

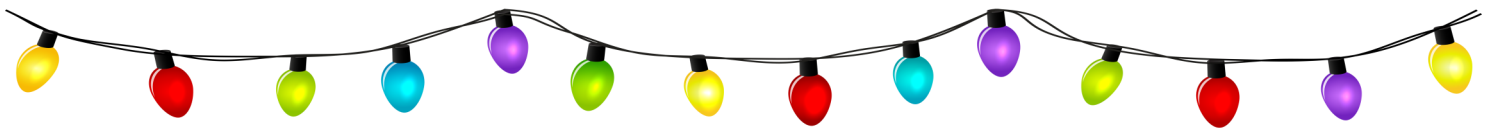


Happy Holidays
Merry Christmas
Felize Navidad
Happy Kwanzaa
Joyeaux Noel

From our house to yours, may this season
be one of happiness and joy,
good health and prosperity.

Members of the Board and our Incomparable Building Staff

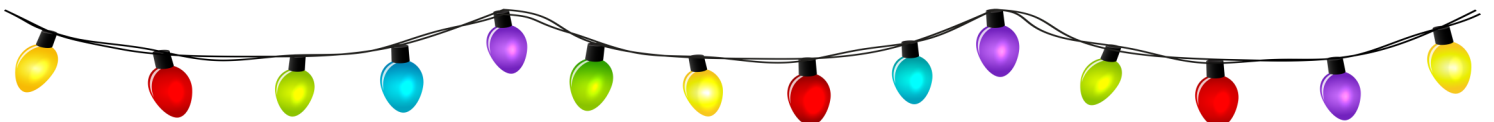
Roshan Patel Luis Andres Capri Butler Rick Treviño Laura Rodriguez
Enrique Castillo Alex Castillo Jo Wray Kevin Pearson Brian Block
Michael Sullivan Minter Cooper Judy Skipwith Stephen Colodner



President's Message *by Roshan Patel*

The holiday season is upon us and in full swing. With that comes traveling and spending time with loved ones. This year is much better than last year before the vaccine and large numbers of COVID cases every day. As we go about our holidays, I want to thank all our residents who are Medical Professionals, First Responders, and Essential Workers. These past two years have been very different and difficult for us all, especially for ones that have lost loved ones.

Happy Holidays to all and a Happy New Year.



BOARD MEETING HIGHLIGHTS

Reported Financials

The Association is fully funded.

Delinquencies are 3.6% at \$51,619. There are 3 delinquencies for \$22,142 and 13 comprising the other \$29,477.

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

	<i>October</i>
<i>Total Cash and Investments</i>	\$2,022,096
<i>Year-to-Date (YTD) Income</i>	\$1,762,476
<i>YTD Expenses</i>	\$1,664,148
<i>YTD Net Income</i>	\$98,068
<i>YTD Reserve Contributions</i>	\$380,508
<i>YTD Reserve Expenditures</i>	\$519,537
<i>Total Reserves</i>	\$1,508,398



BOARD ACTIONS

- **SPECIAL ANNOUNCEMENT.** Director Rick Treviño has volunteered to assume the position as Vice President for the Board year. The entire Board welcomes his offering to take on this extra charge – he’s already chair of the Landscape and Communications committee, in addition to helping out in so many other areas. We are fortunate to have such a dedicated Owner step up and take on this extra duty and responsibility. *Thank you so much, Rick!!*
- **APPROVED** the motion to move forward with the proposal from Johnson Controls to replace the central plant controller for \$11,140. This cost is from the Operating Account. It was further agreed that the software upgrade will be done following hardware replacement.
- **APPROVED** the proposal of Otis Elevator for repair/replacement of Whisper Flex Cables and Guides for elevators 1 and 2, for \$32,654.35. This cost will come from the Operating Account. It was noted during discussion that the last major repairs were done 21 years ago.
- **APPROVED** the proposal of Environmental Enhancements for the landscape contract for 2022 in the amount of \$16,987.91, representing an increase of three percent. Mr. Treviño announced that the scheduled plantings for the Patio area will begin soon.
- **DEFERRED** consideration, for the present time, for chute cleaning. This would be preventive maintenance, for a cost of \$1,200 when performed: annual or on a months’ schedule. This would involve chute cleaning, washing and deodorizing, in addition to enzyme treatment and hopper door cleaning.
- **CONGRATULATIONS** and recognitions were expressed by our General Manager, Capri Butler, for lengths of service of our wonderful Staff. Luis leads with two years, with Alex and Enrique having one. Our Staff just keep getting better and better, forming a cohesive unit to keep our building and grounds in tip-top shape; *we are SO fortunate!*

