

President's Report *By Michael Sullivan*

Greetings Neighbors,

As we head into the end of our pool season, we encourage you to get your swimming and sunning in before the pool closes for the season. We are all very grateful to have been able to enjoy this AKW amenity again this Summer.

I am also happy to report we have now begun the 2nd stage of our Parking/ Garage construction work and all is going well and according to schedule. Temporary parking spaces have been secured for residents who have been displaced from their existing spaces during this work. Again, thank you all for your patience and cooperation.

The Annual Meeting of The Council of Co-Owners and Election of New Board Members is scheduled for September 14th at 7:00 pm via Zoom. Please, all Unit Owners, be sure to complete your Instructed Proxy per the instructions and turn it into our General Manager, or you can drop it in the Ballot Box outside the Office. If you have not received your Ballot, please pick one up from the office.

I would like to take this opportunity to thank all of the outgoing Board Members and welcome the new ones. Thank you for stepping up and serving our AKW community!



BOARD MEETING HIGHLIGHTS

Reported Financials

The Association is fully funded. 8 accounts totaling \$34,483 accounted for 1.7% of total delinquencies (up from 1.5% in June), with 5 accounts of less than \$1,000 making up the balance. Most auditors consider an average of 5% to be good and under 3% to be excellent.

	<i>July</i>
<i>Total Cash and Investments</i>	\$2,170,923
<i>Year-to-Date Income</i>	\$1,236,269
<i>Year-to-Date Expenses</i>	\$1,211,633
<i>Delinquencies Dollar Amount</i>	\$34,483
<i>YTD Reserve Contributions</i>	\$266,356
<i>YTD Reserve Expenditures</i>	\$225,410
<i>Total Reserves</i>	\$1,688,373

Board Actions

- **Approved** a membership fee of \$20 in PenFed Credit Union to allow us to purchase a Certificate of Deposit.
- **Approved** transferring \$150,000 out of the Morgan Stanley Money Market fund to purchase from PenFed Credit Union a one-year CD with an interest rate of not less than 0.45 percent. The president and treasurer will be signatories on this account.
- **Approved** a proposal from Environmental Enhancements to restore the plant beds on the east driveway for \$5,012.29. This expense comes from Reserves as part of the ongoing garage repair project.
- **Approved** a proposal from Environmental Enhancements to replace and renovate the party room patio area for \$7,419.37. This is a Landscaping expense.
- **Approved** a proposal from Environmental Enhancements for treatment of grubs and other pests for \$655.96. This is a Landscaping expense.
- **Approved** a proposal from RedRock Construction Management, LLC for rerouting the condensate line at the -05 tier for \$4,850.00, to alleviate future flooding.
- **Approved** a proposal from AquaSafe Pool Management to remove a broken valve and install a new valve for the vacuum line for \$429.44.
- **Approved** motion of President Sullivan to increase parking spaces to 19 at the NTB lot to hold vendor vehicles for an additional \$700 to our current contract, for the remainder of our garage repair project. Residents will be able to park more easily on our property.
- **Asked for further details** on an accounting change order from ETC for the C/D garages to be discussed at the next Board meeting.
- **Approved** ratification of an increase in salary for some of our porters who passed their probationary period.
- **Approved** the proposal from VGS Design and Build for repairing copper piping at the canopy area for \$4,750.00.
- **Asked for further engineering analysis** to include specific RFPs for Structural Building Assessment proposals for later this year.



Just so our Office knows what's going on

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!)



Senior Services of Alexandria
partners with these services for your benefit:

Senior Olympics Return to Northern Virginia in September, 2021

The **Northern Virginia Senior Olympics** (50+) Returns in September 2021! Registration will be open through Monday, September 6 and can only be made online. Events will take place September 18 through 30 at various venues throughout Northern Virginia. There is something for everyone from Pickleball to Crossword Puzzles. For more information go to [Welcome! - NVSO](#). You can also email nvso1982@gmail.com or call 703-338-7737.



DOT Para-Transit Program

DOT is the City of Alexandria's specialized transportation service for residents of the City of Alexandria who cannot use regular transit buses or rail due to their disability. Trips are provided by taxicabs and wheelchair accessible vans on an advance reservation basis. DOT provides service throughout the City of Alexandria, City of Falls Church, Arlington County, Fairfax County and Fairfax City. The cost within the City of Alexandria and up to 5 miles outside of the City is \$4 each way, and \$6 each way for trips to Arlington or Fairfax outside the 5 mile radius. For more information or to receive an application please contact the Paratransit Coordinator Geralyn.taylor@alexandriava.gov or call 703.746.4084 weekdays between 9 a.m. and 5 p.m.



