



## BOARD MEETING HIGHLIGHTS

### Reported Financials

The Association is fully funded.  
Delinquencies are 4.8% at  
\$75,488.

	February	March
<i>Total Cash and Investments</i>	<b>\$1,845,665</b>	<b>\$1,802,641</b>
<i>Year-to-Date (YTD) Income</i>	\$360,024	\$544,230
<i>YTD Expenses</i>	\$372,185	\$596,230
<i>YTD Net Income</i>	(\$12,162)	\$38,803
<i>YTD Reserve Contributions</i>	\$80,930	\$121,395
<i>YTD Reserve Expenditures</i>	(\$113,790)	(\$141,218)
<i>Total Reserves</i>	<b>\$1,239,094</b>	<b>\$1,244,131</b>

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## BOARD ACTIONS

- **ACCEPTED** the Densel proposal #3190 to provide labor and materials to replace the cracked heat engine on PK MACH Boiler #2, for \$52,407.39. This will come from Reserves.
- **ACCEPTED** the Densel proposal #2811 to provide labor and materials to replace the burner on the PK Heating Boiler SN, for \$6,691.92. This will come from Reserves.
- **APPROVED** the recommendation from ETC for \$4,185.00 additional for waterproofing at the A/B garages. It is expected to take 3-4 weeks, depending on weather, finishing in June except for the additional landscaping.
- **ACCEPTED** the Air Duct proposal for dryer/air duct cleaning for \$3,000.00 to clean the main lines. Individual owners will be charged \$99.00 for unit cleaning.

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### The B&F Committee met on April 19 to review and discuss various items:

- Reviewed financials received that afternoon.
  - March Garage total Paid: \$54,067 (\$35,817.75 – EV-AIR// \$16,799.16 – ETC// \$1,450 – Koons)
  - Garage Total Pending: \$73,322
  - March Total Paid: \$9,178 – Densel
  - Garage Multi-Year Running Total: 947,189
- Committee looked into various forms of investing options that would offer an opportunity to invest and still allowing liquidity to access funds when needed for reserve spending.
- Planning for the 2023 Budget will begin in June.

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### ***BEGINNING TO LOOK LIKE IT'S GOING TO HAPPEN .....***

Have you noticed that the gigantic parking lots around the former Landmark Mall are now empty of the hundreds of Amazon Prime trucks, school buses, car dealership overflows, police cars and other vehicles? And you may have noticed, as well, the extensive realigning of the median section of Little River Turnpike over 395, which becomes Duke Street, so vehicles can get into that extensive Mall property.

We had a large article in the January 2021 ***Knolls News*** that summarized what's going to become of this whole area – the new Inova Alexandria Hospital, a walkable urban village to include residential, retail, commercial and entertainment areas. Please look up this article for more details of what has been planned; ***Knolls News*** issues are all archived in [akwcondo.com](http://akwcondo.com).

Additional information about further meetings, FAQs and other materials are available at [alexandriava.gov/Landmark](http://alexandriava.gov/Landmark). Check it out: it'll be a huge difference in our community generally, and we should be aware of how our commuting and other daily driving will be affected.



## **Where has this year gone?**

Did it slip your mind that our next holiday is Memorial Day weekend? Which means it's time to check out that bathing suit from last year. And the suit coverups. And the flip-flops, the sunscreen, the towels ... gosh, there's a whole lot of stuff! Hard to believe but the pool opens at the end of the month! The Pool Committee has been hard at work and diligent about preparations, including that the water will be warm on the first day! and the Jacuzzi will be in working condition, too.