BOARD ACTIONS on October 28 came after our Knolls News print date, but here is a summary:

- **ACCEPTED** the Change Order #4 for work on the A/B garages for \$124,330. These four items were for (1) Post-Tension Tendon Repair/Splice; (2) Post-Tension End Anchorage Repair; (3) additional labor at Tendon Repair areas; (4) GPR Investigation at additional Tendon Repair areas. The new Contract Sum including this Change Order will be \$1,052,157.
- **APPROVED** the motion to ask ETC to proceed with the Investigative Project, at a projected cost of \$96,000. This will be an investigative study estimating costs for new work in addition to the original contract, to maintain structural integrity of the garages. This brings the new contract sum to \$1,148,157.
- **APPROVED** the motion to accept the bid of Falcon Engineering for a structural building assessment for a total of \$32,500, pending review of the contract with our AKW attorney.
- **PUT ON HOLD** any consideration of proceeding with the proposed Hallway & Carpeting Project, including any prior approvals for advancing this project, until after the Garage Project has been finished.
- **BUILDING & GROUNDS COMMITTEE** will assess the Resident suggestion to, at least, upgrade the hallway lighting during this pause. In response to another suggestion of ‘doing the hallway painting ourselves,’ it was stated that painting the stairwells would cost about \$100,000; painting the hallways would be at least another \$200,000 and would need to be redone within two years as part of a complete hallway project.
- **PROPOSED 2022 BOARD PRIORITIES** The Board adopted as priorities for its attention and work in the coming year: managing and completing the Garage Project; undertaking the Structural Engineering Study; conducting a review of the use and capacities of AKW’s Communications and Support Platforms; conducting a review of all of AKW policies and revising, as needed; improving the tracking of building maintenance, repairs and replacements; completing the By-Laws revisions to bring them to a co-owner vote; assessing parking management resources and use; awarding a new Pool contract, including investigating repair of the spa.

With Wishes to All for a Happy Holiday and New Year!

Thanks to Staff: AKW Residents should know that employees are not allowed to accept or solicit tips or cash-equivalent acknowledgements for performing their work, including work performed as part of the Resident Services Program and its In-Unit Service components. AKW Staff receive salaries and the Board authorizes a small end-of-year bonus. But the holidays are an excellent time for Residents who are so inclined to recognize the individual or collective staff efforts on behalf of the Community over the year.

If you wish to offer cash, a gift card or other acknowledgment, feel free to do so. You may either deliver individually, dropped an addressed envelope in the Association Mailbox, or give directly to Capri for safekeeping until it can be hand-delivered. Photos of our Staff (Luis, Kevin, Alex, Minter and Enrique) are posted on the lobby bulletin board. These “thank you” sentiments will be given in time for the Christmas holidays. A timely decision (by the 14th) will facilitate the process. We hope this goes without saying: *any gift is purely voluntary*; you are not required, obligated or expected to participate. *But if you DO, we say ‘thank you’ for sharing your bounty!*





SENIOR SERVICES OF ALEXANDRIA
Partners with this organization for your benefit

“Empowering people with disabilities to live independently” is the guiding principal of the **ENDependence Center of Northern Virginia**. Covering Arlington, Fairfax and Loudoun counties as well as Alexandria, Fairfax and Falls Church cities, this is a community resource and advocacy center run by and for persons with disabilities. Their Independent Living (“IL”) philosophy is that Disability is a natural part of life and was formed with a mission of deinstitutionalization and promoting disability rights.

