



President's Message

Thanks to those of you who came to the insurance presentation in mid-May. We had a good number of you there for the presentation and Q&A. The questions our neighbors asked were very helpful in getting us to consider if our coverage would be sufficient in a moment of need that we all hope never arrives. Speaking personally, my takeaways from the presentation led to a different insurer and to an increase in my coverage. I hope I never have to use it! For those of you who could not make it and have asked about it, I'll work with the Association's insurance broker on getting a summary written up to share with the community.

Otherwise in the community, we welcome our new Maintenance Technician, Rashaad Williams, who started last month. His photo is now posted with the full staff on the bulletin board. When you see Rashaad be sure to welcome him to the community.

AKW's online presence—AKWcondo.com—is getting a bit of a refresh, with an updated Residents page. There you'll find a great resource for AKW policy statements and forms, all of which are now fillable online, so no more having to print them, fill them out longhand, then scan them into an email. Just fill in on your computer, print to PDF, and attach. Easy!

Finally, you'll have noticed the postings in the elevators that there is a Special Meeting on Tuesday evening on the subject of an issue with the common-element HVAC pipes. The meeting will commence at 6:45 pm in the Party Room and all are welcome to attend.

With Knolls News on hiatus next month, this is my opportunity to wish you a pleasant June and enjoyable Independence Day holiday!

Board Meeting Highlights

Reported Financials

| | <u>April 2019</u> | <u>March 2019</u> |
|---------------------------|-------------------|-------------------|
| Total Cash and Investment | \$1,537,173 | \$1,588,526 |
| Year-to-Date Income | \$673,682 | \$503,370 |
| Year-to-Date Expenses | \$641,777 | \$487,914 |
| Year-to-Date Net Income | \$31,905 | \$15,456 |
| Delinquencies \$ | \$50,680 | \$42,873 |
| Delinquencies % | 2.50% | 2.25% |
| YTD Reserve Expenditures | \$143,372 | \$46,760 |



*Summer
is a
State of Mind*

Delinquencies in April were \$50,680 or 2.5%. Five delinquent accounts are 90% of that total.

Board Actions

- Ratified the investment with Morgan Stanley of \$250,000 in a short-term CD
- \$6,908.31 to SeeView Security for new cameras at the North and South sides of the H parking lot, as well as the loading dock area
- \$2,121.11 to National Antenna for repairs allowing residents to access antenna signals
- \$2,750.00 to VGS to repair a pipe at the loading dock
- Repairs have been ordered for the pool water fountain and the main pool pump



Summertime = lots of sunscreen

In case you didn't see the "Tips" from the Giant pharmacy:

- 1) You need to reapply an ounce every two or so hours,
- 2) Avoid sunscreens with "oxybenzone," a hormone disrupter and allergen,
- 3) The FDA says that sunscreens with SPF over 50 aren't worth the possible increased cost or your relying on their being "better",
- 4) Sunscreens actually have a "use-by" date! Check yours for an expiration (i.e., toss the one from last year!),
- 5) Use a sunscreen that protects against UVA and UVB rays,
- 6) "Sport" and "water resistant" are just labels; reapply as soon as you're out of the water,
- 7) Sunscreen alone won't protect completely; wear protective clothing, too!



Summertime is vacation time !!

It's that time of year – again! – when **Knolls News** takes a break. And well-deserved, if we may say so! Yes, we'll be back with an August edition, and return then for another year of reporting enthusiastically all of the things we need to know about living in and enjoying our wonderful life here at AKW. So, have a joyful, safe and relaxing Summer and you'll see us again with the August edition.

You-Know-What Rolls Downhill ... And Downstairs!

A frequent complaint the office gets from residents is about dirt, water, and debris coming onto residents' balconies from above. What your neighbors below are experiencing ranges from a little water-dirt mélange caused by overwatered plants to a torrent of filth caused by a full-on balcony washing. Unfortunately, our balconies aren't like patios adjoining a single-family home, so you must not scrub and wash them with water and soap because that water and dirt will land on balconies below. Remember: everything you push – or let fall from – your balcony will certainly land on the balcony of one of your neighbors below. And, this is an owner-to-owner issue, so any damage you cause to your neighbors' balconies is your responsibility to clean, fix, and repair--and this doesn't come cheaply. Be sure to tell your contractors – including your cleaning lady or guy – not to leave you on the hook by pushing dirt and water off your balcony!



Consideration for our neighbors is one of the requisites for condo living. Our spacious balconies are spectacular outdoor living spaces, but not if “stuff” continues to detract from enjoyment.

