

## CAPRI's CORNER

By the time you read this, I will be gone...

But as the saying goes, all good things must come to an end and after almost 2 years, I am resigning as the Community General Manager.

We can all agree time has flown. From the ever changing COVID protocols, parking displacements, power outages and leaks, you all have embraced me like family. Serving as the General Manager of Alexandria Knolls West has been one of the most valuable learning experiences in my management career to date. I will cherish the memories, advice, encouragement, and snacks! Definitely the snacks!

Thank you Directors and owners for your patience, understanding, and honesty. Thank you for giving me a chance. A special Thank You to the AKW Team for always being open to my crazy ideas. I couldn't have asked for a better team. I hope I am leaving AKW a little better than when I arrived.

~Capri



## BOARD MEETING HIGHLIGHTS

### Reported Financials

The Association is fully funded. Delinquencies are at 4.9%, a total of \$85,220.

	March	April
<i>Total Cash and Investments</i>	<b>\$1,802,641</b>	<b>\$1,829,493</b>
<i>Year-to-Date (YTD) Income</i>	\$544,230	\$721,470
<i>YTD Expenses</i>	\$596,230	\$667,142
<i>YTD Net Income</i>	\$38,803	\$54,328
<i>YTD Reserve Contributions</i>	\$121,395	\$161,860
<i>YTD Reserve Expenditures</i>	(\$141,218)	(\$272,919)
<i>Total Reserves</i>	<b>\$1,244,131</b>	<b>\$1,152,894</b>

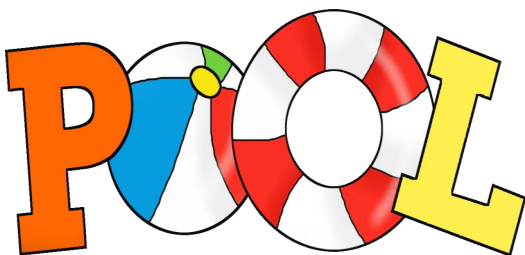
## BOARD ACTIONS

- **ACCEPTED** the High Sierra proposal for leak repairs for spa for \$3,545.
- **ACCEPTED** the High Sierra proposal for \$1,800 under the Virginia Graeme Baker Pool and Spa Safety Act (VGB Safety Act) to replace three main door frames and covers, replace corroded socket at step for handrail, and replace eight (8) eyeball fittings.
- **ACCEPTED** the Aquasafe proposal for pool reopening repairs and summer supplies in the amount of \$2,070.76.
- **ACCEPTED** the High Sierra change order to strip the delaminated spa coating prior to re-coating in the amount of \$4,900.
- **ACCEPTED** the Environmental Enhancements proposal for \$2,332.74 for tree removal necessary to complete the B Deck waterproofing.
- **ACCEPTED** the Master Security Company proposal for \$158,674.20 for Security services
- **ACCEPTED** the AssociaOnCall proposal for \$6,015 for driveway repair (will be split 50/50 with Highpointe) next to the D Deck.
- **ACCEPTED** the Palmer Pads Elevated Protection proposal for \$1,142 for freight elevator protective pads.

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## Pool Committee

*By Stephen Colodner*



The pool is set to open Saturday, May 28th through Labor Day, September 6th.

Due to some unexpected repairs and uncooperative weather, the spa pool will not be operational Memorial Day weekend.

The current plan is to have the work finalized and inspected in order to open as soon as the next weekend.

In order to use the pool, residents need to sign that they have received the 2022 pool rules. This is being handled in BuildingLink under Amenity Reservations. Instructions are there. Only one reservation is needed for the entire summer. Visitors require a visitor pass from the office, so plan accordingly.

For any other questions, see the pool rules document in [BuildingLink](#) or with the Lifeguard.

## **SUMMERTIME = LOTS OF SUNSCREEN**

In case you're planning to go to the beach this summer – and in case you didn't see the "Tips" from the Giant pharmacy ....



1. You need to reapply an ounce every two or so hours;
2. Avoid sunscreens with "oxybenzone", a hormone disrupter and allergen;
3. The FDA says that sunscreens with SPF over 50 aren't worth the possible increased cost or relying on their being "better;"
4. Sunscreens actually have a "use-by" date! Check yours for an expiration (i.e., toss the one from last year!);
5. Use a sunscreen that protects against UVA and UVB rays;
6. SPORT and WATER RESISTANT are just labels; reapply as soon as you're out of the water; and
7. Sunscreen alone won't protect completely; wear protective clothing too!