**Calendar mark for May 28, 10am opening!**

Check out the **Handbook, pgs 30-32, generally** for the Hours and the Rules. ***It's going to be so much fun to actually SEE people enjoying themselves again!***



***We need you to be a Candidate for the 2022-2023 Board of Directors.  
More on this later, but start thinking about it!***



## **Avoid the stress of mail and package deliveries!**

We've told you before about the <https://holdmail.usps.com/holdmail> form you can use to hold mail at the Post Office. With the new mailboxes and reconfigured space in the Office, great gobs of mail and piles of boxes are not available on-site for those going on vacation for more than a few days. Complete the form on your computer, using a START and STOP date, and all is taken care of! (One Resident recalled trying this out upon holiday travel as "E-Z, P-Z.") Other choices now include: [InformedDelivery.USPS.com](https://InformedDelivery.USPS.com) (also apps on iOS and Android), which will tell you what's being delivered so you can keep on top of all those catalog orders you made! Also available is [FedEx.com/delivery](https://FedEx.com/delivery) or on the same apps. You're notified of anything matching your name/ address, and you can place on a Vacation Hold for up to 14 days, or arrange a specific delivery time, or reroute (for a fee). [UPS.com/mychoice/welcome.html](https://UPS.com/mychoice/welcome.html) (and the same apps) has been around since 2011 – *who knew?* – Fill out your preferences and you can designate a "leave at" location. For an additional fee UPS can reroute to another state (and they have more choices).



### ***For You or Someone You Know .....***

**Northern Virginia Resource Center for Deaf & Hard of Hearing Persons** is a nonprofit with a mission to empower deaf and hard of hearing individuals and their families through education, advocacy and community involvement. If you or some you know has hearing issues, click on [Northern Virginia Resource Center for Deaf & Hard of Hearing Persons – Improving Communication, Changing Lives \(nvrc.org\)](http://nvrc.org) to learn more about their resources and programs.

## **HOME REHABILITATION LOAN PROGRAM**

From the Office of Housing, this “HRLP” helps owners make repairs or improvements, which are required for the health or safety of the owners, or which are needed to preserve and extend the life of the property. A loan can be used to make home repairs and replacements.

Income limits are \$68,000 for one person; \$77,680 for two. The program provides both financial and technical assistance to eligible homeowners in the City of Alexandria. Maximum construction loan amount (for a condo) is \$75,000, with no interest, no monthly payments, and due when the property is sold/transferred.

To find out the “rules” for qualifying, call the HRLP office at 703-746-4990, Mon-Fri, 8am to 5pm. The Program Implementation Division of the Office of Housing is at 421 King Street, Suite 215. Their web site is [alexandriava.gov/Housing](http://alexandriava.gov/Housing). *If you need it, take advantage!*



**Essential Service - DOT ParaTransit** provides safe, reliable, Americans with Disabilities (ADA)-compliant, curb-to-curb taxi service, seven days a week for residents of Alexandria unable or find it difficult to use public transportation. This service has over 1,500 registered clients and provides over 50,000 rides annually.

For more information including the application to apply for the program click on [Transportation - Senior Services of Alexandria \(seniorservicesalex.org\)](http://seniorservicesalex.org)

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## Senior Health and Fitness Fair – Thursday, May 19, 10 am to 12 Noon at the Lee Center, 1108 Jefferson Street, Alexandria

Alexandria’s Successful Aging Committee is pleased to announce that its annual **Senior Health and Fitness Fair** is back in person this year! It will be held at the Lee Center at 1108 Jefferson Street in Alexandria on Thursday, May 19 from 10 am – 12 Noon. The morning will begin with a presentation by the Northern Virginia Falls Prevention Alliance talking about why falls prevention is so important, what your risk factors for a fall are, AND what you can do to help prevent a fall. After this presentation, attendees can visit various breakout sessions that include healthy cooking demonstrations with the Chef of Goodwin House; exercises for older adults with the city’s Recreation Department’s older adult fitness guru Rodney Bates; an interactive fall prevention workshop; and blood pressure and glaucoma screenings. The event is free, but you must register. [Click here to register](#), or call Senior Services of Alexandria at 703-836-4414 ext. 110.



### Medicare 101 – May 5 at 2pm via Zoom

Find out the basics about Medicare. To register click on [Webinar Registration - Zoom](#).

**HVAC INSPECTIONS** Because leaking in the heating/ac units continue to cause many problems for many Residents in most of the tiers, it became necessary to require mandatory professional inspections for every Unit. The deadline is set for the end of June, to give everyone plenty of time to schedule. Replacement filters may be picked up from the Office. The second inspection and change of filters is performed by AKW Staff at the end of the year.