The Arthritis Foundation's program "Walk with Ease Thursdays, September 2 and October 7

The Arthritis Foundation's program, *Walk With Ease* reduces the pain of arthritis and improve your overall health. No matter if you need relief from arthritis pain or just want to be active, the Arthritis Foundation's six week Walk With Ease program can teach you how to safely make physical activity part of your everyday life. The program includes a guidebook and a walking schedule to get you safely moving toward better health. Click on [Walk with Ease Program Interest Webinar Registration \(alchemer.com\)](#) to learn more and to register.





In The Washington Post on July 25th, it was announced that

Alexandria’s DASH bus has new routes and free rides, beginning on Sunday, September 5th. This ‘first phase’ aims to provide more service across the City with three (3) new routes running every 15 minutes, all-day, every day of the week! With the transition, the DASH service will be FREE, while the changes will increase service levels by 15 percent relative to pre-covid levels. Routes AT3, AT4, and AT5 are on reduced schedules due to low ridership. The King Street Trolley (from the Metro station to the Water-front) resumed service in July. [With changing pandemic rules, be sure to have your mask with you when you ride any public transportation.] Visit dashbus.com/fares for more information about fare changes, deadlines for purchasing passes or tickets, and other programs affected by this policy change, or visit dashbus.com/newnetwork to learn more about the New DASH Network. Information is provided in [Spanish](#) and [Amharic](#).

Metro: Lower fares and more frequent service Beginning in September, weekend rides on Metrorail will be a flat \$2, a \$1.50 transfer fee between rail and bus will be lifted, and the price of a 7-day regional bus pass will drop by \$3 to \$12.00. Waits on the platform will be shorter. Trains will operate every 6 minutes on the Red line and every 12 minutes on other lines, 7 days a week during off-peak hours, for weekday service. Weekend frequencies will change later in the year. Metrobus waits will be reduced to 12 minutes or less on 20 of the system’s busiest lines, while 16 routes will see times cut to no more than 20 minutes. Bus service will be restored or increased on an additional 46 routes.

Virginia’s VRE trains: Although a full schedule was resumed in June, more service is planned for after Labor Day. These include adding a new round-trip train on both the Fredericksburg and Manassas lines after the holiday. [Still considering the pandemic rules], ‘social distancing’ is easy to maintain because only one of the system’s 32 daily trains has more than 20 percent of seats taken. This, of course, may change as more people begin commuting back to offices.

We are still Recruiting!

Yes, we are still recruiting some Residents who can open the office when some emergency keeps Capri and Judy from coming in. Please put a note in Michael’s Board box in the office and he’ll get back to you. ***Oh, BTW, this is a paid position!!*** Thank you!



Volunteer Opportunities Available for Your Candidacy!

The Northern Virginia Ombudsman Program is looking for Volunteers who could advocate for anyone in a long-term care situation, whether home, assisted living, nursing care or otherwise. These positions are mostly for the elderly, but sometimes pediatric cases arise. They ask that you would be able to give 4 hours a week for one year. There is a 3-week training program, with certification, in addition to ongoing education throughout your time with them, with October 2021 being the training period now, and estimating March 2022 for the next. To be in touch: nvltop@fairfaxcounty.gov; general phone is 703-324-5861. Or reach out to Volunteer Coordinator Cameron Doran at 703-324-5422. *If you’re able, consider this program!*



(Excerpt from a City News Release dated August 18, 2021) -

City of Alexandria Prepares to Administer COVID-19 Vaccine Booster Shots

The City of Alexandria is preparing to scale up vaccination efforts in expectation of a recommendation for COVID-19 vaccine booster shots. Alexandria Health Department (AHD) is coordinating with private providers, working with community partners, and communicating with the general public to ensure that vaccines are safely, efficiently, and equitably available for everyone who wants one. AHD has already begun administering third doses to moderately and severely immunocompromised residents. Go to alexandriava.gov/vaccines to choose your date, time, and clinic location. The Alexandria Health Department can make arrangements to come to the home of a completely disabled person. *Contact Natalie Talis at 703-746-4988.*