### **Celebrating Juneteenth in Alexandria**

This year, Alexandria offers a range of ways to honor Juneteenth, which marks the day on which enslaved individuals in Galveston, TX, learned that the Emancipation Proclamation had freed them more than two years earlier. In the days and weeks surrounding Juneteenth, participate in jubilee celebrations including **in-person and virtual concerts, enriching historical tours** and more. [Learn more about Juneteenth](#) and its connection to city as well as the Black Lives Matter Movement from **Black History Museum Director Audrey Davis**, and dive deeper into Alexandria's [Black history and culture](#). Plus, discover [24 Alexandria Black-Owned Businesses to Support](#) this Juneteenth and year-round.



Since we don't have a July issue of **Knolls News**, we're reminding you now that our **Annual Meeting** will be on **Tuesday, September 27<sup>th</sup>**. In early July a letter will be going out to all, asking for nominations for new Board Members. (We'll also be asking again in our August issue.) Please think about those you'd like to nominate. Please consider that maybe YOU would be the best person! The Board doesn't run by itself; it needs a full complement of 7 volunteers, so we may need YOU too!  
**Put on your Thinking Caps!**



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

AniMeals on Wheels - Senior Services of Alexandria and the *Animal Welfare League of Alexandria* (AWLA) have partnered for years to provide a program for eligible seniors to have pet food delivered to their residence at no cost. These monthly deliveries occur on the second Thursday of each month. Participants have the option of being delivered 10 cans of wet food OR 10 lbs. of dry food. For more information about the program click on ["AniMeals" on Wheels - Senior Services of Alexandria \(seniorservicesalex.org\)](http://seniorservicesalex.org).

**AWLA** is, of course, another of Alexandria's *essential services*, taking in wonderful pets who've had to be given up, or those from a disaster area. As such, it is able to take cash or credit donations, in addition to things like fluffy towels and cotton blankets (all this has to be easy to wash!), and food donations. They are also able to work with you if you'd like to Foster one of these animals so they can be away from cages and continue good social skills. **AWLA** is on Eisenhower Ave., about a mile beyond the Van Dorn Metro. Give them a call at 703-746-4774 to find out what they need that you can offer. ***You can make such a difference to an animal!***

**Volunteer Alexandria Opportunities –** Volunteer Alexandria inspires and mobilizes people, six years and older, to volunteer for a stronger Alexandria community. If you are looking for a volunteer opportunity, please visit Volunteer Alexandria's website at [Volunteer Alexandria](http://Volunteer Alexandria).



**The Care Partner Project** provides information on how to have a safe and sound hospital stay. Download the free hospital checklists at [The Care Partner Project | Safe & Sound Healthcare Checklists - The Care Partner Project](#).

### **Senior Law Day**

**Sat., June 4, 8:30 am – 12:30 pm, First Baptist Church – 2932 King Street**

Senior Law Day is back in person this year with a theme of **"What I Wish I Knew."** Steve Gurney, Founder and Publisher of the Positive-Aging Sourcebook and one of the region's leading experts on aging, will be the keynote speaker talking about the importance of understanding the options available for older adults and their caregivers and why advance planning is so important. Local experts will share information about estate planning; how to navigate Medicare, Medicaid and Long-Term Health Care work; and options for "aging in place" including in-home care, local support services, and end-of life decisions. The event is FREE and open to the public with light refreshments and plenty of parking. There will also be onsite several community partners, representatives from local homecare organizations, estate and financial planners, residential communities, and local government agencies. [Click here to register](#).

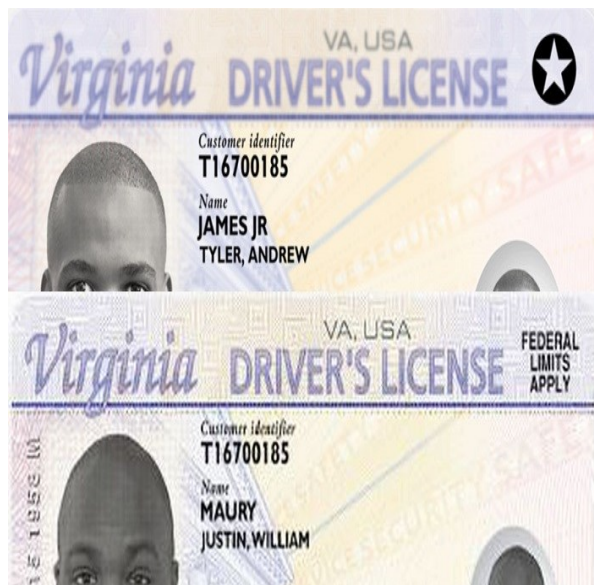
## Contractors ... or Do-It-Yourself?

