

## President's Message

By Roshan Patel

August is finally here, and I hope everyone is doing well and enjoying their summer.

I want to start the August newsletter with a warm welcome to Gabriel, our new General Manager. Gabriel comes to AKW with extensive management experience and has already hit the ground running. If you haven't met Gabriel, please stop by the office and meet him and welcome him to the AKW Community.

Everyone probably has also noticed our new security company that started in July. They are onsite every day from 5 pm to 9 am and tasked with the same responsibilities as our previous security company. This new security company has made it a point with the board's approval to strictly enforce our parking policy.

Speaking of the parking policy, the board voted on a revised version of the parking policy in July's board meeting. Minor changes were made to the policy. The main goal was to take the parking policy from the Handbook and the old parking policy and combine them both to make one clear policy. The updated policy is in Building Link and available in the office. I ask all residents to take a moment and familiarize themselves with the new policy.

We also have the upcoming Annual Meeting on September 27 and ask all Co-Owners to attend the meeting. We have two positions coming up for re-elections and nominations are open until the close of business on August 24. We will also have a candidate forum on September 13 for candidates to speak and answer any questions. I ask that all owners try to get involved, whether by becoming a board member or joining a committee. **Any help is truly appreciated.**



## BOARD MEETING HIGHLIGHTS

### Reported Financials

The Association is fully funded. Four delinquent accounts are \$32,541; 9 accounts represent \$9,430; total delinquencies of \$41,971 is 3%.

	May	June
<i>Total Cash and Investments</i>	<b>\$1,798,543</b>	<b>\$1,660,659</b>
<i>Year-to-Date (YTD) Income</i>	896,239	1,084,330
<i>YTD Expenses</i>	833,722	986,680
<i>YTD Net Income</i>	62,517	95,469
<i>YTD Reserve Contributions</i>	202,325	242,790
<i>YTD Reserve Expenditures</i>	(282,083)	(492,614)
<i>Total Reserves</i>	<b>\$1,184,196</b>	<b>\$1,014,130</b>

---

## JUNE BOARD ACTIONS

- **APPROVED** a change order from Ev-Air-Tight for the A-B Garage repairs to extend waterproofing at the North wall, plus light repairs in garage for a total of \$7,958.00. This amount includes credit for stone ballast at planter for \$1,375.00. The new contract sum for this A-B Garage repair will be \$558,886.07.
- **APPROVED** a change order from Ev-Air-Tight for Final Reconciliations **credit** for \$17,950.00. The original contract sum for the H-J Garage was \$232,006.01, with a new contract sum being \$214,056.01.
- **APPROVED** proposal from High Sierra Pools to regROUT Skimmer Throat and Fuel Surcharge for a total of \$390.00.
- **APPROVED** proposal from High Sierra Pools for a Flow Switch for electric heater for a total of \$439.00.
- **ACCEPTED** the Palmer Pads Elevated Protection proposal for \$1,142 for freight elevator protective pads.



## JULY BOARD ACTIONS

- **APPROVED** the proposal by **Fire & Life Safety America, Inc.** to repair and service delinquencies in inspection in order to keep our building 'code compliant', for a total of \$1,520.00.
- **APPROVED** the proposal from **Environmental Enhancements** for Turf application for surface insects and grubs, for \$739.00. Mr. Trevino remarked that this is an annual expense.
- **APPROVED** the updated **AKW Parking Policy**, making clearer some items that had been disputed in the earlier edition. This new Policy will be emailed to all Residents, will have a hard-copy left at each door; the Security Company (Guard) will be able to enforce by towing when necessary.
- **APPROVED** the **Unit Modification Review Process**, with further edits following discussion. This policy requests more detail about structural modifications planned by a Co-Owner, as well as identifying more licensing information from contractors working on the projects.
- **APPROVED** the proposal from **A-1 Towing** to paint the fire lanes and speed bumps, for a total of \$760.00.