FOR BOOSTER SHOTS being available after September 20th: *And this is for people who have had their first two doses 8 months ago or more.* Use the same online sign-up, alexandriava.gov/vaccines to choose your clinic location, date and time. As we go to print, times are NOT available for 9/20 or after; wait a few days and try again. [I believe they are booking only a week or so in advance, to make certain of dosage availability as well as alleviating any problem with waiting in lines.] You can choose Pfizer, Moderna, (but not J&J right now). Scroll to the brand and check the clinic location being offered; scroll to the next if you need to, to get one more convenient. The closest one to AKW is at the Samuel Tucker Elementary School, where we used to vote. You may choose any clinic that is most convenient; you DO NOT have to return to where you received your first two doses. The online application is for booking the appointment. There are also some clinics that are walk-up. **Be sure to take your Vaccination Certificate when you go to the clinic!** It's all *FREE!!!* Do take advantage of this, to protect yourself and others in your family and community!



AKW Committee Minutes are now posted on BuildingLink! If you can't make it to a committee meeting but want to know what is discussed, just check out the meeting minutes. Login to *BuildingLink > Building Library > Committees*. Highlights:

Budget & Finance Committee

At our Committee meeting on August third, member Larz Pearson presented a draft budget for the 2022 year. Treasurer Rodriguez stated that this was very preliminary, and showed that we were going to have to tighten our belts to prevent too big an increase in dues. The meeting Minutes are now on our BuildingLink system and can be reviewed by Residents. **NEW INFO: The next meeting will be on Wednesday, September 8th, at 7:00pm (we were pre-empted by the Candidates' Forum).** We anticipate presenting a working draft to the Board at the September 14th meeting.

By-Laws Committee

We met virtually with our Association Counsel, Ed O'Connell, on July 27th, and reviewed the final edits on the proposed changes. One of the amendments will be an updated parking plat. When we had our Town Hall meeting in 2016, we approved amendments to the Financial and Administrative portions of the Master Deed and By-Laws. This round will concentrate on proposed (1) amendments to the enforcement provisions; (2) amendments to the repair and maintenance provisions; (3) various miscellaneous amendments; and (4) insurance provisions in the Master Deed. Treasurer Rodriguez, chair of the committee, will announce the next meeting during the next few weeks.

Landscape Committee

Rick Treviño announced that **two major enhancements to our landscape** are coming this fall. The garage repair project required digging trenches at the entrance of the 'D' deck and we lost the laburnum tree and azalea shrubs which dated back to 1975. This gave us a great opportunity to come up with something new and different. The result is a design that uses hardy perennials of many colors that provide interest through all four seasons. The other enhancement is the patio outside the party room. This area, with some spots bare and others overgrown, needs some sprucing up. The new design also uses colorful hardy perennials that will brighten up that area considerably and make it more inviting. To catch a glimpse of these designs, login to *BuildingLink > Building Library > Committees > Landscape > [Landscape Enhancements – Fall 2021](#)*.



Jo Wray, Board Member Extraordinaire, tried this out with your Editor, and confirms a super easy thing to do: On your mobile phone, go to <https://www.clearme.com> to install the free CLEAR app to securely document your covid-19 vaccination with a digital vaccine card. Validation uses your government picture ID and the original vaccination certificate. It confirms your phone, email, address, and scans your face for authentication and registration. (It will ask to scan your face again when you have to use it.) Once you've got this installation and registration on your phone, you *do not need to get* 'advanced' CLEAR (that you would pay for); your personalized QR code for your vaccine card will always be readily available within the CLEAR app.

It is SO easy, and then you don't have to think about carrying the original certificate with you, or try to rely on just a photo of that certificate on your phone (which, more and more, isn't being accepted). The August 3rd and 21st issues of The Post identify other TSA-approved apps.



SEPTEMBER 6 - LABOR DAY

Our annual Doggie Swim is **ON** for Labor Day, during the last hour of the pool opening, from 7-8pm, and **OPEN** to all comers!



Unfortunately, there will be no (Board sponsored and endorsed) Labor Day Party again this year (*another thanks to this miserable pandemic!*), but a reminder that the patio is open and free to use by any of our Residents on any of the holiday weekend days or evenings. (Snag your time by signing up in the Office so there won't be any overlap!)



COME ONE, COME ALL !!!

Even though we're going to have to meet virtually (really, thank goodness we have Zoom!), we still need the participation of all of our Co-Owners to give the meeting its quorum so the votes for the next Board members can be counted! **Please** read the instructions on the candidate package, mark (and sign) the Proxy, and return ASAP to the Office. *Many thanks!*

GET READY FOR THE ANNUAL MEETING !

