



## President's Message

Into May now, the pool-goers are no doubt eyeing the swimming pool with a fair amount of anticipation. And, rightfully so, with a lot of work having gone into the amenity over the past couple of months—the 2019 season sees us with new white coating and a fixed leak, both big undertakings. (Thank you Pool Committee and staff for your work on that!)

There are a couple of other large projects that are being worked on, though largely behind the scenes and most of those who do not regularly attend Board Meetings may not even be aware of them. Namely, we continue to work through the issues we've been having with the roof; hopefully we are at a resolution on that very soon. And, there is work to be done on the C garage/D deck to address leaks that have displaced some parkers from their spaces and into visitor parking. We hope to have a strategy for addressing that issue in the near-term.

As you know, the emergency hallway lighting is installed, has passed initial inspection and also passed the annual fire inspection. Power outages are exceedingly rare here but this is an essential safety upgrade. Elsewhere, we are looking at a refresh of our webpage and are meeting soon to discuss content and how users—residents, visitors, and prospective owners—interact with [akwcondo.com](http://akwcondo.com), and how it complements what BuildingLink offers residents and off-site owners. Your feedback is welcome. Thanks to webmaster Joann Wray for her pro-bono work on the site. And, thank you to all our volunteers whose community spirit helps keep AKW running, upgrading, innovating, and moving forward. Have a happy May!



all things seem  
possible in  
*May!*

## Board Meeting Highlights

### Reported Financials

	<u>March 2019</u>	<u>February 2019</u>
Total Cash and Investment	\$1,588,526	\$1,596,994
Year-to-Date Income	\$503,370	\$336,784
Year-to-Date Expenses	\$487,914	\$336,723
Year-to-Date Net Income	\$15,456	\$61
Delinquencies \$	\$42,873	\$41,071
Delinquencies %	2.25%	2.15%
YTD Reserve Expenditures	\$46,760	\$24,994



---

## Board Actions

- Ratified the investment with Morgan Stanley of \$500,000 in two short-term CDs (\$250,000 in Cambridge Savings Bank, MA and \$250,000 in Bank of China New York)
  - \$4,240 to AquaSafe to repair the leak in the swimming pool's vacuum line
  - \$900 plus tax to Long's Billiard to replace the felt cover of both pool tables
  - \$2,200 to All Plumbing to replace the backflow preventer and copper plumbing in the pool pump room.
  - Approved the AKW Spending Delegations policy dated 5/1/2019, stating the delegated authorities of directors and the management team
  - Approved the revised rules for the swimming pool and spa, with the addition of a "No Smoking" rule.
- 

## **Avoid the stress of mail and package deliveries!**



In our January issue we told you about the [USPS Hold Mail](#) form you can use to hold mail at the Post Office. With the new mailboxes and reconfigured space in the Office, there is less space to collect mail and piles of boxes on-site. Complete the form on your computer, using a START and STOP date, and all is taken care of! (One Resident recalled trying this out upon holiday travel as "E-Z, P-Z.") Other choices now include: [USPS Informed Delivery](#) (also apps on iOS and Android), which will tell you what's being delivered so you can keep on top of all those catalog orders you made! Also available is [FedEx.com/delivery](#) or on the same apps. You're notified of anything matching your name/address, and you can place on a Vacation Hold for up to 14 days, or arrange a specific delivery time, or reroute (for a fee). [UPS My Choice](#) (and the same apps) has been around since 2011 – *who*

*knew?* – Fill out your preferences and you can designate a "leave at" location. For an additional fee UPS can reroute to another state (and they have more choices). [There was a terrific, detailed article about this in the *Post's* "Local Living" section on Thursday, April 18, so check that out for more info if this is something to consider when you're gone during the Summer!]

## **Impacting Your Commute?**

Metro will close the Braddock Road, King Street-Old Town, Eisenhower Avenue, Van Dorn Street, Franconia-Springfield and Huntington stations on May 4 and May 5 for preparations related to this summer's Platform Improvement Project closures.

The six Blue and Yellow line stations south of Reagan National Airport are scheduled to be closed from Saturday, May 25, through Sunday, September 8. Free parking will be offered at Huntington, Franconia-Springfield, and Van Dorn Street stations (Eisenhower Ave, King St-Old Town, and Braddock Road do not have Metro parking facilities). See the [WMATA site](#) for complete track closure information.