# COMMITTEES

**Treasurer Laura Rodriguez** reported for the **Budget & Finance Committee** that it had met twice to begin the process of creating the 2023 budget. With the help of spreadsheets prepared by Larz Pearson, the members reviewed line-by-line all of the past expenditures and estimates of spending in the next year. The next meeting of the Committee will be on August 9th in the Community Room, to continue refining those numbers.

Ms. Rodriguez, with additional reports from other Board Members, also reported that although a 'final walk-thru' had been done, more electrical, painting, hole patching, and a crack in stair treads needs to be finished. The total Reserve spending for the garage repairs is \$1,409,260.00.

On Motion of Ms. Rodriguez, the Board approved moving questionable costs from February and June, totaling \$29,451, from Reserve Expenditures to Repair & Maintenance.

The **By-Laws Committee** reported that some "cleaning up of the draft Amendments" would be held with our Council Attorney in the next several days, following which members of the Board (and any others interested) will meet to review and determine next steps to getting these before the Council of Co-Owners for approval and ratification. It is hoped to get this done before the end of this year.

**Vice President Rick Treviño** reported for the **Building & Grounds Committee** that he, CMC, and others met with Otis Elevator to ask for a complete report on what has been the problem with the elevators for most of this year and to ask they provide estimates of what we can expect in the future, for better budget control.



# Notification of Nomination of Board of Directors



## ■ NOTICE ■

July 27, 2022

Dear Co-Owners:

As required by our By-Laws, the Annual Meeting of the Council of Co-Owners will occur on **Tuesday, September 27th, 2022**. At this meeting, two members will be elected to the Board of Directors. They will serve full three-year terms, from September 28, 2022, through the Annual Meeting in September 2025.

The functions, duties, and terms of office of the Board of Directors are outlined in our Master Deed and By-Laws, as amended. (See: Articles II, III, and IV of the By-Laws, as amended, pages 32-38.)

As Co-Owners, it is our shared responsibility to contribute to the administration of our condominium by participating in the meetings of the Council of Co-Owners and, if possible, by serving as a member of the Board of Directors. Please seriously consider becoming a candidate for the Board and urge other Co-Owners who are capable and able to also consider running.

**Nominations** to fill these vacancies should contain your name, unit number, a brief biographical sketch, as well as your reason for becoming a candidate. Please submit nominations to the General Manager **no later than August 24, 2022**. This information will be copied and forwarded to each Co-Owner well in advance of the Annual Meeting. Submit nominations to the Office either by email at [office@akwcondo.com](mailto:office@akwcondo.com), in person, or by mail.

Nominations are also accepted from the floor at the Annual Meeting. However, as some Co-Owners do not attend and instead vote by proxy, it is helpful to all Co-Owners if they receive nominations in advance, so they may be fully considered.

The **official notice of meeting**, together with a list of candidates and a proxy form, will be sent to Co-Owners **no later than September 2, 2022**. We will host a Candidate Forum on **Tuesday, September 13th** for you to meet and ask questions of the candidates, as well as speak on their behalf – more information on this later.

Sincerely,

Brian Block  
Secretary, AKW Board of Directors

**Secretary Brian Block** wants you to be aware of these dates:

Request for Nominations:	Delivered July 27
Nominations due to him:	August 24
Notices of Proxies due:	September 2
Candidate Forum:	September 13
Annual Meeting:	September 27



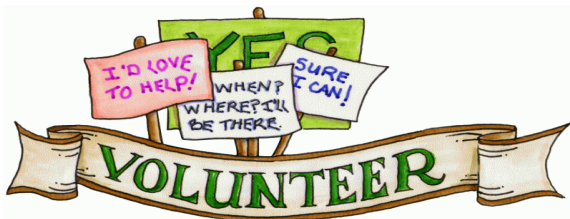
## ***For You or Someone You Know .....***

### **Senior Taxi Yellow Card Program**

**Need Help Getting Around Town?** The Senior Taxi Yellow Card Program is operated by the City of Alexandria, Division of Aging and Adult Services in partnership with Yellow Cab of Alexandria, Inc. This program is available to individuals aged 60 or older who live in the City of Alexandria and whose annual gross household income is \$48,508 or below.