Their goals are to enable individuals with disabilities to improve the quality of their lives; determine their own lifestyles; participate in all aspects of society; secure their human and civil rights; exercise self advocacy; and ensure a system for consumer control and policy direction. Programs and Services include communications and outreach; transportation and mobility; Medicaid waiver services (through Commonwealth Coordinated Care); Peer counseling; advocacy; independent living skills training. **ENDependence Center** provides information and referrals in such areas as adaptive technology, various transition services, home modifications, Service animals, travel training, and local government agencies.

ENDependence Center of Northern Virginia, 2300 Clarendon Blvd., #250, Arlington, VA 22201

Phone: 703-525-3268 www.ecnv.org email: info@ecnv.org Open M-F, 9-5

If not for you, perhaps you know someone who could use these incredible services!

Senior Ambassador Training via Zoom, Monday, December 17 at 11 am

Senior Services of Alexandria (SSA) is holding a training session for anyone interested in being a Senior Ambassador, a flexible volunteer position. The training is on Monday, December 17 at 11 am via Zoom. Attendees will hear from the City’s Division of Aging and Adult Services and SSA about various services and programs available to older adults in your respective communities, and how you can get out the word! Senior Ambassadors receive weekly messages from SSA with information to share with the community and may participate in a weekly 1/2 hour Zoom update to hear directly from local experts. Please email MaryAnne Beatty, SSA Director of Community Outreach, at communications@seniorservicesalex.org to register for this event.

Better late than never, to celebrate our special folks!

In honor of their membership in the FABULOUS 90s CLUB, Pete Pietropaoli hosted lunch at Fratelli's on Tuesday, September 28th. In attendance were Maggie McCauley, Joan Culkin, and Dail Claridge. Although Maxine Sorenson was to be included (having celebrated her 96th on the 26th!) she was unable to attend (but definitely next year!). They were there to celebrate being Fabulous at 90!

Fabulous at 90



Maggie, Joan, Dale, Pete

September 28, 2021



SENIOR SERVICES OF ALEXANDRIA (continued)
Partners with this organization for your benefit

**Virginia Extension Cooperative Annual Showcase:
Building Resilient Communities**
Friday, December 3 – 10 – 11:15 am via Zoom



This virtual event will take place on Friday, December 3, 2021, from 10:00-11:15am. You can look forward to a presentation highlighting Extension's educational programs and volunteers. Come learn how Extension supports local partners in the areas of health & wellness, youth development, and environmental conservation. Please register in advance for this meeting at:

<https://virginiatech.zoom.us/meeting/register/tZYud-iqpjliE91evWxlvQXtM99RChdxISGn>.



Thurs., Dec 2 at 8:00 pm ET: The Rescue –

This documentary brings alive one of the most perilous and extraordinary rescues in modern times, shining a light on the high-risk world of cave diving, the astounding courage and compassion of the rescuers, and the shared humanity of the international community that united to save the boys.

Not rated. Register online at <https://watch.aarp.org/aarpmfg/play/617ab36bfdaf8720cbf2bc61>.

Fri., Dec 3 at 8:00 pm ET: Far From Heaven –

Far from Heaven tells the story of a privileged housewife in 1950s America, and is inspired by the great Hollywood dramas of that era. Haynes lovingly depicts the gorgeous and placid surfaces of mid-century suburban family life, even as his story breaks them open to reveal a repressed world of limitless emotions and life-shattering desires that cross the boundaries of racial and sexual tolerance with tragic results.

Rated PG13. Register online at <https://watch.aarp.org/aarpmfg/play/616f4c94371e1e00378aafda>.