### REMINDERS . . . a couple of updates . . .

**First:** absolutely do NOT try to flush those “flushable” wipes! It may seem “easy go,” but they can jam up the sewer lines. We just don’t need *that* problem at AKW!

**Second:** TrashAway has given us a trash can especially for **glass**. If you’re not taking your glass recyclables up to the Whiting St. drop-off, please make sure to separate from regular trash or metal/plastic recycling. **Third:** The City reinstated its collection of electronic and hazardous waste on Colvin Ave. **TIMES:** Monday and Saturday, 7:30am to 3:30pm. Instead of dumping it in our trash room (remember *cameras* can find who did it!), save it in your unit closet/shelf, or perhaps in your storage bin.

Because we’re all home so much more of the time, **trash tonnage has increased phenomenally**. Try to conserve! Think ahead about all of those throw-away plates, glasses, coffee cups, bags ..... **Think of our environment!**

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## I-495 SOUTHSIDE EXPRESS LANES STUDY

**Learn more about the Study. Attend an upcoming public information meeting.**

VDOT is hosting public information meetings to provide information about the I-495 Southside Express Lanes study, and to seek public input.

### **Virtual Public Information Meeting**

Wednesday, May 18, 2022

6:30 – 8:30 p.m. (presentation at 7 p.m.)

Visit [virginiadot.org/495southside](https://virginiadot.org/495southside) or call 703-259-3752 for details on how to join the meeting.

Also, each of the following in-person meetings will be held from 6:30-8:30 p.m. (presentation at 7 p.m.), attend one near you:

- Thursday, May 19 at [Oxon Hill High School, 6701 Leyte Drive, Oxon Hill, MD 20745](#)
- Monday, May 23 at [John R. Lewis High School, 6540 Franconia Road, Springfield, VA 22150](#)
- Wednesday, May 25 at the [Nannie J. Lee Memorial Recreation Center, 1108 Jefferson Street, Alexandria, VA 22314](#)

View our April study [newsletter](#).

The Virginia Department of Transportation (VDOT), in cooperation with the Federal Highway Administration (FHWA) and other federal, state and local agencies in Virginia and Maryland, is conducting an environmental study to potentially extend the Express Lanes system on the southern section of I-495 (Capital Beltway) by 11 miles from the Springfield interchange (I-95/I-395/I-495) in Fairfax County, Virginia, across the Woodrow Wilson Bridge, to the MD 210 interchange in Prince George's County, Maryland.

The goals and objectives of this study are to evaluate transportation improvements that:

- Extend and provide continuity of the Express Lanes system on I-495
- Provide additional travel choices
- Reduce congestion
- Improve travel reliability
- Improve safety
- Provide consistency with local and regional plans

### **Schedule**

Begin Study - **January 2022**

Begin Data Collection and Analysis and Initial Coordination with Partnering and Local Agencies - **January 2022**

Begin Public and Stakeholder Outreach - **Spring 2022**

[Virtual Public Information Meeting](#) - **May 18, 2022**

[In-Person Public Information Meetings](#) - **May 19, 23 & 25, 2022**

Virtual and In-Person Public Information Meetings Comment Deadline - **June 6, 2022**

Public Information Meeting - **Fall 2022/Winter 2023**

Public Hearing for Environmental Assessment - **Spring/Summer 2023**

Complete Environmental Assessment/Approvals Expected - **Fall 2023/Winter 2024**

**SAVE THE DATE**  
**VIRTUAL AND IN-PERSON**  
**PUBLIC INFORMATION MEETINGS**

VDOT is hosting public information meetings to provide information about the I-495 Southside Express Lanes study, and to seek public input.

**Virtual Public Information Meeting**

Wednesday, May 18, 2022

6:30 – 8:30 p.m. (presentation at 7 p.m.)

