

President's Message

By Roshan Patel

September is here, and the summer has gone by quickly this year. Fall is fast approaching, and so is our Annual Meeting. I urge all co-owners to participate in our Candidate's Forum on Tuesday the 13th and our Annual Meeting on the 27th. Both the Candidate's Forum and Annual meeting will be virtual, so please be on the lookout for the meeting invite with the Zoom links. If you know you cannot attend the Annual Meeting, please plan on having a designated Proxy which can be given to the Office.

This will be my last message as President, and I want to thank the Board members, Office staff and the Residents who have helped me this past year. I will still be involved in the AKW community and plan to be a candidate for the Board next year. I encourage all Residents to become involved in the business of the Association by joining a committee or project to learn more about how we can contribute to our collective well-being.



BOARD MEETING HIGHLIGHTS

Reported Financials

The Association is fully funded. Delinquent residential accounts totaled \$48,624 or 3.2%

	<i>June</i>	<i>July</i>
<i>Total Cash and Investments</i>	\$1,660,659	\$1,695,439
<i>Year-to-Date (YTD) Income</i>	1,084,330	1,286,232
<i>YTD Expenses</i>	986,680	1,154,901
<i>YTD Net Income</i>	95,469	131,331
<i>YTD Reserve Contributions</i>	242,790	283,255
<i>YTD Reserve Expenditures</i>	(492,614)	(538,108)
<i>Total Reserves</i>	\$1,014,130	\$1,009,100

BOARD ACTIONS

- **APPROVED** proposal of **High Sierra Pools** to replace motor, impeller, seal plate for ¾ HP 1ph Whisperflo pump for \$1,469.00.
- **APPROVED** proposal of **Densel** to rebuild the secondary chill water pump and replace the 15HP motor for \$12,868.24.
- **APPROVED Environmental Enhancement** proposal to prune and remove broken hanging limb from recent storm damage for \$2,006.76.
- **APPROVED** proposal of **Fire & Life Safety America, Inc. (FLSA)** to inspect and repair fire alarm equipment on the 14th and 15th floors for \$1,320.00.
- **APPROVED** proposals from **Environmental Enhancements** for plantings along the East driveway for \$7,205.08, as well as restarting plantings in the B deck planter on the West side, for \$2,473.95 – a total of \$9,679.03. These plans had been scheduled to come from Reserves, but Mr. Treviño indicated they would come from the Landscape Replacement budget.
- **APPROVED** proposals of **Densel Company** for replacement of the air handler unit serving our Corridors, for \$238,269.00; replacement of the air handler unit serving the lobby/party room areas, for \$119,638.00. This equipment is past its life expectancy. Deposit of 15% (\$53,686.05) locks in the price, with further payment as equipment is received. Installation will probably be in March-April 2023.



OUR ANNUAL MEETING

...the one you don't want to miss.

GET READY FOR THE ANNUAL MEETING !

The Alexandria Knolls West Condominium Homes' Council of Co-Owners Annual Meeting will be held on **Tuesday, September 27th, 2022**. It will be a combination event, the Annual Meeting formalities required in our By-Laws, and the standard monthly Board Meeting.

This year will be unusual (again) in that we are still maintaining the required social distancing in all things, which means **another 'virtual meeting.'** The details of how the meeting will take place and how to participate as an owner was sent via email on August 17. Documents

will be mailed to all Absentee Owners and distributed to all Resident Owners. Please be sure to read the material so you will know how to vote and to ensure your vote is properly received and tallied.

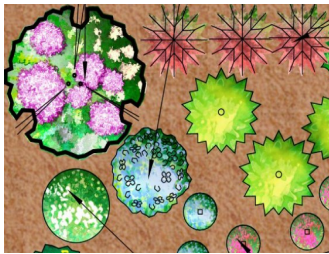
Meet the Candidates Tuesday, September 13th, at 7:00pm! Three Owners (so far) have put their names forward as candidates for the upcoming vacancies on the Board of Directors. Owners are invited to participate in this event – **via a link providing the Zoom and call-in information that will be sent out by the Office** – in order to hear from the candidates and pose questions. **Again, this will take place virtually.**

COMMITTEES

LANDSCAPE COMMITTEE *Rick Treviño*

We have some landscape changes to look forward to in the next few weeks. The garage project required us to remove most of the plants and shrubs along the east driveway. Though it was hard to see it all ripped out, many of the beds were overgrown after five decades of growth and in need of a redesign and replacement. Our landscape contractor has come up with a new design for those beds, as well as for the unused planter at the end of the “B” parking deck.

We won’t see the full effect of the new landscape plan until next spring and summer but expect to see color throughout the seasons that will spread each year. In the case of the unused planter on the parking deck, the result is not just aesthetic, but also practical.



The engineering study that was conducted on the garage structure in 2020 recommended returning the planter to use to improve water drainage from rain.