Balcony Cleaning 101

So, if you're not allowed to clean your balcony with a soap scrub and lots of water, what to do? The key is to keep on it: make sure you are dry-mopping your balcony regularly and thoroughly. This keeps the pollen and dirt under control and manageable. One vacuuming-averse neighbor bought a “robovac” and says that he turns it loose on the balcony three times a week and that it does the job quite nicely; another says that she dry-mops once a week and follows up with a Swiffer. If you happen to have a small carpet strip out there, how about just vacuuming it? Take care of spills as soon as they happen with some paper towels and Windex or your favorite cleaner. And again, consider whether that clean-up impacts or your neighbors. Our spacious balconies are spectacular outdoor living spaces and they're worth a little extra attention to cleaning and upkeep!

Contractors ... or Do-It-Yourself?



We all have things in our apartments that need doing. Upgrades and renovations, necessary upkeep and maintenance: from time to time the work just has to be done. When it comes time to do it, keep in mind that any contractor you hire must be *licensed, bonded and insured* to do the work they are performing on your unit. Why? Well, if someone performs work in your unit and a problem arises from that work, you are responsible for any damage caused to your neighbors' units. This is especially important to remember if you have a friend or relative who is “helping you out.” A licensed, bonded, insured contractor is liable for any damage their work causes; your brother-in-law's or friend's work is ... well, it's *your* problem!

So, when you're having work done, make sure your contractor is a professional and is licensed, bonded and insured. *This Board has passed a policy and guidance [document](#) on the subject and it's available to you in the Office and in the BuildingLink library.*

And remind them that parking in the 30-min spaces at the canopy means *towing!*

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: the master insurance policy; utilities; common area maintenance costs; administration (staff, CMC, postage and copier); landscaping; pool during summertime. 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 – as we had with the Ground Floor Project and the Emergency Lighting project. 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.

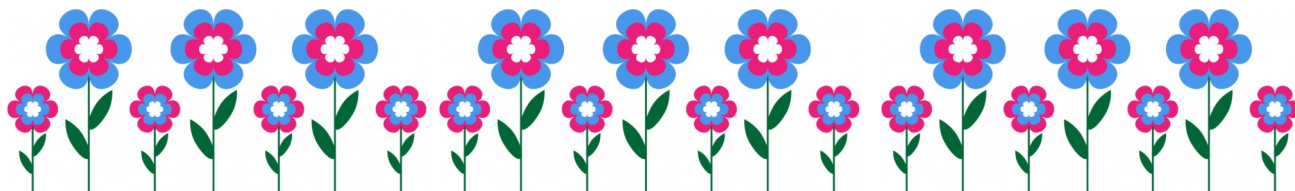
Courtesy in a Shared Community

One of the nice things (other than the Thank Goodness elevators!) about living in a hi-rise like ours in that we have **grocery carts** available for toting everything from groceries to furniture to pets/ children in carriers from the curb to “home.” One of the lousy things about (all those things) is that some folks are neglectful about returning them to the trash or storage room so others can use them!



Have you seen a cart all by itself next to the elevator? Or just left in the middle of the hallway? Some folks think this is okay. ***It isn't!*** If you use it, it's your responsibility to return it to the trash room. Same thing with the **hand truck** (dolly) or **luggage cart** – those are supposed to be *signed out* and then returned to the storage area.

These items are for everyone's use on a short-term basis. Please make sure you return them after use, not keeping them overnight. Thanks!





Transportation through Senior Services of Alexandria

DOT and Para-Transit provide safe, reliable, ADA-compliant, curb-to-curb taxi service 7 days a week for residents of Alexandria unable or find it difficult to use public transportation (usually wheelchair). Their one-way fare for trips within the City is \$3.00, and up to 5 miles outside City limits (like to Arlington and nearby Fairfax), is \$5.00. DOT and Para-Transit clients are able to ride the DASH bus for free. There are eligibility restrictions and your health professional must certify. A companion is accepted for this service. Call 703-836-4414 x 116 to answer questions and get an application for this service.

SSA reservationists schedule rides (at least a day in advance) for clients with Diamond and White Top cabs. Call 703-836-5222 for reservations after you've been approved.

If you are at least 60 years old, you may call 703-746-5999 x 1 to apply for a [Senior Taxi Yellow Card](#) through this program directly with the City of Alexandria Division of Aging & Adult Services. There is an income cap of \$48,508 for this service. This allows you to call Yellow Cab directly. The cost to you of \$30 allows taxi fares of up to \$170 in three months; there may be restrictions on the number of rides requested per 3-month period. (For \$18 the fare extends to \$100 per quarter.)

If you can, take advantage of these great benefits for residents of the City of Alexandria!

Save the date: **Saturday, June 22, 8:30am to 12:30pm, [Senior Law Day](#)**

T.C. Williams High School Auditorium — 3330 King Street

Stand up for Yourself and Your Community: How to Avoid Scams is the theme this year. The Keynote Speaker will be the Financial Industry Regulatory Authority's **Christine Keiffer** talking about how to identify a possible scam and what to do if it happens to you! Attendees will also learn what legal documents everyone should have in place, and what to expect if not prepared. In addition, the AARP "shred truck" will be onsite (if you forgot to take advantage of the ReMax opportunity in early May!).