The Senior Taxi allows eligible riders to schedule and take taxi rides with Alexandria Yellow Cab 24 hours a day, 7 days a week with no restrictions as to destinations. For more information or to request an application, please call the Division of Aging and Adult Services at 703-746-5999 or visit our website <https://www.alexandriava.gov/Aging>. We hope the Senior Taxi Yellow Card Program will help you to continue to Age Well in Alexandria.

**RAFT, The Regional Older Adults Facility Mental Health Support Team**, is one of the programs of the Regional Projects Office in Northern Virginia. RAFT has been supporting older adults with mental illness and dementia for over 10 years, assisting older adults achieve and maintain successful community-based placements! If you need more information about this critical service for older adults with mental illness or dementia click on [Home Northern Virginia RAFT \(raftnorthernvirginia.org\)](http://raftnorthernvirginia.org).



***Now's the time to start thinking about how YOU can help the Association and contribute to our Community***

Being a Candidate for an upcoming vacancy on the Board of Directors will be your most important contribution! The Board has only seven (7) members, but it takes all seven to handle the myriad decisions that have to be made every month to make our corporation "run like a top!" Your contribution will also add to your (and ours!) sense of Community with all the other Residents.  
*Please volunteer!*



## ***We have a new General Manager!***

Of course the announcement went out from the Office, but here's a picture of **GABRIEL RODRIGUEZ MENDONCA**

Gabriel has lived in NoVa for about 15 years and worked for 12 of those with extensive operations and project management in a busy catering business (*think: attention to details and regulations, as well as customer service!*). Wanting a change, he found CMC and the rest is history! Gabriel started with us on July 18<sup>th</sup> and is already Immersed in the daily busy-ness of running a high-rise condominium!

Gabriel says, "The gratification of overcoming an obstacle is my greatest motivator, and nothing better to do it than with a great team." Gabriel is happy to be a part of AKW, learning about the building and its systems, while also getting to know the people. Asked about his first week on the job: "Everyone was so great and welcoming, it felt like home after just one week!"

His free time is spent with Family – living in Woodbridge with his wife and two children – son, 7 and daughter, 2. He's especially enjoys playing basketball with his son; more to come later, we're certain!

***When you see him around, be sure to introduce yourself and welcome him aboard!***



## ***Scams and Fraud are unending, so here's help "Protecting Yourself from Cyberfraud" from an Investor letter of T. Rowe Price ....***

- **Protect what you keep.** Sensitive documents go to a secure location (rent a vault box at your bank, e.g.).
- **Dispose of what you don't need.** Shred documents; sanitization and recycling services for computers, smartphones and tablets is secure and environmentally sound.
- **Exercise caution with email.** Suspicious links and attachments may contain malicious software; *don't click on anything to open!* Don't give away any personal or financial information – your SS number, your medical IDs, etc.
- **Secure your passwords.** Keep those absolutely confidential!
- **Access information selectively.** Use only your personal device(s) for important personal and financial info. Never use a public WiFi or another person's device.
- **Verify contact information.** Scammers often use nearly-perfect logo imitations, so be suspicious of emails, texts, and phone calls.
- **Be vigilant.** Review your financial accounts and personal credit report on a regular basis to ensure no errors or irregularities are present.
- **Take immediate action if anything is out of the ordinary.** Report internet crime to the Federal Bureau of Investigations ([FBI](#)), and refer identity theft complaints to local authorities and to the [Federal Trade Commission](#).



## ***The problem with Anonymity ....***

Every now and then we get complaints about something that relates to our building or Association or the Staff or the Board or our condo fees or noisy neighbors or construction or ... *whatever*. We don't mind getting comments and helpful hints. We also don't mind getting complaints *so long as they have a name attached!* If we don't know who you are, we can't be in touch for further information and consideration for solutions. If it's worth sending a memo, it's worth knowing where it's coming from!