We all have things in our apartments that need doing. Upgrades and renovations, necessary upkeep and maintenance: from time to time the work just has to be done. When it comes time to do it, keep in mind that any contractor you hire must be *licensed, bonded and insured* to do the work they are performing on your unit. Why? Well, if someone performs work in your unit and a problem arises from that work, you are responsible for any damage caused to your neighbors' units. This is especially important to remember if you have a friend or relative who is "helping you out." A licensed, bonded, insured contractor is liable for any damage their work causes; your brother-in-law's or friend's work is ... well, it's *your* problem!



So, when you're having work done, make sure your contractor is a professional and is licensed, bonded and insured. *The Board has passed a policy and guidance document on the subject and it's available to you in the Office and in the BuildingLink library.*

And remind them that there's no parking in the 30-min spaces at the canopy (*and darned little Visitor/ Vendor parking otherwise until later in the summer!*).



## REAL ID

Virginia offers driver's licenses and IDs that meet the requirements of the federal REAL ID Act. If you selected a REAL ID credential, it displays a small star in the upper right corner. Otherwise, your credential displays "Federal Limits Apply" to signify that it is not REAL ID compliant.

REAL ID compliant credentials can be used as the federal identification necessary beginning May 3, 2023, to board a domestic flight. REAL ID also impacts the identification required to access secure federal facilities and military bases. Because these facilities have the authority to set their own entry requirements, visitors should verify identification required for access prior to their visit. Some military

bases may no longer accept non-REAL ID compliant credentials which display "Federal Limits Apply."

For those who previously obtained the REAL ID license, check to see when it expires. When I got mine 2 years ago, it expired by my birthday this year. Renewing it took only a few minutes and is now active for 5 years. **ALERT:** this license DOES NOT take the place of the TSA "Trusted Traveler" certification (which is good for 5 years from issue).

For more information, visit [dmvNOW.com/REALID](https://dmvNOW.com/REALID) or call 804-497-7100.



Building alarms are set off ONLY by pulling the fire alarm, at each end of the hallways by the stairwells. **This alarm does not call the FIRE DEPARTMENT !!**

If you are the one pulling the alarm, call 911 to give details of where the fire is, if there's smoke or smell of electrical, etc. It will greatly assist the fire department in sending appropriate equipment.

Before opening your door, check with your hand. If it's hot, *don't open it*. If not, check through the door peephole for smoke in the hallway before exiting your Unit.

If there's smoke in the hallway, put a damp towel against the bottom of the door to block, and go to your balcony.

If you stay in your Unit, call 911 to let them know you're "sheltering in place" or "need help." Your info will be relayed to the fire chief on site here.

If you stay in your Unit, *unlock the door!* If you leave your Unit, close the door but *keep unlocked*. The firemen may try to enter but may have to break down the door if it's locked. (Replacement doors cost in the \$1500 range, with fire-rated hardware at about \$500.)

*Fire-rated doors and hardware are important. If hardware is not original to the door, it might have plastic parts that can melt and prevent the door from opening. Check on the lock's faceplate for the "UL" symbol that tells us it's fire-rated.*

Recommendations for Fire Extinguishers:

- Get a small one (5 lbs or less) with the "UL" marking
- Home Depot carries Kidde brand extinguishers
- Extinguishers should be checked monthly to ensure they are properly pressurized
- Read the instructions on Use and Activation
- Extinguishers should not be stored under the kitchen sink or near the stove
- Mount extinguisher on the wall where access is easy, in a safe location
- If fire takes more than this small extinguisher, *call 911 immediately*



## ***Are you planning a family reunion?***



**Picnic Area Rental Information** can be found at the City's "**Recreation, Parks & Cultural Activities**" site. Easiest thing to do is to call **703-746-5414** or visit the Lee Center at 1108 Jefferson St., 9-7, M-F. Sites may be rented and are available to City residents. Picnic area rentals are available through October 31, and rented in 4-hr blocks of time. Spaces depend on the size of your group, from 25 to 100 people, and include table and grill capacities. **Fort Ward Park** (West Braddock Rd.) has the most varied capacities; **Armistead Booth Park** (Cameron Station Blvd, off South Picket) is closest to us .... If this is a possibility for you, give them a call and reserve early!