The Alexandria Knolls West Condominium Homes' Council of Co-Owners Annual Meeting will be held on **Tuesday, September 14th**. It will be a combination event, the Annual Meeting formalities required in our By-Laws, and the standard monthly Board Meeting.



This year will be unusual (again) in that we are still maintaining the required social distancing in all things, which means another 'virtual meeting.' The details of how the meeting will take place and how to participate as an owner was sent via email on August 17. Documents will be mailed to all Absentee Owners and distributed to all Resident Owners. Please be sure to read the material so you will know how to vote and to ensure your vote is properly received and tallied.



Meet the Candidates Tuesday, September 7th, at 7:00pm! Four Owners have put their names forward as candidates for the three upcoming vacancies on the Board of Directors. Owners are invited to participate in this event – ***via a link providing the Zoom and call-in information that will be sent out by the Office*** – in order to hear from the candidates and pose questions. Again, this will take place virtually. Below is a short introduction to the four candidates:

BRIAN BLOCK Brian has been an owner for more than 18 years. He and his wife hosted a July 4th pool party several years ago, and in March 2020 created “AKW Angels” to offer assistance to any Residents who needed assistance during the various lockdowns at the start of the pandemic. He is running for the Board to continue elevating the positive improvements to the building and community.

ROSHAN PATEL has been an owner for a bit over 2 years and is enthusiastic about the community and how he can help us navigate new opportunities for our building for future benefit. His background in IT and Security in various industries make him an ideal candidate for the Board, helping to upgrade older technology to current industry standards, including saving money by utilizing new technology. He joined the Safety & Security Committee in February.

RICK TREVIÑO, an owner for more than 30 years, has been an appointed member of the Board for the past several months, and wishes to continue as an elected member. He and his husband, Larz Pearson, have been very active members of our community for all of that time, both members or chairs of the landscaping and finance committees. He is most interested in efforts to maintain the structural integrity of our building; keeping our Residents safe; safeguard AKW's financial fitness while continuing necessary improvement projects; and other goals, working with the Board Members to meet the challenges of planning for the future.

CHARLES WILSON has owned units in AKW (and others) since 1983. He claims extensive experience in board governance, budgets, project management, and fiduciary responsibilities which would help create valuable impacts on our community. He has held City of Alexandria elected positions, is the treasurer of Concerned Citizens Network of Alexandria, and recently joined our Budget & Finance Committee.

A few ways to save money on your homeowner insurance



And we're repeating from a 2020 issue of *Washington Consumers' Checkbook*, in an article in a "Real Estate" section of the *Washington Post*, some interesting tidbits, saying that they looked at major insurers for seven local [various Zip codes] and "found that each could save more than \$1,000 per year by choosing a low-price company over a high-priced one." Here are some tips on minimizing premiums:

- **Take a high deductible.** You'll get a big discount and make it less likely to file small claims that may generate future premium increases.
- **Maintain a good credit record in Virginia.** With many companies, your credit score will influence the rates you're offered more than anything else.
- **Consider buying your homeowners and auto policies from the same company.** Many companies offer dual-policy discounts; however such discounts are small and won't make a high-cost company a good deal.
- **When shopping for insurance, speak with several companies and agents** – and question price quotes that seem excessive or include unrequested coverage.



Worth Repeating

How the Association Addresses Delinquencies

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 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 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 a hearing 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.

Important Dates in September

- Labor Day / Last Pool Day / Doggie Swim Monday, September 6
- Candidate Forum * Tuesday, September 7, 7:00 pm
- Budget and Finance Committee Meeting Wednesday, September 8, 7:00 pm
- Annual Meeting / Board Meeting * Tuesday, September 14, 7:00 pm

The Board Meeting agenda is available in the Office the Friday before the meeting.

* Information on accessing the electronic meetings will be provided in advance.

2021 Board Meeting Dates

September 14	October 12
November 9	December 14



Important Phone Numbers

Guard Mobile	571-565-5591
AKW Office Phone	703-751-7541
AKW Office 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
City of Alexandria Info	311 or 703-746-4311



Board of Directors

Michael Sullivan, President	michael@akwcondo.com
Bill Munson, Vice President	bill@akwcondo.com
Stephen Colodner, Secretary	stephen@akwcondo.com
Laura Rodriguez, Treasurer	laura@akwcondo.com
Jo Wray	joann@akwcondo.com
Rick Treviño	rick@akwcondo.com