**And remember, just carping to someone in the elevator about (whatever your complaint is) doesn't get to the person (i.e., the Office) who can do something about it or give an explanation of 'why'.**

*Many thanks!*

## **NEW ANTI-FRAUD LAW SIGNED**

Reported in the May "AARP Bulletin:" The bi-partisan **Fraud and Scam Reduction Act** was signed into law in March, designed to bring together federal agencies, financial institutions and consumer advocates like AARP to create a guide to prevent scams targeting seniors. It requires the Federal Trade Commission to devise a better system for reporting fraud against older people, while making anti-fraud education more widespread. Learn how to spot scams at [aarp.org/fraudwatchnetwork](http://aarp.org/fraudwatchnetwork).



### **City of Alexandria to Celebrate National Night Out**

On Tuesday, August 2nd from 5 p.m. to 9 p.m., the Alexandria Police Department, Alexandria Fire Department, Alexandria Sherriff's Office, City Officials, and other City agencies will partner with community members to celebrate National Night Out—a celebration of community and public safety agencies coming together to promote community policing partnerships.

Read more and see the list of locations here: [Alexandriava.gov/go/3854](http://Alexandriava.gov/go/3854)

## Veterans Affairs Caregiver Support Workshop with Legal Services of

**Northern Virginia** August 10; 12:30 – 2 pm

This event is FREE, VIRTUAL, and OPEN to the public and community providers to attend!

No Registration is Required! Below you will find a copy of the event flyer and WebEx Login Information. Please feel free to distribute to your local communities as you see fit. For any questions, feel free to let us know at <https://www.caregiver.va.gov/>. See event flyer for registration information.



### Webinar Information



Where:

<https://veteransaffairs.webex.com>

Webinar Number (Access Code):

2760 325 9256

Meeting Password:

CNVLS2022!



Dial in by phone:

1-833-558-0712

Webinar Number (Access Code):

2760 325 9256

Webinar Password:

26857202

## Preparing for Your Future

### Long Term Care Planning and Legal Tools for Caregivers

Join us for an important discussion with **Legal Services of Northern Virginia** regarding long term care planning and important legal tools that every caregiver should be aware of! There will be an opportunity for questions and answers following the presentation.



**Date:** Wednesday August 10th

**Time:** 12:30PM - 2:00PM

**Location:** Virtual (WebEx)



**Questions? Email us at:**

[vhawas.generalcaregiversupport@va.gov](mailto:vhawas.generalcaregiversupport@va.gov)





## ***Your Volunteering IS a gift to our Community!***

We are (joyfully!) accepting resumes for candidates for election to our Board of Directors for the 2022-23 year. If we haven't received yours yet, please don't delay --- they go out very soon with announcement of our Annual Meeting.

Submit to Secretary BRIAN BLOCK by leaving it in the Office for his Board box. *Our Association needs your skills, your experience, and your enthusiasm!*

***Sign up today!***

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

**Report anything you see when you're walking down the hall, doing the stairs, 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!**

## ***HAPPY ANNIVERSARY TO KNOLLS NEWS !***

Goodness, it's hard to believe that our regular and expanded editions of *Knolls News* have been going on so long! Little did we realize back in August of 2015 that we could turn out month-after-month of news, and we'd be thrilled with what our newsletter has become. Your Editor and Publisher (and the Board) continue to work diligently to produce information and articles that should be of interest to our wonderful Residents (Co-Owners and Lessees), building relationships within our corporate Association and Community. We repeat our invitation to any and all to contribute to this newsletter, any time during the year, with timely paragraphs or articles and photos.

SO, here's to US and looking toward another spectacular year for all! *Raise a glass of bubbly to our 7<sup>TH</sup> Anniversary!*



## Important Dates in August

- Budget & Finance Committee \* Tuesday, August 9, 7:00 pm
- Board Meeting \* Tuesday, August 23, 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

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	410-842-3851
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)