & Grounds, Landscaping)         | <a href="mailto:kay@akwcondo.com">kay@akwcondo.com</a>       |
| Bill Munson (Fitness Facilities)                      | <a href="mailto:bill@akwcondo.com">bill@akwcondo.com</a>     |
| Valmy Awasom                                          | <a href="mailto:valmy@akwcondo.com">valmy@akwcondo.com</a>   |

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