The National Center on Law and Elder Rights - Helping Older Adults Prepare for 3G Network Shutdowns

3G wireless networks are scheduled to shut down next year, which will prevent older cell phones that utilize these networks from making or receiving calls or using data services. In addition to cell phones, other connected devices such as certain medical devices, alert systems, and security systems that use 3G network services will be impacted.

Although most people have devices on 4G or 5G networks, the shutdown will likely disproportionately impact older adults and low-income individuals, who may be using older phones, life alert systems, and other devices still on 3G. Connectivity is critically important in this time when people are utilizing telehealth services and connecting with the courts and service providers remotely.

Advocates can take steps to help people prepare for the 3G network shutdown:

- Share information in your community and with your clients on the upcoming shutdown. Some people may not be aware of the upcoming change, and others may not have taken steps to replace items if they were avoiding contact with technicians and service providers during the pandemic. Each mobile carrier has different dates for the planned shutdown, with AT&T scheduled as early as February 2022. The Federal Communications Commission has a consumer guide with more details.
- Help clients identify potential devices that may be impacted. Lifeline, a program used by many older adults, utilizes major service providers like AT&T and T-Mobile, which are included in the shutdown. iPhones older than the iPhone 6 will no longer work for calls and data. Medical alert devices, watches, and home security systems that utilize 3G may also be impacted. Advocates can assist by helping individuals log into their accounts to check whether they use 3G. Consumers can also contact the individual carriers and reach out to product companies to determine if their device will be affected.
- Connect people to new options for discounted devices if they need to replace them. For people with limited resources, this change could present challenges if they have to spend money on new products. Some carriers are offering free or discounted replacement phones. Older adults and low-income individuals may qualify for the Emergency Broadband Benefit, which could help them get discounted, updated devices. The local Area Agency on Aging may have a program for device distribution, and many libraries have technology lending programs, which could help keep people connected.

Click on [NCLER - Home \(acl.gov\)](https://www.acl.gov/ncler) for more information.





ALERT ALERT ALERT

We publish this for our Christmas edition because some of our residents have been affected at this Holiday time. Please pay attention so you won't be disappointed or scammed.

There is the possibility that LaserShip and perhaps other outside shippers may be opening up avenues of mischief, as they are often unreliable and often, even in mid-day, leave packages in front of our doors or (remarkably) outside the building where they may be picked up by someone else. Our suggestion is to **make sure the carriers are those who deliver to the building and are reliable: US Postal Service, DHL, UPS, FedEx, Amazon.** An even better suggestion might be that you ask that any packages be held at those facilities for your pick-up using your own picture ID, or directing purchase *to your office* during this away-time or holidays. (And consider keeping your credit cards in an RFID (metal frame/lined) holder instead of a wallet or purse.) Remember: packages that arrive after Office closing will NOT be accepted by the guard and WILL BE directed to leave at your Unit door. BTW, the Office can't accept packages unless you've signed that form for us!



Report SUSPICIOUS Activity

Sometimes it's just a matter of looking out your window. See something or someone that looks suspicious? In a place that looks different? Go ahead and call the non-emergency for the police (703-746-4444) and ask them to do a drive-around of the property. (If you see something that looks like an emergency, dial 911 and then report to the Office or Guard for their follow-up.)

The Safety & Security Committee reminds us again how important it is for each of us to BE AWARE so that our Community stays as safe as possible. And add our emergency numbers (from the back page) on your speed-dial (landline) or Contacts (mobile phone) – so you'll know where to find them when you need them!

As we plan for the holidays through the new year, work continues at AKW. Most notable are the Garage Repairs which are still moving along (although we know it seems like it's really slow!). The Board and CMC are working closely with ETC to ensure progress is being made and any concerns are dealt with immediately. We greatly appreciate your continued patience through these many months.

'Compensating cables' for Elevators 1 and 2 have posed another unexpected repair for us. Fortunately, even with the occasional shudders and creaking, these cables do not pose a safety risk. The Board has accepted Otis's proposal and we hope they will be fixed within the next couple of weeks.



