

President’s Report *by Roshan Patel*

I want to thank all of the owners that voted this year during our annual meeting. I am truly honored to be elected on a one-year term as the President of AKW. I have a lot of work ahead of me, but luckily, I have the help and support from our current board members.

I look forward to working with our residents and management team to help improve and maintain our community.

I also want to welcome our new board members and thanking our existing Board of Directors for dedicating their time to help the AKW Community as we all get caught up on relevant topics.

We have several projects and initiatives that are ongoing or in the discussion phase. The parking garage construction for A/B is moving along quite well, and Phase 2 is about a month out. Thanks to all the Residents who have been impacted; your patience is truly appreciated.



BOARD MEETING HIGHLIGHTS

Reported Financials

The Association is fully funded. Delinquencies are 2% at \$38,712. There are 3 delinquencies for \$25,978.10, and 10 comprising the other \$12,733.90.

Most auditors consider an average of 5% to be good and under 3% to be excellent.

August

<i>Total Cash and Investments</i>	\$2,062,048
<i>Year-to-Date Income</i>	\$1,410,898
<i>Year-to-Date Expenses</i>	\$1,367,200
<i>YTD Net Income</i>	\$43,697
<i>YTD Reserve Contributions</i>	\$304,407
<i>YTD Reserve Expenditures</i>	\$382,389
<i>Total Reserves</i>	\$1,569,445

Board Actions

- **Accepted** the Tax Returns for the 2020 year; they will be filed as soon as the appropriate Board Member has signed them.
- **Approved** the proposal from Aquasafe to winterize the pool, at a cost of \$945.00. The “Winter Watch” proposal (Nov-Dec-Jan-Feb) for \$927.00 was put on ‘hold’ to determine if that would overlap with a possible new vendor, and to confirm that the new Handrail will be installed when it arrives.
- **Approved** proposal from Denzel to replace the heating boiler burner (unless it is still under warranty) for \$5,329.23,
- **Approved** proposal from Denzel to replace an exhaust fan for \$2,272.00. Two more of these fans will have to be replaced in the coming months.
- **Approved** proposal from Denzel for a Chiller Eddy Current Tube Analysis for \$6,454.00. Denzel recommends doing this test every three years.
- **Approved** a fire safety maintenance proposal from ADT to replace valves and gaskets for \$2,580.00. Coming from a leak in the storage room, not replacing these items would hold up certification of fire inspections for our building.
- **Tabled for further discussion** were a proposal from Denzel regarding the “Johnson Control” energy management system, and proposals for 2021-22 snow removal contracts.

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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 by *Laura Rodrigues, Treasurer*

Laura reported that she and Roshan Patel, the new Association President, will meet the week of September 20th, to establish an account with PenFed and invest \$150,000 from the Morgan Stanley Mutual Funds into CDs that carry an annual interest rate of 0.45% or more.

The Budget & Finance Committee continues to review the Reserve spending and invoicing, as of August 31st. Total spending of the 2021 Reserve is \$515,322.40.

The Committee continued its work in developing a draft budget to be presented to the Board for consideration and approval at its October 5th meeting.

Senior Services of Alexandria

partners with these services for your benefit:



Groceries to Go

In partnership with Giant Foods and Safeway, **Senior Services of Alexandria** provides a grocery shopping and delivery program to seniors who are 60+ living in the City of Alexandria. Through the Groceries to Go Program, screened volunteers deliver groceries year-round, every other week. Groceries are ordered based off the grocery recipient's personal shopping list. There are no delivery fees, and no minimum order requirements. To be eligible, you must be a resident of the City of Alexandria, be at least 60 years old, and have a debit, credit, or EBT card. If you or someone you know is interested in the *Groceries to Go* Program, contact Sandy Freedman at **(703) 836-4414, ext. 119**.

Currently (during the pandemic), volunteers deliver groceries to the client's front door. Through this program, SSA volunteers provide a vital link to the community and outside world for seniors who otherwise have limited mobility. This program is an important addition to SSA's larger Senior Nutrition Program, with the intent of increasing senior safety, health, and nutrition. *To say the least, Volunteers are always needed and welcome.*

Neighborhood Health in Northern Virginia

Neighborhood Health provides accessible, high quality, and patient-centered primary care to patients in Alexandria, Arlington, and Fairfax County. Our comprehensive model of primary care includes family medicine, internal medicine, and pediatrics as well as dental care, behavioral health, laboratory services, pharmacy assistance, HIV care, diabetes education, and medical and non-medical case management. We are accredited by the Joint Commission and a certified Primary Care Medical Home, coordinating care across the health care continuum. Our mission is to improve health and advance health equity in Alexandria, Arlington, and Fairfax by providing high quality primary care regardless of ability to pay. Our vision is that everyone in our community has the highest quality healthcare and the opportunity to attain their highest level of health. Click on [Home - Neighborhood Health \(neighborhoodhealthva.org\)](http://neighborhoodhealthva.org) for more information.