### Also,

Beginning the week of May 20, Alexandria will increase the HOV requirements on Washington Street from two or more vehicle occupants (HOV-2) to three or more (HOV-3) during both morning and afternoon rush hours. The HOV restrictions will also be extended to 6 a.m. to 10 a.m. during morning rush hour and from 3 p.m. to 7 p.m. in evening hours for the duration of Metro's platform work.

---

## **Insurance Seen Through an AKW Disaster**

*Quade Whitmire*

The last time a lot of us considered our homeowner's or renter's insurance was during the AKW 2014 fire on the 17th floor. On a Sunday morning that December many AKW residents awoke to sirens, the fire alarm, and flames shooting dramatically out of the west side of the building. Speaking personally, we scrambled to get our dog and gather wallets and other bare essentials and evacuate—evacuating during a fire is a clarifying experience, to say the last. As we exited our unit, firefighters were already in the hallways, hoses deployed, orders and commands being barked out. It was a surreal moment and as we left we wondered what we'd come back to, having seen flames shooting up the side of the tier next to ours. On the way down the stairs we thought "at least we are insured."



The problem is, in a lot of instances, the kind of insurance many of us have is either the wrong kind or there is not enough to cover the damage caused by a catastrophe. For instance, neither the Association's master policy nor another owner's policy will pay for your displacement, even when the event did not start in your unit. So, if you cannot live in your home following an event, and if your own insurance does not cover lodging, you have to pay for it out of your own pocket ... plus your mortgage and condo fee, as usual. Displacement coverage is specific coverage that you have to have included in your policy—make sure you have it. Residents who were out of their homes as a result of the 2014 fire were dependent upon their insurers to provide that protection.

Also, if a fire or other catastrophic event—like a major water leak—begins in your unit and damages other units, you are responsible for damage caused to other units and the building, up to the full \$25,000 deductible. This is regardless of whether the event started because of negligence or accidentally. Your insurance may cover that, but you must be sure you have the correct coverage because any difference must be paid for by you personally.

Above all of that, insurance is about putting your life back together after a catastrophe, which means replacing your personal items—something renters and owners need to think about. For all it's personal items and the reconstruction of the unit after the damage—refrigerators, TVs, towels, furniture, shoes, and so on. There's a lot of stuff to replace and none of it is cheap. You must insure for replacement value and have sufficient coverage.

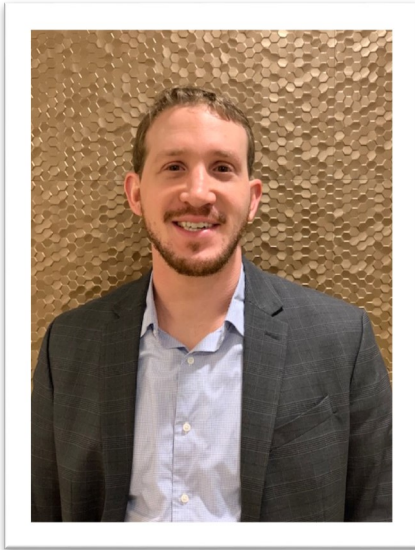
Back to the 2014 fire, nearly three dozen units were damaged as a result of water and smoke damage and the originating unit was gutted. Thanks to the sturdy construction of AKW and to the quick response of firefighters, the fire itself did not spread and the damage was relatively restricted. Personally, although the fire was one floor down and only a tier over, we luckily sustained no damage whatsoever. But, the event made us think and we upped our insurance coverage as a result.

All of this is to ***strongly encourage*** you to come to the insurance seminar on the **15th of May at 7PM**. Our insurance broker will be there to offer a presentation and to answer your questions. Owner dues pay for insurance through the broker so he's not there to sell us anything; this is not a sales pitch but an informational opportunity. And, if you are a renter, you are definitely encouraged to attend so you can be sure you are correctly insuring your personal items. After a catastrophe is the wrong time to learn that your insurance isn't what it needed to be.

---

## Hello! Have we met?

We have long promised photos for the AKW staff: Please meet them here!  
Photos to be soon posted on the bulletin board.



**Justin Meltzer** joined AKW in February 2019 as our General Manager. He is in charge of general oversight of the day-to-day operations of the building and works in collaboration with our maintenance staff.



**Davon Datcher** is AKW's Maintenance Manager and he leads the maintenance side of the house. Davon joined AKW in April of 2017.



**Douglas Campos** started working at AKW as a contractor and in 2017 became an Association employee. He is a Porter who lends a hand on maintenance issues as well.



**Will Murray** is the maintenance staff's newest addition, having joined AKW in January this year. He is our Porter with a focus on grounds and landscaping.



