



From All of Us to All of You

Have a Happy, Healthy and Prosperous 2020

President's Message

Welcome to the first edition of Knolls News of the century's third decade! As we roll into the opening month of 2020 a couple of quick updates about some of our major projects. First, at the December Board of Directors meeting the Directors provided feedback for a Request for Proposal for roof installation oversight. You'll recall that we will have a replacement roof installed beginning in April. The RFP is to hire an engineering firm to oversee the installation on behalf of the Association as a means to protect the Association's interests. This work will be in addition to inspections performed by the warranty company. We expect to make an award in February. And, the Board voted to award the contract for engineering oversight of the bid and design process for the C/D deck, pending attorney review. We expect that review by the first of the year and for meetings and consultations to begin very soon thereafter. Finally, the Board voted to fill the seat that was vacated in November. We welcome Dana Johnson as our newest director and thank outgoing Director Valmy Awasom for her work on the community's behalf. Dana will serve until the next Annual Meeting, in September, at which time she may compete for one of the four open seats. We hope to see you at the next Board meeting and I wish you a great start to 2020!

Board Meeting Highlights

Reported Financials

	<u>November</u>	<u>October</u>
Total Cash and Investment	\$1,761,561	\$1,766,651
Year-to-Date Income	\$1,833,434	\$1,664,086
Year-to-Date Expenses	\$1,745,980	\$1,604,397
Year-to-Date Net Income	\$87,454	\$59,688
Delinquencies \$	\$56,721	\$66,087
Delinquencies %	2.97%	3.5%
YTD Reserve Expenditures	\$168,593	\$168,593



Board actions follow:

- \$4,600 to VGS to repair the trash room walls
- \$3,606.41 to Mr. Handyman to repair and replace the north roof access hatch
- \$16,900 to Engineering and Technical Consultants to oversee the upcoming C/D garage and parking deck project. Construction oversight cost will be calculated when vendor bids are submitted.

The Good Book

This one is about a different good book. In the interest of transparency, and to be consistent with legal expectations, regular and special meetings of the AKW Board of Directors are noticed to the community. So the ownership can fully participate in the governance of the Association and so that renters can weigh-in on policy and other decisions that impact their homes, the materials the Directors will be reviewing for Open Session meetings are made publicly available. Those materials are available for inspection in the Office beginning Fridays before regular monthly meetings, typically by noon. Everyone is welcome to stop by and ask to review the materials ... and to participate in our Open Session meetings.

Welcome to Jo Jo (Joanna) Diaz

Assistant Building Manager

Joanna Diaz prefers the nickname, Jo Jo. (Lucky for us so we won't confuse her and Board member Joann Wray.)

Jo Jo has 6+ year tenure as Operations Manager with Stryke Fitness in Arlington and most recently worked as keyholder and media manager for a retail location in Georgetown.

Jo Jo will weekly work Friday, Saturday and Sunday and as needed and available to cover the office. She can be contacted at Joanna@akwcondo.com.



Welcome to AKW, Jo Jo!

2020 Board Meeting Dates

January 28	February 25
March 24	April 28
May 19	June 23
July 28	August 25
September 22	October 27
November 17	December 15

Resident Service Program (RSP)

The aim of the RSP is to save residents the cost and aggravation of having an outside contractor come in to 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 Policy is now the “**Resident Service Program**” (RSP). Please take a moment to review the program (at www.akwcondo.com as well as Appendix D in the Handbook) 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
- ⇒ Requests directly to the Maintenance Staff are *strictly prohibited*
- ⇒ Payment for the services **may be made by check, to the Office –OR– credit card charge via BuildingLink**, as outlined in the program’s rules
- ⇒ Payment is NOT to be made to the Maintenance Staff
- ⇒ Employees cannot enter a unit, even escorted, unless a work order has been created in Building Link (except in emergencies).

It’s important to note those services 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.) **Please also note that additional items can be found at** www.akwcondo.com

If you have feedback about this Resident Service Program, please share it with the Office or raise it during an Open Forum at a Board Meeting.



FIRST NIGHT ALEXANDRIA — New Year’s Eve

If you don’t have New Year’s plans, consider [First Night Alexandria](#). Use the link to purchase tickets in advance! Active duty personnel and kids under 12 are free. This event sells out, so get your tickets soon!

ALEXANDRIA RESTAURANT WEEK — Jan 17-26

Check out the [70 restaurants](#) participating in Restaurant Week—January 17-26. A great opportunity to return to your favorite or try something new at a discounted price! Reservations do go quickly! 00



Doesn’t light your fire or isn’t your cup of soup? Looks for other happenings in [Old Town and other Alexandria](#) neighborhoods.

To Load or Not to Unload; That is the Question

There seems to be a bit of continued confusion about loading and unloading in front of the building. We've all been there: we're coming home with a half-dozen or so full grocery bags and all of the R spots are occupied. We don't want to violate the rules of the loading zone but we're certainly not hauling all of those bags up from the A garage. What's an AKW-er to do? Why, unload, park, and head upstairs, of course!

