



## **President's Message** by Roshan Patel

Spring is finally here, and we can look forward to the longer days and warmer weather.

I'm also happy to say we are nearing the end of the parking garage work. At the same time, we are kicking off our building structural review.

I would also like to thank everyone that participated in the building survey.

Everyone's input will help the engineers tremendously and hopefully help address any structural issues or concerns.

Within the next few weeks, we anticipate the building structural review by Falcon Engineering. They will be working with the Board, CMC, and our Staff.

If any of our Residents would like to participate in this effort or any others, please join the Buildings & Grounds committee.

Thank you.



## **BOARD MEETING HIGHLIGHTS**

### **Reported Financials**

The Association is fully funded. Delinquencies are 4.8% at \$71,124.

	<b>January</b>	<b>February</b>
<i>Total Cash and Investments</i>	<b>\$1,806,064</b>	<b>\$1,845,665</b>
<i>Year-to-Date (YTD) Income</i>	\$182,831	\$360,024
<i>YTD Expenses</i>	\$201,838	\$372,185
<i>YTD Net Income</i>	(\$18,208)	(\$12,162)
<i>YTD Reserve Contributions</i>	\$40,465	\$80,930
<i>YTD Reserve Expenditures</i>	(\$6,665)	(\$113,790)
<i>Total Reserves</i>	<b>\$1,297,754</b>	<b>\$1,239,094</b>

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## BOARD ACTIONS

- **APPROVED** the proposal of Risk Strategies Insurance Brokerage to renew the Master Insurance Policy for the next year, at \$120,498.00.
- **RATIFIED** the e-vote to approve payment to Densel to replace the Starter for the Boiler Pump #2, for \$1,867.38; and to replace the ENVI Boards on Boiler #1 and other work, for \$2,692.24.
- **APPROVED** the proposals of Environmental Enhancements for pruning the Linden and Bradford Pear trees in the South Pool area, for \$1,494.68; and to remove the dead cherry tree in the North parking area, for \$651.89.
- **APPROVED** the Policy Resolution “Relating to Policy and Procedures for Non-Discrimination and Anti-Harassment” as prepared by our Association Attorney.
- **APPROVED** Change Order #5, “A final accounting change order for Garage A/B, in the amount of \$73,321.78. The new Contract Sum including this Change Order will be \$1,125,479.05.
- **APPROVED** the proposal of Rutherford Supply to purchase an Advance ES400XLP 18” Extractor [*carpet cleaner*] 12 Gal w/ flip handle, for \$4,753.00.
- **APPROVED** the proposal of Densel Company of a Preventive Maintenance Agreement for Inspection Services for the next year, at a cost of \$16,368.00 (plus applicable taxes, payable monthly).



## CAPRI's CORNER

The March inspection of the #2 elevator cable line showed accumulated rust and is out of service. Currently, we are waiting for a price quote from OTIS for repair/replacement. The elevator is out of service until repair and re-inspect.

You may have noticed problems in the driveways. Alexandria City temporarily filled holes caused by fiber cable upgrades and should be back for a more complete repair. We are awaiting bids for the "hump" left at the D deck caused by a main line water break.

Technicians from Comcast repaired a break in a cable line that runs through the building.

Garage construction has been moving right along. Emails have been sent to all Residents affected by the changing requirements in the H/J garages. During May/June (better weather) the sealant coating for the B deck will be applied. In addition, to resolve lighting concerns in the A garage, a proposal is being prepared for the A/B and H/J parking areas for a better cost.

The structural engineering study by Falcon Engineering is underway, with surveys completed by Owners. Further informational updates will be emailed to all during the next weeks.

## DASH IS SEEKING INPUT AND WANTS TO HEAR FROM YOU!



DASH is seeking public input on potential service changes for its [FY 2023 – FY 2028 Transit Development Plan](#) (TDP). The TDP is an annual document that summarizes any proposed service changes for the following fiscal year.

### Potential DASH service changes for FY 2023

- Route realignments on Lines 33, 34 and 36A/B to provide direct bus connections to the new Potomac Yard Metro station.
- Realignment of Line 34 from N. Fairfax Street to N. Pitt Street for better bus service coverage in Old Town.
- Potential service improvements to Lines 30 and 31 for better connectivity between West Alexandria and Old Town. (Unfunded)
- Potential weekend service improvements to Lines 32, 33 and 34. (Unfunded)

For more information on the potential service changes, please visit [www.dashbus.com/tdp](http://www.dashbus.com/tdp). Written comments may be provided via email to [dashbus@alexandriava.gov](mailto:dashbus@alexandriava.gov). The deadline for written public comment is **Friday, April 15**. Public comments may also be provided to the DASH Customer Service Center at 703-746-3274 or by attending one of our community meetings. *Translators will be available during meetings for Spanish and Amharic speaking community members.*



### WE MAY BE GOING BACK TO THE “BEFORE TIMES!”

Michael Sullivan will be running Happy Hour as much as he is able. Stephen Colodner will make sure we always have someone available to open and close. We will be

open weekly (Thursdays) from 6:30 - 8:30 as long as the community transmission level of Covid-19 remains low per the current CDC community level data at:

[Alexandria CDC COVID-19 Measures | City of Alexandria, VA \(alexandriava.gov\)](#).