**José Castillo** is our Porter who retired from service at AKW in 2015 but returned in 2017 in a part-time capacity. He originally joined the AKW family in 1985.



New Maintenance Technician expected soon.

---

## **FIRE SAFETY**

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



***This alarm does not call the FIRE DEPARTMENT !!***

*The company that monitors our Building system, Red Hawk, 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.**

### **What to do**

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 firefighters 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 indicates that 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*

**Even if you were able to extinguish a fire in your unit, call 911. The Fire Department will visit to confirm there are no lingering risks of fire.**

**Fire safety is an important part of community living. See the [AKW Handbook](#) for more information.**



## RESIDENT SERVICE PROGRAM (RSP)



Several years ago the Board implemented the "[Resident Service Program](#)" (RSP), the aim of which is to save Residents the cost and aggravation of having an outside contractor do small projects and odd-jobs. If we as Owners receive the service at a lower price than we would otherwise pay and that money goes to the Association as income, everybody wins! The main problem with the RSP is that most of us aren't aware that it exists.

In the beginning the policy was door-delivered to all Units, including fee schedule and what's covered. The Program document can be found at the above link above and is also Appendix D in the Handbook. What's the point of a great service program if nobody is aware it exists? Please take a moment to review the program and consider if you have need of the services it offers. **And please note some important guidelines –**

- Any service request must be made directly to the office or through Building Link
- Requests directly to the Maintenance Staff are *strictly prohibited*
- Payment for the services can be made by check or credit card.
- Payment is NOT to be made to the Maintenance Staff.

It's important to note what services are not offered by the program, including HVAC servicing or repairs (other than changing filters semi-annually and springtime anti-mold pellet that the original units get.)

## Family Caregivers Unite!

**Capital Caring Caregiver Expo 2019** announces that they along with **AARP Virginia** and the **Virginia Hospital Center** are holding a "day of information, appreciation and celebration" on **Saturday, May 11, from 10 – 2** at the **Northern Virginia Community College (Annandale campus, 8333 Little River Turnpike)**. The program will include community exhibitors offering valuable information, services, no-cost health screenings, and more. Attendees have the opportunity to hear from speakers on a variety of topics relating to family caregiving: Alzheimer's Prevention/Treatment/Hope for the future; Caregivers' GPS for Navigating the Healthcare system; Managing Pain/Living with Cancer; Advance Care Planning; as well as the resources available to you and your family. Light refreshments available. **This is a FREE event!** **Mark your calendar and please register online at [Expo registration](#)**. [Directions: Little River Turnpike west, cross over the Beltway and continue to 2<sup>nd</sup> stoplight, turn Left onto Shelley Rd; turn Left into NVCC parking lot. **Parking is free!**]



# GARAGE SALE

## Yard Sale? Garage Sale? Rummage Sale?

Whatever you call it, make sure to stop by on May 19, 11 to 3 PM. **20 tables** were reserved, promising lots of variety; perhaps even the treasure you didn't know you were looking for!



Look for more details soon!

## Are you planning a family reunion?

**Picnic Area Rental Information** can be found at the City's "[Recreation, Parks & Cultural Activities](#)" site. Easiest thing to do is to call **703-746-5414** or visit the Lee Center at 1108 Jefferson St., 9-7, M-F. Sites may be rented and are available to City residents. Picnic area rentals are available April 1 through October 31, and rented in 4-hr blocks of time. Spaces depend on the size of your group, from 25 to 100 people, and include table and grill capacities.



**Fort Ward Park** (West Braddock Rd.) has the most varied capacities; **Armistead Booth Park** (Cameron Station Blvd, off South Picket) is closest to us .... (This is where we *used to vote*.) If this is a possibility for you, give them a call and reserve early!

## **WOW!!! May's calendar is getting pretty full!**

You may already have marked this one down, but *don't forget Wednesday, May 15, 7pm in the Community Room*. As noted in the article on page 3, the Association has invited our insurer to give an informational presentation [*no sales pitch!*] on insurance, followed by Q&A.

All owners AND renters are encouraged to attend. We want to make certain you know what your coverage is, why and how you are covered, how your personal coverage links with the Association's coverage. Off-site Owners should have coverage for the Unit, but those Renters need their own insurance to cover their belongings. Why is this important? You're now responsible for the first \$25,000 of *damage from an event from your unit*! Are you covered? If you're displaced because of a catastrophic event, are you covered for lodging? As Bob Barker's announcer used to call out on "The Price is Right", **Come on down!**



## **Library News**

*Barbara Righter*

You may have noticed that the AKW Library (aka book exchange) is back in business in the Mail/ Billiard Room. It is sporting beautiful and sturdy new shelves, with a selection of hard cover fiction and nonfiction. There is quite a bit less space than there used to be, so the Library Committee has suggested new guidelines for book donations by residents.