## ***SUMMERTIME IS VACATION TIME !!***

It's that time of year – again! – when **Knolls News** takes a break AND well-deserved, if we may say so! Yes, we'll be back with an August edition, and return then for another year of reporting enthusiastically all of the things all of us need to know about living in and enjoying our wonderful life here at AKW. Even though a lot of us may be still in some isolation, try to have a joyful, safe and relaxing Summer and we'll talk to you again at the first of August.



***If we're on schedule to get all our parking spaces back again ...***



### **CAR WASHING REMINDERS ...**

**Residents are reminded** there are only two spots for this purpose: C-40 and C-41, the first two spaces on the right, under the tennis court. Residents may wash their cars during the months when the hose is hooked up and available – usually April thru October. Wash from 8am to 8pm; Visitor Parking from 8pm to 8am (and anything more than this may mean a tow!). There's other Visitor parking in that garage; remind your guests to sign in at the logbook in the lobby. Guests (*and residents*) who don't sign the register are at risk of being towed – and some of us already know how expensive *and* inconvenient it is!!



## ***In case you missed this last month:***

### ***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).

## **June 21, 2022 Primary Election**

In Alexandria, the next election will be a **Democratic Party Primary** Election on June 21, 2022 for U.S. House of Representatives.

The **Republican Party** chose to nominate their candidates via a non-primary method of nomination.

***EARLY VOTING HAS BEGUN*** for the **Democratic Primary Election**, which will be held on **Tuesday, June 21<sup>st</sup>**. The ballot includes a contest for the U.S. House of Representatives. **Applications to request a mail-in ballot** must be received by the Office of Voter Registration & Elections by 5pm on Friday, June 10<sup>th</sup>. The **deadline to vote early in-person** is Saturday, June 18<sup>th</sup> at 5pm. Generally, this office at **132 North Royal St., Suite 100**, is open Mon-Fri 8am to 5pm. There are extended hours available. **Ballot drop boxes** will be available at polling places on June 21<sup>st</sup> (ours is at the Olympus condo on Stevenson at Yoakum).

Further information can be found on [alexandriava.gov/Elections](https://alexandriava.gov/Elections) or calling 703-746-4050.





## **Board of Directors, 2022-2023**

Time to start thinking about YOUR candidacy for the Board of Directors for our next year. The Board is comprised of seven members and everyone who's been a member before agrees that we need all seven! It's a wonderful way to give back to your Community for all those who have gone before. We need your talents and abilities and judgments to make certain our Association and Community maintain the high standards set since 1975! The official offer for candidates goes out next month. ***We urge you to seriously consider making this YOUR year to benefit our Community!***



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

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

## **Choosing and using smoke alarms**

A good article appeared in the April 14, 2022, issue of **The Post's** "Home" section; please read the whole thing to get all of the information presented. In brief, however: they are fairly simple to use and are relatively inexpensive.

- Look at the label! Should have the UL or ETL certification. Since they can degrade over time, choose one with a recent date.
- For our purpose, we don't hard-wire alarms but use battery-only devices, with some requiring 9-volt, requiring you to change them every 6 months. Instead, choose an alarm with a built-in ten-year battery.
- Ionization batteries detect fast, flaming fires. Photoelectric sensors are best for smoldering fires (cigarette left on a sofa). Combination batteries are a bit more expensive but seem to offer the best protection.
- Connect them when you can; some of the newer "smart" models communicate wirelessly among several alarms installed in one unit.
- They don't work forever! Yours will probably have an "end of use" chirp that alerts their end of life. Alarms are pretty cheap; replace them when necessary.
- If you're unsure about how many and where to place, the fire department will be able to help – call them (on the non-emergency line)!
- Prices can go from \$10 to lots more, but the \$20-\$40 range seems to be about right.
- [www.washpost.com](https://www.washpost.com) can lead you to this article.



## Important Dates in June

- Budget & Finance Committee \* Tuesday, June 21, 7:00 pm
- Board Meeting \* Tuesday, June 28, 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

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>
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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)