Senior Living in Alexandria: Staying Safe and Secure at Home Thursday, October 21, 10 - 11 am

Senior Services of Alexandria is kicking off its 2021-2022 speaker series "**Senior Living in Alexandria**" with an October program partnering with representatives from the Northern Virginia Falls Prevention Alliance, Goodwin House, Kupana Aikido Safe Falling for Seniors Center, and Fairfax County's Financial Exploitation Task Force to share advice that will keep you safe and secure at home. This virtual event will be on Thursday, October 21 from 10-11 am. Participants will hear about the importance of knowing how to prevent falls and how to fall properly; if and how you can modify your home to keep safe if you are aging in place; and being educated about the latest scams and how to avoid them. To register online, go to www.seniorservicesalex.org or call SSA at 703-836-4414, ext. 110.



EARLY VOTING HAS STARTED

This picture is of the outside of our Elections Office in Old Town. It is open for early (or, as sometimes called, “absentee voting”) voting from 8am to 5pm, Monday through Friday, but might have extended hours/days. If you have questions, call them at 703-746-4050. This office is located at 132 North Royal Street (middle of the block, across from the City Government plaza and just steps away from Gadsby’s Tavern). **Early Voting**

extends to Saturday, October 30th. Choosing your day to cast your ballot means you don’t have to contend with “weather events,” standing in long lines, and you can plan it according to your schedule! **Polls are open on Election Day (Nov 2nd) from 6am to 7pm.**

Registering to Vote: If you have not registered in Virginia, or if you need to change your name or address, complete the Application (next paragraph) online through the site below, or a paper copy that you can obtain at the Elections Office in Old Town (call and they will mail it to you). Social Security Number is required on this form. Online is much easier and faster. Applications are returned to this Office. If you are already registered, you do not need to do it again. Deadline to register is Tuesday, October 12th.

APPLY for a mail-in ballot electronically by going to the State website www.elections.virginia.gov/ (this is the main site for Virginia). *You will need your Virginia driver’s license for identification,* as they use your license signature to verify the application. You may also call the City Elections Office to obtain a copy of the Application. You may apply **NOW**, but the deadline for the application to reach the Elections Office (address below) is Friday, October 22nd by 5pm, in order for the mail-in Ballot to reach you with time for mailing back (actually, this is cutting it pretty close; do it earlier to avoid problems!)

Don’t have a photo ID? If you’re planning to vote in-person on November 2nd, you’ll need that. Driver’s license is the easiest. [From instructions of the City’s Election Office]: “There were code changes effective July 1, 2020, so the types of IDs will be expanded. With guidance from the State, our Offices are no longer producing Voter ID cards. Instead, if a Voter has no acceptable type of ID when they go to vote, there will be an affirmation that they can complete at the polls.” Election Day the office is open from 6am to 7pm. Any questions, call the Elections Office at 703-746-4050 and they’ll be glad to help.

Military and Overseas Voters should check with the Virginia website for registration and/or other instructions.

Other questions about registering, absentee voting, satellite locations, etc., email voters@alexandriava.gov or call the above number when we’re closer to The Day.

Department of Veterans Affairs - Administration for Community Living – Resources for Veterans Who Served in Afghanistan



Veterans who served in Afghanistan may be experiencing a range of challenging emotions related to the U.S. withdrawal from the country and the events unfolding now. Veterans who served during other conflicts also may be feeling strong emotions, as they may be reminded of their own deployment experiences. A blog from the Department of Veterans Affairs talks about some of the common reactions and strategies for managing ongoing stress. The VA also created a compilation of VA resources, call center information, peer support, and other community services to support veterans and their families, click on [Let's talk about Afghanistan: Resources for Veterans and their families.](#)

HEALTH DEPT. HOSTING A FREE FLU SHOT CLINIC - SATURDAY, OCTOBER 2nd

The Alexandria Health Department will host a free flu shot clinic on Saturday, October 2nd, from 9:30am to 2:00pm, inside Francis C. Hammond Middle School (4646 Seminary Road). Parking will be available. Flu shots will be available at NO COST; proof of residency or insurance WILL NOT be required. The clinic is open to adults and children ages 6 months and older. The higher dose of the flu shot for seniors WILL NOT be available at the clinic, but should be available through a pharmacy or healthcare provider. The AHD encourages all members of the community to get vaccinated. This shot may be given at the same time as the original or booster shot for the COVID vaccine.