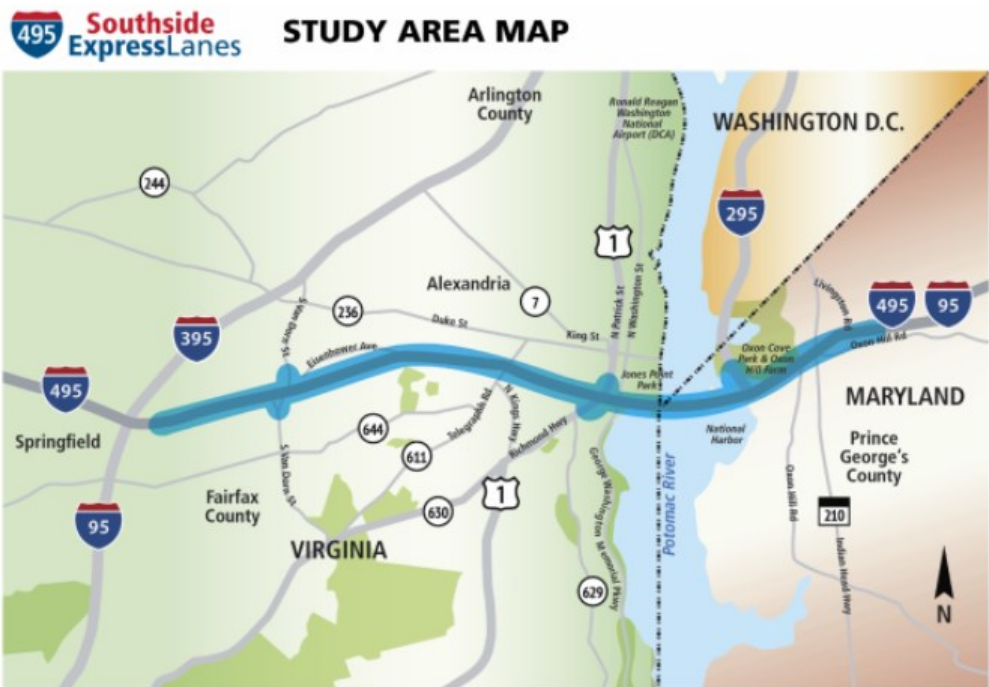
Visit [virginiadot.org/495southside](http://virginiadot.org/495southside) or call 703-691-6715 for details on how to join the meeting.

**In-Person Public Information Meetings**

**Thursday, May 19**  
6:30 – 8:30 p.m.  
(presentation at 7 p.m.)  
Oxon Hill  
High School  
6701 Leyte Drive  
Oxon Hill, MD 20745

**Monday, May 23**  
6:30 – 8:30 p.m.  
(presentation at 7 p.m.)  
John R. Lewis  
High School  
6540 Franconia Rd.  
Springfield, VA 22150

**Wednesday, May 25**  
6:30 – 8:30 p.m.  
(presentation at 7 p.m.)  
Nannie J. Lee  
Memorial Recreation  
Center  
1108 Jefferson St.  
Alexandria, VA 22314





## **HOORAY !!!**

Stephen and the Committee announce it's nearly pool season again! The pool will be open this summer from Memorial Day weekend, May 28th, to Labor Day, September 5th. The pool is open from 11 AM to 8 PM on weekdays and 10 AM to 8 PM on weekends/holidays.

Pool access will be managed with BuildingLink - simply go to Amenity Reservations and request access from 5/28 to 9/5. Only one reservation is needed for the whole year. Full pool rules are available for review on sign-up and will be distributed via email before the season starts.

Like last year, we are asking everyone to take responsibility for keeping everyone safe. AKW will keep cleaning wipes available, and residents and guests are asked to clean any pool furniture after use.