Please donate only hard cover fiction or nonfiction in good condition (no markings, mildew, or yellowing). We are not accepting textbooks or cookbooks, "coffee-table" books, paperbacks, magazines, or DVDs. As the shelves get full, new books will replace old, so if you see a book you want to read, grab it! With everyone's cooperation, we will have an attractive and useful library.

## **Knolls Knitters**

Knolls Knitters will next meet on Sunday, June 2. And as always, 2pm in the Community Room, with lots of chocolate (and maybe other goodies!) promised!

## **Memorial Day**

Planning for an AKW Memorial Day event is underway; details to be announced. See Pat Quinn or Pam McCaffrey to volunteer.

## **Future Board Meeting Dates**

<b>May 28 (new)</b>	June 25
July 23	August 27
September 24	October 22
November 26	December 17

---

## **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 coverups. 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: the water will be warm on the first day! and the Jacuzzi will be in working condition then, too. **Calendar mark for May 25**, 10am opening!



Updated Rules will be available with pool passes. **Look forward to seeing you!**

---

## **Centuries of History: Touring Our Backyard!**



Fort Ward Museum interprets the site's history and offers exhibits on Civil War topics, education and interpretive program tours, lecture and video series, bus tours, and living history activities throughout the year. This site also interprets Alexandria as an occupied City, and the City's role as a vital Union Army crossroads, life within the Defenses of Washington, and everyday life of Civil War soldiers and civilians. The fort also gives us an excellent understanding of Civil War-era military engineering. About 90% of the fort's earthwork walls are preserved and the Northwest Bastion has been restored and reconstructed to its original condition.

**Save the date: Friday, May 10, 10am to 1pm**

Historic Tour of Fort Ward Park and Museum. Meet at the Park at 10 AM for a brief lecture, then tour this Civil war Fort. Please register with SSA at [seniorservicesalex.org](http://seniorservicesalex.org), or 703-836-4414 x 110.

These historic sites are within our City: Alexandria Archeology Museum; Alexandria Black History Museum; Alexandria History Museum at the Lyceum; Freedom House Museum; Friendship Firehouse Museum; Gadsby's Tavern Museum; Stabler-Leadbeater Apothecary Museum. In the meantime, it's a delight to have a special lunch or dinner anytime at Gadsby's Tavern on Royal Street! *Knolls News* will advertise these tours when we know of them. (Tours take place on the 2<sup>nd</sup> Friday of the month as scheduled.)

**Save the date: Tuesday, May 28, 2:00-3:30pm**

Monthly "Healthy Food" lectures and cooking demonstrations are presented at the [Beatley Library](#) with a Nutritionist from Giant Foods explaining and demonstrating – with a tasting afterwards. **FREE** but please register at 703-836-4414 x 119.

**Save the date: Wednesday, May 29, 10am-noon, Senior Health & Wellness Fair**

At the [Lee Center](#), 1108 Jefferson Street. The first half hour is a general presentation, followed by your choice of breakout sessions to attend, such as cooking, exercise, health screening. It's always helpful if you register – 703-836-4414 x 119.





- 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**

### **Spring—Recommended Maintenance**

The “hard water” problem in Alexandria’s water system can make it difficult for us. The Virginia American Water (our supply company) rates the ‘hardness’ of our water by measurement of calcium and magnesium. Hard water levels prevent soap from easily foaming and can also cause a build-up of calcium and magnesium deposits (commonly called ‘lime scale’ or ‘scale’) on metal faucets and shower heads. Treating the build-up of scale every 6-12 months helps to improve the flow. Commercial products are available for removing scale. A safe, inexpensive and effective solution is household white vinegar. A quick Internet search for “how to clean shower head nozzle” provides some options.

Additionally, naturally occurring silica can cause the aerator screen on your faucet head to clog up as well. Those can be cleaned by [removing the gasket and housing](#), and removing any debris from the screen.



**IMPORTANT DATES IN MAY**

- ◆ **Insurance Presentation** **Wed, 5/15**
- ◆ **AKW Garage Sale** **Sun, 5/19, 11 to 3 PM**
- ◆ **Memorial Day Celebration** **Mon, 5/27**
- ◆ **Board Meeting** **Tue, 5/28 (note date change)**

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



**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>   |