Everyone wants to have a safe and happy holiday season, but a simple mistake can ruin your holiday. Here are some hints for a safe and enjoyable season:

- Be sure your holiday lights are turned off when you aren't at home and before you go to sleep. Keeps a possible fire from happening AND can lower our electric bill!
- Be sure to get a **tree disposal bag** from the Office if you have a live tree. Slipping it over the trunk before attaching it to the stand means you just pull the bag up to have it all enclosed, eliminating needles all over your floor/ carpet, the hallway, the elevator and the lobby! The Office will let you know when you should have your tree at the trash room for special pick up.
- Remember that in our heated units, moisture evaporates quickly so your tree needs plenty of water to keep it fresh; check it daily.
- When you're out shopping, keep your car locked and gifts/valuables out of sight. Shopping bags in the back seat are an invitation to mischief!
- Keep your pets in mind when leaving goodies out for Santa. Some stuff, especially chocolate and poinsettias, are dangerous for them.
- In addition, pets can choke on small ornamental tinsel, bows, and other glittery things as well as light cords.



And this is a good time to remind you FOR your housekeepers: They should take ALL trash from the holidays down to the trash room outside the canopy. All boxes are to be flattened. Smooth out all the paper and fold or roll into a nice bundle. Tape the bundles and the boxes so they're easier to carry and discard properly in the trash room! Remember that the bottom of the trash chute is a **compactor** so it's going to put the chute out of commission to throw cans and bottles and wooden or wire hangers and cardboard boxes down there – which means each of us pays in increased condo fees for those repairs.



The **City of Alexandria Fire Department's "Community Paramedic Program"** has as its mission to improve the health outcomes of city

residents through education and collaboration with community resources. A Paramedic will visit your home for: fall risk assessment; home safety check; medication review and inventory; health education; clinical monitoring and assessment; referral to relevant City Services; transportation assistance. *No fee or insurance required for your in-home visit.*

Contact: Capt. Jeff Woolsey, 703-746-5234.

Virginia Cooperative Extension Offering Free Financial Coaching



Free 1x1 Financial Coaching: VCE One on One Financial Coaching is free and confidential and is brought to you by the Master Financial Education Volunteers. Coaching sessions are based on one's needs; coaches help with budgets, answer financial questions, and provide helpful resources.

[Register HERE](#). Coaches will contact you by email, Zoom, or phone.



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.]

Hey, this could be a Win-Win situation!!

YES, we're still recruiting! But this time with a twist: YOU arrange your schedule (so you won't do any more holiday shopping!!) to be able to staff the office while Capri and Judy (who need some extra time to do *their* holiday shopping!!), and Everyone's a Winner! And this isn't "just volunteering" --- it comes with a paycheck! Leave a note in Roshan's Board mailbox (in the Office) and he'll get back to you. As we said above, "*Hey, this could be a Win-Win situation!!*"



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 lots of **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 have difficulty 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.

We can sure use, and are looking for, Residents who can add their expertise and interest to our BUILDING & GROUNDS COMMITTEE!

Is your 'day job' or your hobby being a plumber, electrician, carpenter? Do you have expertise in reviewing contracts? Have you been a general contractor? Do you know secrets for getting things done when all else has failed? Whatever your Super Power may be, we'd love to have you join us! Meeting dates may not always be listed on our last page but keep an eye out for announcements through BuildingLink from Michael Sullivan, chair of the committee. *Signing up for any committee shows your interest in keeping our home safe and sound!!*



The Budget & Finance Committee met on Nov. 2nd to review / discuss:

- Reserve spending for tracking and staging garage payments;
- Continuing efforts to find a bank Certificate of Deposit in which to invest \$100,000 in keeping with the Board's approval in July;
- Continuing efforts to schedule a meeting between Committee members and AKW's tax preparers due to numerous questions arising from the review of the 2020, 2019 and 2018 tax returns; and
- An anomaly between recent Morgan Stanley account statements, to be clarified by their representative.

The next Budget & Finance Committee meeting is scheduled for December 7th.