***Let's get ready for another great summer of fun in the sun!***

### ***Signing up for Pool Reservations:***

- Go to our web site, [akwcondo.com](http://akwcondo.com)
- Click on "BuildingLink" on the lower left side
- [you may have to sign in with your Resident ID/password]
- Click on "Amenities" in the right-hand column
- Click on "Add reservations" at the top left of the page
- Click on "Pool" and go from there with the Application
- Check off "I agree" and "Save" at the bottom of the page
- Print in "yes" in the left bottom box, and check the right box
- "Submit"



## **OOOOOOOPS !**

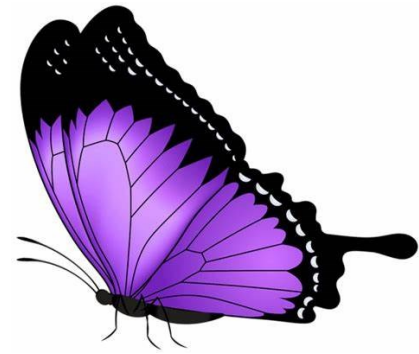
As you-all probably know, Happy Hour has been cancelled for the time-being – blame rising stats of covid in Alexandria – So pencil in on a Post-It note in your calendar that it may start up again "instantly" (don't we wish!) and you don't want to be caught unawares! This is such a pleasant amenity offered by the HH Club so we can all get together again ..... hope it returns "soon" ...



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## ***A new place for an old store ...***

**Evolution Home** will be moving (around mid-May) from its spot on Route 1 at South King's Highway, in the Belle Haven area of Alexandria, to **861 So. Pickett Street** – just down the street from us! (Go to the TD Bank intersection, turn right, past the MOSAIC (tile/flooring) store on the right, in the same vicinity as Aslin Beer Company and Habitat for Humanity.) Evolution Home is a good bet if you're thinking of consigning furniture (and lots of other stuff we've all outgrown or tired of), and of course is a wonderful resource for picking up anything your heart desires, with high quality vintage to antiques to modern, almost any era, formal to super-casual to country. Speaking from experience, they have great items to pick up for staging a home sale! Phone is **703-519-1911**; online at [Evolution \(evolution-home.com\)](http://evolution-home.com). And you can follow them on Instagram. Closed Mondays.



## **WONDER WHERE TO GET A COVID BOOSTER?**

[Coronavirus COVID-19 | City of Alexandria, VA \(alexandriava.gov\)](https://www.alexandriava.gov/coronavirus)

### ***AS MEMBERS OF OUR BUILDING & GROUNDS COMMITTEE,***

Report anything you see when you're walking down the hall, doing the stars, walking to your car: smudges on the wall, trash in the stairwell, any drippings or droppings on the carpet, something amiss in the Fitness, Mail, Community rooms. Best always to report through BuildingLink, but at least report it to the Office or even one of the Staff (do it so you won't forget!). Always better to keep our building in apple-pie-order and looking good!

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## **Alex 311**

Alex311 is the City of Alexandria's customer service initiative to connect customers to more than 175 City services in a variety of convenient ways. Connect with Alex311 online, through the mobile app, on Facebook and Twitter, by phone, or in person. **For immediate police, fire or emergency medical assistance, call or text 911.**

For non-emergency requests requiring police response (such as animal control, motor vehicle crashes without injuries, parking and noise complaints, lost or found property, or crimes that occurred in the past), call (703) 746-4444.

To learn more click on [Alex311 | City of Alexandria, VA \(alexandriava.gov\)](https://www.alexandriava.gov/alex311)

## Important Dates in May

- Budget & Finance Committee \* Tuesday, May 17, 7:00 pm
- Board Meeting \* Tuesday, May 24, 7:00 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

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

Roshan Patel, President	<a href="mailto:roshan@akwcondo.com">roshan@akwcondo.com</a>
Rick Treviño, Vice President	<a href="mailto:rick@akwcondo.com">rick@akwcondo.com</a>
Brian Block, Secretary	<a href="mailto:brian@akwcondo.com">brian@akwcondo.com</a>
Laura Rodriguez, Treasurer	<a href="mailto:laura@akwcondo.com">laura@akwcondo.com</a>
Stephen Colodner	<a href="mailto:stephen@akwcondo.com">stephen@akwcondo.com</a>
Michael Sullivan	<a href="mailto:michael@akwcondo.com">michael@akwcondo.com</a>
Jo Wray	<a href="mailto:jo@akwcondo.com">jo@akwcondo.com</a>



**Brian Block** is a Virginia Notary and offers services to AKW Residents *by appointment* and at no charge. Email [brian@akwcondo.com](mailto:brian@akwcondo.com)