The area in front of the building is not for parking nor for standing—it is for immediate loading and unloading and vehicles are not to be left unattended. By the way, “standing” is when you leave your car and step away from it but will return very soon. If you stop your vehicle curbside, put it in park, then head upstairs, even for five minutes, even if you put your flashers on, your vehicle is standing and is subject to towing. However, if you duck into the trash room, fetch a shopping cart, unload your groceries into the cart, then head to your parking spot, you are “loading or unloading,” and you are within the rules. Keep in mind that the distinction between parking, standing, and unloading is that if you are unloading—or loading—you are vehicle-side and able to move it if there is an emergency need for the curb and access to the front of the building.

Nobody likes to be towed and the staff do prefer to have everyone obey the rules versus enforcing them with a call to A1 Towing. So, please observe the rules by not leaving your vehicle unattended in the loading zone along the front of the building—and, as you do your grocery shopping, always keep those fingers crossed for an empty R space!

And as outlined below, remember to sign-in at the Guard's desk, and inform your visitors of how to navigate the parking in our community.



Don't do it without signing in!

- YOU:
- In the “R” spaces at the canopy, 30 minutes *maximum*
 - Park in Visitor spot, M-F, 7 am to 6 pm ***only***, excluding holidays
 - ***No Vendor Parking in these spots (instant towing)***
 - ***MUST SIGN IN*** at the lobby desk tablet

- VISITORS:
- Overnight parking permitted 10 days per calendar month
 - ***MUST SIGN IN*** at the lobby desk tablet
 - 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)

If you have a holiday tree to discard

TrashAway will pick up trees on **Thursday, January 9th** and **Thursday, January 16th**. Take your tree (hopefully wrapped in the tree bag!) to the Trash Room either **the night before or by 7 am on the days**. There is no charge for these pickups. *If you discard your tree at any other time, you will be charged for such pickup.*



You've heard this one before



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. This horn sounds ONLY when someone has pulled the switch in the hallway. The company that monitors our system 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!!

Knolls Knitters Fourth Anniversary!

by Fay Menacker



It's hard to believe that the Knolls Knitters will soon be celebrating four years of meeting every month, knitting, and eating chocolate!

We began meeting in February of 2016 and are still going strong!! The Fab Five: Pam McCaffrey, Mary McClelland, Fay Menacker, Fanny Felipe-Morales and Barbara Righter, are now the Fab Four. We bid a fond farewell to Pam McCaffrey who moved from AKW in August. Pam was a founding member and one of our most prolific knitters. We miss her.

As always, we invite other AKW residents who like to knit (crochet, needlepoint, etc.)— as well as those who would like to learn to knit— to join us. We meet the second Sunday of each month at 2:00 p.m. in the Party Room. We're glad to help you learn if you're a beginner!

Even if you are crafting just for yourself or to make a gift for a friend or family member, you will be welcomed. As a group we continue to make baby hats for INOVA Alexandria Hospital and St. Jude's Hospital; squares for Warm Up America's afghan project; blankets for shelter animals for the Snuggles project of the Animal Welfare League of Alexandria; and are completing the second of two small blankets that will be donated to the Red Cross. We hope you will join our "close knit" group!



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. *Please 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!

Who would YOU recommend?



Every now and then each of us has had opportunity to use vendors for jobs like painting, electrical, plumbing, wall papering, upholstery, etc. If you have some favorites, please let us know! Email or jot a note to Justin in the Office, and it will be posted to our [AKW Condo Resident](#) page so all of us can have this resource. Of course, the Association can't endorse these folks, but having a referral from another Resident is easier than trying to pick someone out of the Yellow Pages!

These two cartons made a valiant attempt to get to the Trash Room. Luckily, one of our employees rescued them and sent them on their way to their recycle rewards.

Our frustration goes to the resident who thought the leaving them in the elevator was enough of an effort.



The most wonderful time of the year!



Happy Holidays

Thanks and gratitude go to the Decorating Divas, the Landscaping Committee, the AKW staff and others who helped to provide the holiday spirit throughout the ground floor community!

IMPORTANT DATES IN JANUARY

- ◆ **Knolls Knitters** **Second Sunday of the month, 2 PM**
- ◆ **Board Meeting** **Tue, 1/28**
- ◆ **Happy Hour Club** **Thursdays, 6:30-8:30 PM in the Bar Area**

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	quade@akwcondo.com
Bill Munson, Vice President	bill@akwcondo.com
Pat Quinn, Secretary	pat@akwcondo.com
Sharon Grant, Treasurer	sharon@akwcondo.com
Becky Martin	becky@akwcondo.com
Joann Wray	joann@akwcondo.com
Dana Johnson	dana@akwcondo.com