The new plantings will do a lot to improve the landscape appeal of our property. If you want a preview of what that area will look like, check out the design plan posted in BuildingLink at Building Library > Committees > Landscape > Landscape Redesign – East Driveway-A/B

POOL COMMITTEE WRAP-UP REPORT *Stephen and Traci Colodner*

How did it get so late so soon?
December before it's June.
My goodness, how the time has flown.
How did it get so late so soon? -Dr. Seuss

The 2022 pool season is nearly over, and summer will come to an end shortly after. I hope you made it down this season to enjoy the water, or at least walked by at night and enjoyed the way the new LED lights make the pool look great. My highlight was seeing our new ADA compliant railing arrive and make it easier for folks to get in and out so everyone can enjoy the water.

I want to offer kind thanks to our wonderful lifeguard Diana who worked extra hard to keep everyone safe this summer.

2022 was a rebuilding year for our spa. After a late open, and some further repairs, we have a refurbished, working, heated spa. We are planning to get an assessment of all our pool systems so we can hopefully have a smoother opening next year.

I'm looking forward to working on protecting the pool for winter and getting ready to reopen next summer.

If anyone would like to help out and join the Pool Committee, keep an eye out for infrequent meeting announcements or leave a note in my box in the Office. Everyone is welcome to see what the latest status is and contribute to advising the Board.

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.] [Handbook pg 17.] (And don't forget to tell your vendors they are NOT permitted to park in the 30-min spaces at the canopy; they will be towed!)



How the Association Addresses Delinquencies

**Worth
Repeating**

The Association's collection efforts are meant to bring Co-Owners current. Delinquent Co-Owners can expect specific actions:

- On the 16th of the month a late fee of 10% is assessed on the delinquent amount.
- At 30 days late, CMC sends a letter advising of the delinquency and warns of future steps that could be taken.
- At 60 days late, the account is handed over to the Association's legal counsel. At this point the late owner is assessed fees associated with the effort to collect from them. Also, at 60 days the Board will review the account and decide whether to accelerate the Owner's dues through the end of the calendar year and/or seek wage/account garnishment, conveying the seriousness of the matter.
- At 90 days late, the Board will ask the Delinquent Owner to attend a hearing to discuss revocation of privileges, including the pool, gym, in-unit-service program, and visitor parking. The Board may also direct legal counsel to pursue foreclosure on the Owner.

If you are delinquent, please bring your account current. If you are more than 60 days late, please reach out to the Association attorney as soon as possible to discuss a repayment plan. The Association wants to work with you and make your Co-Owners whole.



For You or Someone You Know

Volunteer with Senior Services of Alexandria

SSA is looking for volunteers to deliver Meals on Wheels to home-bound older adults. Volunteers must complete an application and undergo a background check. Deliveries take about an hour to an hour and a half. Times to pick up the meals are 9:30 am Monday - Saturday and 11:30 am on Sunday. To learn more email mealsonwheels@seniorservicesalex.org or visit the website at www.seniorservicesalex.org/volunteer.

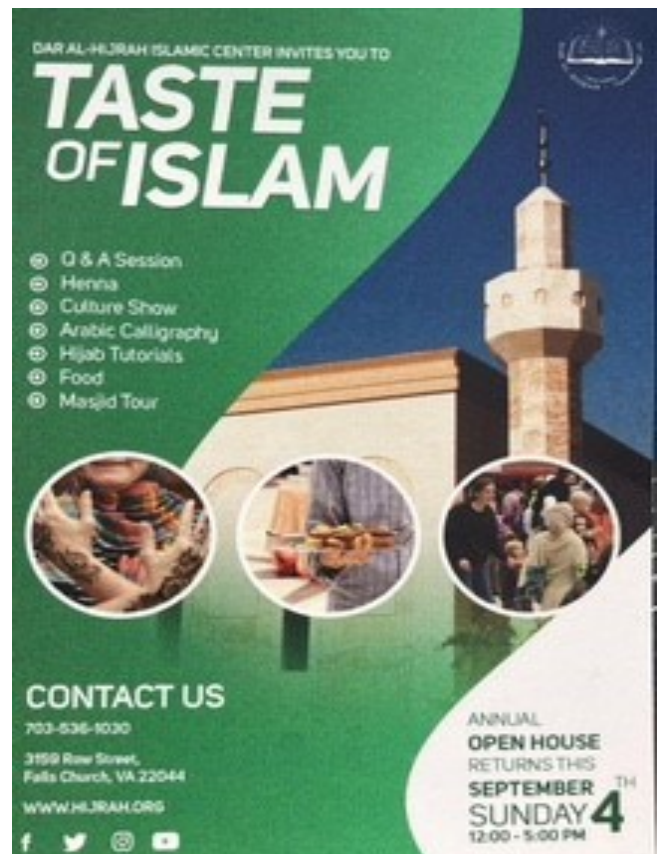
Thanks for making a difference in an older adult's life.



**The Dar Al-Hijrah Islamic Center's
Taste of Islam Open House
3159 Row Street, Falls Church, VA 22044
September 4 @ 12:00 pm - 5:00 pm**

Each year, the Dar Al-Hijrah Islamic Center invites ALL of its neighbors and partners of ALL faiths to visit Dar Al-Hijrah, tour the mosque, learn more about Islam and Muslim cultures from around the world, and of course, EAT!

This will be the first time back since COVID, and they are really looking forward to welcoming everyone.