“I’ve fallen and I can’t get up!” ... a look-back at your Handbook for “Knox Box”

The Knox Box is that strange container on the wall to the right as you enter at the canopy. It is from the Fire Department and **only** the Fire Department can access keys in that container, [See pg. 31] for them to have a way to get to a person who would (or might have) trouble leaving the building in an emergency, such as those who can’t walk the stairs to exit.

The keys allow the Fire Department to enter your unit (1) if you are not at home during a unit emergency (water leak, e.g.), or (2) they can’t get a response from you if you have called them for assistance (or a friend wonders about your safety). If they don’t have a key they may have to knock the door down --- these are steel doors and replacements run north of \$1,300 (plus fire-rated hardware starting at \$400)!

If you will need assistance, or have surgery coming up, or an injury that renders you temporarily handicapped, or it’s an ongoing medical condition, please contact the Office to fill out a form and provide a key for the Knox Box. ***This MAY save your life!***



Alexandria Health Department will begin offering Pfizer boosters to those meeting the announced criteria by appointment only starting NOW.

Book online: alexandriava.gov/Vaccines or to find additional date options. Individuals can also call the covid-19 hotline at 703-746-4988 for assistance. If you're eligible, *do it as soon as possible!*

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 Roshan's Board box in the office and he'll get back to you. ***Oh, BTW, this is a paid position!!***

Thank you!

Recommended Maintenance

The "hard water" problem in Alexandria's water system can make it difficult for us. The Virginia American Water (our supply company) acknowledges the 'hardness' of our water by measurement of calcium and magnesium. Hard water levels cause soap to not foam as easily 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 remove any debris from the screen. <https://www.youtube.com/watch?v=A9Du7vEA4oM>

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 Capri in the Office, and it will be posted to our AKW BuildingLink Local Vendor Directory 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!





by Michael Sullivan

Since the new members joined the Board of Directors in September 2020 and I became President, the Board of Directors and I, with the help of other AKW residents, can take pride in many significant accomplishments:

- Provided for the health and safety of residents and staff by following government COVID requirements
- Provided for broader accessibility of critical information and documents on BuildingLink to increase transparency of governance and management
- Completed a backlog of repair work pending at time of election
- Hired and working to stabilize AKW's workforce (5 new employees)
- Cleared up backlog of lawsuits pending against AKW
- Reduced amounts due and the frequency of delinquencies
- Recreated AKW Committee roles and structure with 6 Committees re-established and operating (By-Laws, Budget & Finance, Communication, Safety & Security, Landscape, Pool)
- Completed a total hydro-jetting of the building's waste pipes
- Completed replacement of building's balancing valves that regulate water temperature
- Initiated work on critical 2021 Reserve Project:
 - Garage: Phase 1 completed (C/D garage); Phase II (A/B garage) underway and slated for completion in October; alternative parking provided
- Managed liquidity/cashflow to support Reserve projects
- Executed a disciplined, low-risk approach to investment of Reserve funds
- Taken steps to secure a structural engineering study in light of the Florida condo building collapse
- Opened pool again for 2021 season after it had to be cancelled in 2020 due to COVID-19
- Re-introduced seasonal Pool Parties and AKW Happy Hour after 17 months with none (and stymied again by 'delta'!!).

Thank you for letting me have the opportunity to serve as the President of our Association; I will continue to serve on the Board of Directors.



Important Dates in October

- Flu Shots (Francis C. Hammond Mid School) Saturday, October 2, 9:30 am - 2:30 pm
- Budget and Finance Committee Meeting Tuesday, October 5, 6:00 pm
- Board Meeting * Tuesday, October 12, 7:00 pm
- Senior Living in Alexandria (online) Thursday, October 21, 10:00 - 11:00 am
- Last Day for Early Voting Saturday, October 30

2021 Board Meeting Dates

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

Roshan Patel, President	roshan@akwcondo.com
Brian Block, Secretary	brian@akwcondo.com
Laura Rodriguez, Treasurer	laura@akwcondo.com
Stephen Colodner	stephen@akwcondo.com
Michael Sullivan	michael@akwcondo.com
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