This is a FREE event; reserve your space by calling 703-836-4414, x 110.

AARP Fraud Watch Network: Fight back against frauds and scams! Call AARP's Fraud Watch helpline at **877-908-3360** to speak with volunteers trained in fraud counseling. You can also sign up for [Watchdog Alerts](#), and they even have a scam-tracking map! **Resources** include the FBI's [Internet Crime Complaint Center](#), the Federal Trade Commission (877-382-4357) and the Consumer Financial Protection Bureau (855-411-2372). AARP also has links to other scams: at holiday times; online shopping scams; the ever-present Gift-Card scam; and others. AARP encourages sharing their alerts with family and friends so they also know how to spot common strategies scammers use and have the tools they need to defend themselves against their tricks!



How the Association Addresses Delinquencies

The Association's collection efforts are meant to bring Owners' current on their condo fees. 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 sends a letter advising of the 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 Delinquent 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 a meeting 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.



Don't do it without signing in! — Know the [Parking Policy](#)

YOU: in the "R" spaces at the canopy, 30 minutes *maximum*

- Park in Visitor spot, M-F, 7am to 6pm ***only***, excluding holidays
- ***No Vendor Parking in these spots (prompt towing)***
- ***MUST SIGN IN*** at the lobby desk

VISITORS: Overnight parking permitted 10 days per calendar month

- ***MUST SIGN IN*** at the lobby desk
- Overnight parkers have until noon the following day to check out OR re-sign for the next day
- M-F, Residents may request hang-tags for a visitor to park for up to a *maximum* of 42 days annually (signing in is not required)

A yellow rectangular sign with a black border. At the top, it says "PARKING VIOLATION" in bold black letters. Below that, it says "This vehicle is illegally parked. Reason for Violation:" followed by a list of checkboxes: "Vehicle has no valid Parking Permit", "Blocking Driveway or Access", "Parked in No Parking Area / Space", "Blocking other Vehicle", "Parked in Fire Lane", "Parked in 2 spaces", "Parked in Handicapped Space", and "Other: _____". Below the checkboxes, it says "Your license number has been recorded. Additional violations may result in towing of the vehicle at owner's expense." At the bottom, there are fields for "DATE", "TIME", "LOCATION", "ISSUED BY", "LICENSE PLATE NO.", "VEHICLE MAKE & MODEL", "VEHICLE COLOR", and "PLANT NO.".

Forewarned is forearmed: the towing company charges a very high fee to redeem your vehicle!! They take cash, credit and debit cards (but not American Express).

Memorial Day thanks...

- To **Pam McCaffrey** for organizing a terrific Memorial Day event!
- To grill master **Stephen Colodner** for providing the burgers and cooking for the hungry crowd!
- To the many others who donated salads, side dishes and desserts to round out the meal!

A good time was had by many!

Web Site thanks...

To **Joann Wray** for a refresh of the AKW Condo web site. The [Resident's page](#) has a new look and the resources have been organized for better access. In addition, all of the forms are now 'fillable'; that is, you can complete the form and print if signature is needed. Otherwise, the form can be saved as a PDF to send to the office .

So Easy!



Since we don't have a July issue of **Knolls News**, we're reminding you now that our **Annual Meeting** will be on **Tuesday, September 24**. In early July a letter will be going out to all, asking for nominations for new Board Members. (We'll also be asking again in our August issue.) Please think about those you'd like to nominate. Please consider that maybe YOU would be the best person! The Board doesn't run by itself; it needs a full complement of 7 volunteers, so we may need YOU, too! *Put on your Thinking Caps!*



We need you to be a Candidate for the 2019-20 Board of Directors

Future Board Meeting Dates

| | |
|------------|--------------|
| June 25 | July 23 |
| August 27 | September 24 |
| October 22 | November 26 |
| | December 17 |



IMPORTANT DATES IN JUNE & JULY

- ◆ **Knolls Knitters** **First Sunday of the month, 10 AM**
- ◆ **Special Meeting—HVAC Pipes** **Tue, 6/4, 6:45 PM**
- ◆ **Board Meeting** **Tue, 6/25**
- ◆ **Board Meeting** **Tue, 7/23**

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

ladybugs & butterflies
 ICE CREAM TRUCKS sprinklers
 lemonade stands
 SPLASH IN THE POOL
SUMMER
 HOT DAYS STARRY NIGHTS
 PLAY TIME ROAD TRIPS
 BBQs BONFIRES Waterslides
 FUN IN THE SUN lazy days
 BAREFEET OR FLIP FLOPS
 GROW A GARDEN
 snow cones & popsicles

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 |