In an emergency, what should I keep in my car during Winter? ...



A **shovel** to clear snow from tailpipes and tires; **scrapers** to remove ice and a **brush** to clear it away; **gloves and handwarmers**; a **hat** to keep your ears covered; a **blanket** inside the car; **flares** or **reflective triangles** in case you break down; a **bag of sand or kitty litter** to spread around tires in icy patches; a spray can of **de-icer** for door handles, locks, windows, headlights, and windshield wipers. **Jumper cables** can be life-savers; too many of us don't have them! **Flashlight and batteries** for nighttime emergencies; **water and snacks** would be good, too. And of course your **cell phone and recharger cord**! The best idea: **NEVER, EVER HAVE LESS THAN A HALF-TANK OF GAS!**

BEATLEY LIBRARY UPDATES

Many of our Residents may be familiar with this wonderful resource about a mile from our home: The Beatley Central Library at 5005 Duke Street – just down from the CVS, and across the street from the Cameron Station community. Recently, of course, it was a voting precinct that many of us used for Early Voting. The public parking lot has been under construction since August – and due to wrap up by the end of the year. This 5-month project aims to improve parking conditions (and this writer says ‘hooray!’).

They are accepting books, audiobooks, CDs and DVDs. They *do not accept* encyclopedias, textbooks, magazines, VHS tapes, cassettes or records. If you have a large number of items to donate, please give them a buzz first at 703-746-1702. The Library is also welcoming financial donations, as well; call that number to discuss. The Library is open Mon-Thurs 11am to 7pm; Fri and Sat 11am to 5pm; Sun 1pm to 5pm. *Just one more thing that is supported by our tax dollars, so use this ‘free’ amenity as much as you can!*



Have YOU been doing YOUR part to reduce expenses?

(continued thanks to Terri Hansen)



Just Wondering...

Running the Association is a business, where the Owner/Shareholders watch the ‘bottom line.’ The Board is responsible for a million-dollar budget, and works to adjust for fixed and variable costs. Fixed costs are determined annually and include insurance, taxes, annual management and other contracts, landscape, pool services. Variable costs are determined throughout the year and change depending on usage – utilities, for instance -- and fluctuating circumstances – repair and replacement of worn-out or broken equipment. Some ways to help

with these variable costs would include:

- Replace filters in HVACs at least twice a year. The new HVACs require purchasing special filters. Installation for new or original-type filters is free.
- Use ceiling fans to circulate cool air.
- On south and west-facing windows, keep blinds/drapes drawn against the sun.
- Be mindful of leaky faucets. *One drip can waste up to 48 gallons a week!*
- Check for a toilet leak by putting a few drops of food coloring in the tank. If the color appears within 30 minutes, a leaking flapper should be repaired/replaced.
- Install a low-flow showerhead; it will save 50% of water usage.
- Run your dishwasher at night when energy costs are lower.
- Clean your dryer’s lint filter after every load, to maintain dryer efficiency – which also means using less electricity, reducing our utility bill!
- Turn off lights in rooms that aren’t being used.
- Completely disconnect lights, TVs, computers from the wall or cords when you’re away for an extended period of time, like on vacation.

Important Dates in December

- AARP: The Rescue (online) Thursday, December 2, 8:00 pm
- Building Resilient Communities Friday, December 3, 10:00 am—11:15 am
- AARP: Far from Heaven (online) Friday, December 3, 8:00 pm
- Budget & Finance Committee Tuesday, December 7, 7:00 pm
- Board Meeting * Tuesday, December 14, 7:00 pm
- Senior Ambassador Training via Zoom Monday, December 17, 11:00 am

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

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

2022 Board Meeting Dates

January 25	February 22
March 22	April 26
May 24	June 28
July 26	August 23
September 27	October 25
November 15 *	December 20 *

* earlier date to accommodate Thanksgiving and Christmas holidays



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

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Brian Block, Secretary	brian@akwcondo.com
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