For now, we are just doing \$5 a week (in case we need to close down again). We haven't discussed any food options while we're gauging what the turnout will be. **SO .....** be sure to mark this on your calendar. It's going to be a wonderful return from the 'distancing' we've all experienced. *This is a great time to get to know your neighbors or renew acquaintances, so come one, come all!!!*



**Information for You or Someone you know .....**

**A handy-dandy resource for you:** The “Directory of Resources for Older Adults and Persons With Disabilities” is a 57-page booklet of all that’s available through SSA, covering subjects such as day care centers, adult protective services, assisted living placement, caregiver resources, pension rights center and more! Everything is categorized, alpha-listed with brief explanations of each, plus phone numbers. We have some that are now in our Library, in the rack on top of the first shelves. They’re **free**, so please take one if you need it. (If you take the last copy, or they’re missing when you look, tell Capri and we can get more.)

**In addition**, the Retirement Guide’s **Source Book** is also in that rack and tells you more than you probably ever wanted to know about everything “retirement” and “senior living.” I’ve not been able to get a recent issue, but most of the information is still relevant and accurate. It’s a wonderful resource for any of us who needs to think ahead .....

**Senior Taxi Yellow Card Program**

is available to Alexandria residents age 60 and older who have a yearly household income of \$48,508 or less. This program allows eligible riders to schedule taxi rides directly with Yellow Cab 24 hours a day, 7 days a week with no restrictions as to destinations. Interested individuals must apply to the program to determine eligibility and then purchase fares in advance at a discounted cost. For more information, call the Division of Aging and Adult Services at **703.746.5999**. You can find the Senior Taxi Yellow Card Program flyer, the application form and the discount fares purchase form by clicking on the links below:

- [Senior Taxi Yellow Card Program Flyer](#)
- [Senior Taxi Yellow Card Program Application](#)
- [Senior Taxi Yellow Card Discount Fares Purchase Application](#)

**Capital Caring Thrift Store & Boutique**

is joyfully accepting items from our own spring cleaning! All proceeds go to Capital Caring’s mission to improve care for families regardless of their ability to pay. The store provides a wonderful way to engage in helping the community and families in their time of need by donating, volunteering, and/or simply stopping by to visit and shop. We welcome all donations and would welcome all volunteers to help support our mission of improving care in the community. Please call **571-730-4311** to get involved!

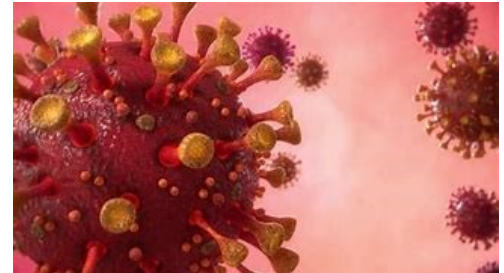


## COVID Corner Update ... just in case you need this info later ....

Natalie Talis, of the Alexandria Health Department, lets us know that:

- If there is a 4<sup>th</sup> (booster) shot, 65+ and immunocompromised get 'first dibs'.
- The City will not be setting up clinics as they did for the past two years.
- Get your booster where you received vaccinations before, or at your Dr office.
- To get the RAPID TEST, go to [covidtest.gov](https://covidtest.gov) or [COVID Home Tests | USPS](#); each residential address is entitled to two kits.
- Other information? Go to ...
  - [COVID-19: Get Vaccinated | City of Alexandria, VA \(alexandriava.gov/vaccines\)](#) (book appointment or walk-ins)
  - [Coronavirus COVID-19 | City of Alexandria, VA \(alexandriava.gov/Coronavirus\)](#) (how, where to get, test sites, costs)
  - [Alexandria CDC COVID-19 Measures | City of Alexandria, VA \(alexandriava.gov/performance-analytics/alexandria-cdc-covid-19-measures\)](#) will give Alexandria numbers – low, moderate, high, substantial

**NOW**, since this info has been a bit superseded by the FDA's release of Booster #2 (Pfizer & Moderna), it's for **50 and older**, and after 4 months since you received your first booster. In any event, one of those links (above) should get you the most current information.