The Prevention of Blindness Society is offering free glaucoma screenings

Prevention of Blindness Society of Metropolitan Washington®

Anyone can develop glaucoma. More than 50,000 adults over age 40 in the Washington Metropolitan area have glaucoma. Some are at greater risk than others: African Americans over age 40; everyone over age 60, especially Hispanic Americans, and people with a family history of glaucoma. Founded in 1936, the Prevention of Blindness Society of Metropolitan Washington (POB) is dedicated to the improvement and preservation of sight and quality of life by providing services and education, and by championing healthy vision and innovation to everyone in our area. You can learn more about our mission via this [link](#).

City of Alexandria Launches New App for Paratransit Users

(Excerpt from a city news release from August 8, 2022)

On July 11, the City of Alexandria introduced a new app that allows users of the City's paratransit service, DOT, to book pre-scheduled rides using a mobile device. DOT is a specialized transportation service for city residents and visitors who cannot use transit due to disability. The new app and accompanying software will also improve efficiency and quality of service for riders. Riders who do not wish to use the app can still call 703.836.5222 to book a ride by phone. Visit alexandriava.gov/Paratransit for more information on the City's paratransit program, including service hours and instructions on booking a ride through the new app. To read the entire release click on [City of Alexandria Launches New App for Paratransit Users | City of Alexandria, VA \(alexandriava.gov\)](#).

Virtual Medicare 101 Presentation – September 6 at 10 am via zoom

Learn about the different parts of Medicare. After registering, you will receive a confirmation email containing information about joining the webinar.

Click on https://zoom.us/webinar/register/WN_GRbfKrAuSsKZgsxSGv057w.

A few ways to save money on your homeowner insurance

And we're repeating from a 2020 issue of *Washington Consumers' Checkbook*, in an article in a "Real Estate" section of the *Washington Post*, some interesting tidbits, saying that they looked at major insurers for seven local [various Zip codes] and "found that each could save more than \$1,000 per year by choosing a low-price company over a high-priced one." Here are some tips on minimizing premiums:

- **Take a high deductible.** You'll get a big discount and make it less likely to file small claims that may generate future premium increases.
- **Maintain a good credit record in Virginia.** With many companies, your credit score will influence the rates you're offered more than anything else.
- **Consider buying your homeowners and auto policies from the same company.** Many companies offer dual-policy discounts; however such discounts are small and won't make a high-cost company a good deal.
- **When shopping for insurance, speak with several companies and agents –** and question price quotes that seem excessive or include unrequested coverage.



Here's a quote from one of your neighbors ...

“Some inconsiderate jerk has been throwing stuff off their balcony. Our sweet dog ate a peanut shell – causing an allergic reaction. We're taking care of it, but I have some choice words I'd like to get out to admonish people to think and not be boorish louts throwing their garbage everywhere.”

Carelessness can have unintended consequences. If you throw things off your balcony, they can and do land on your neighbors' balconies. If you're littering peanut shells or just feeding peanuts to the birds, they can and do land on other people's property where they can cause injuries to a neighbor's pet.

When you throw cigarette butts off your balcony, they can and do land on your neighbors' balconies. You could start a fire, or a pet or child could get a hold of them. Think before you act. Not only is littering against the rules— and certainly doesn't enhance our building, the property value, or the reputation of these residents—this behavior has consequences you may not have thought of.



DOGGY SWIM -
Sunday, September 4th at 7 PM.

People are welcome to bring their well-behaved pets down to hop in the pool and socialize.

Hope to see you there.

Major redevelopment project to start soon in the Landmark area

Pat Quinn found out about what's happening up on Stevenson next year. The entire area, consisting of 8.2 acres, sits across Duke Street at 395, from So. Walker Street, down Stevenson, to So. Whiting. The area will be demolished and then rebuilt, to include the Alley Cat restaurant (which will relocate), Dunya Banquet Hall, the vacant Big Lots building, and the vacant office building. Construction of 86 condos ("Overlook at West End") is expected to start in the Springtime. Apartment construction (362 of those!) will begin during late 2023, with the buildings wrapped around a 7-story above-ground garage (residents park on their floor!). With the new Inova Alexandria Hospital going up at the Landmark Mall expanse, there will be many medical offices moving in. Each apartment building will have retail and office space. Click on the link to see the whole article from "Annandale Today."

<https://annandaletoday.com/major-redevelopment-project-to-start-soon/>

Important Dates in September

- Pool Last Day (Doggy Swim— 7:00 pm) Sunday, September 4
- Candidate Forum * Tuesday, September 13, 7 pm (virtual)
- Budget & Finance Committee Tuesday, September 20, 7 pm (community room)
- Annual Meeting *and* Board Meeting * Tuesday, September 27, 7 pm (virtual)

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

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	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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Rick Treviño, Vice President	rick@akwcondo.com
Brian Block, Secretary	brian@akwcondo.com
Laura Rodriguez, Treasurer	laura@akwcondo.com
Stephen Colodner	stephen@akwcondo.com
Michael Sullivan	michael@akwcondo.com
Jo Wray	jo@akwcondo.com



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