### City of Alexandria Spring and Summer Recreation Program Registration Began Wednesday, March 23

-- (Excerpt from City's News Release dated March 14, 2022)

Registration for spring and summer classes and activities offered by the City of Alexandria's Department of Recreation, Parks and Cultural Activities (RPCA) began on March 23rd for City residents and on March 2th for nonresidents. Spring and summer registration applies to classes, leagues and activities occurring April through August 2022. Registration is available [online](#) and in-person at the Lee Center Registration & Reservation Office (1108 Jefferson St.). For a complete list of options, the Spring and Summer 2022 Program Guide is available [online](#) and printed copies are available at all Alexandria libraries and recreation, nature and arts centers. Click on [City of Alexandria Spring and Summer Recreation Program Registration Begins Wednesday, March 23 | City of Alexandria, VA \(alexandriava.gov\)](#) to read more.

***Since it may be possible to enjoy our balconies when it warms up enough ...  
PLEASE BE CONSIDERATE OF YOUR NEIGHBORS ...***

The most 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 cheap. Be sure to tell your contractors - including your cleaning people - 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.



***Being considerate will also include ...***  
**PLEASE DON'T FEED THE BIRDS VISITING YOUR BALCONY!**

Feeding those lovely harbingers of Spring leads to too much poop on the balconies of your neighbors (if not your own!!!). They are able to find their own food, and we really discourage you from being too kind-hearted!



### **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. Consideration for our neighbors is one of the requisites for condo living. Our spacious balconies are spectacular outdoor living spaces and they're worth a little extra attention to cleaning and upkeep!

**Virginia Senior Medicare Patrol (SMP)** is a volunteer-based organization funded by the U.S. Department of Health and Human Services that expertise, training, and technical support to maximize the effectiveness of fraud/abuse prevention outreach and education. **The Virginia Senior Medicare Patrol's (SMP) mission** is to empower and assist Medicare beneficiaries, their families, and caregivers to prevent, detect, and report health care fraud, errors, and abuse through outreach, counseling, and education. The Virginia SMP works with local volunteers to provide information, conduct educational presentations and attend events to share information with the public. **SMP Website:** [www.VirginiaSMP.com](http://www.VirginiaSMP.com) **Fraud Hotline:** 1-800-938-8885.



### **Mental Health Friends of Alexandria Mental Health First Aid Training (April 19 and 21)**

This spring, a free, in-person Mental Health First Aid training will be given in Alexandria. Taught by certified MHFA trainers, this 2-session training will give one the skills needed to reach out and provide initial support to an adult who may be developing a mental health or substance use problem and help connect them to appropriate care.

#### When, Where, and How to Register

Tuesday, April 19th, 10 a.m. to 2 p.m. and Thursday, April 21st, 10:00 a.m. to 2:00 p.m.

Alexandria City Hall, 301 King Street, Alexandria, VA 22314 - First Floor, Room 1101

Register by sending names and email addresses of those who wish to attend to

[Connie.Juntunen@alexandriava.gov](mailto:Connie.Juntunen@alexandriava.gov)

#### Notes

- Mask wearing is optional for participants. The trainers will not be wearing masks.
- Attendance both is required to receive MHFA certification

### **Hints, Advice & Friendly Reminders**

- If you get a new washing machine, AKW provides heavy-duty hoses to handle the water pressure. Arrange with the Office to schedule this safety amenity for your machine installation.



- Batteries can be thrown in the trash, except for the small button batteries. More information about this and all kinds of City rules, regulations, hints and directives can be found at [www.alexandriava.gov](http://www.alexandriava.gov).
- **Do you have a smoke alarm? You are strongly urged to get one.** The ceiling sensor in your unit is a horn, not an alarm or smoke detector. It sounds only when someone pulls the alarm switch in the hallways. The person who pulls the hallway switch has to be the person to call the fire department, but the alarm continues until the fire department turns it off!

- **See Something, Say Something** doesn't apply to just Safety & Security. We can't fix it if we don't know it's "broke." This is part of your Volunteering for the Building & Grounds Committee (remember?) that if you **SEE** something on your floor or outside, **SAY** something so that the problem can be fixed! Comments, questions, problems should be put in writing (it's easy to forget when it's spoken!) to the Office or email at [office@akwcondo.com](mailto:office@akwcondo.com), or report it through [BuildingLink](#).

## Important Dates in April

- Budget & Finance Committee \* Tuesday, April 19, 7:00 pm
- Board Meeting \* Tuesday, April 26, 7:00 pm
- Happy Hour Thursdays, 6:30 pm

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

April 26	May 24
June 28	July 26
August 23	September 27
October 25	November 15
	December 20



When someone calls you from the Security Door downstairs and you need to buzz them in, **press 9** on your phone.



## Important Phone Numbers

Guard Mobile	571-565-5591
AKW Office Phone	703-751-7541
AKW Office email	<a href="mailto:office@akwcondo.com">office@akwcondo.com</a>
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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