

## President's Message Rick Treviño

The 2022 Annual Meeting is now behind us and I thank all of you who submitted their proxies and/or attended the Zoom meeting. I want to welcome two new members of the Board – Wendy Shelley and Charles Wilson, who will both serve 3-year terms. Michael Sullivan has stepped in as Vice-President, Brian Block and Laura Rodriguez will continue in their respective roles as Secretary and Treasurer, and I will serve as President. The Board also appointed Larz Pearson as Finance Officer for the Board. The Finance Officer, a non-voting position, reports to the Board and will oversee special financial planning projects, e.g., new Reserve Study, budget formulation, etc., for the Board. A huge thank you to Roshan Patel who served as President the last year and to Jo Wray who served as a Director since October 2019.

In the next year, we will continue many of the tasks begun in the last year, but you can also expect the Board to move forward with new initiatives. In the coming months, you can expect to hear more about the continuing work to: ensure AKW's financial stability, establish plans for reserve and improvement projects, inventory and normalize maintenance schedules, update policies and procedures, and improve overall communication – including about maintenance requests. Stay tuned for more later.

In the meantime, I look forward to serving as President for the next year. You can expect to hear from me periodically as I pass on information about initiatives we undertake.



## BOARD MEETING HIGHLIGHTS

### Reported Financials

The Association is fully funded. Delinquent residential accounts totaled \$47,110 or 3.1%

	July	August
<b>Total Cash and Investments</b>	<b>\$1,695,439</b>	<b>\$1,737,153</b>
Year-to-Date (YTD) Income	1,286,232	1,466,660
YTD Expenses	1,154,901	1,328,706
YTD Net Income	131,331	137,954
YTD Reserve Contributions	283,255	323,720
YTD Reserve Expenditures	(538,108)	(591,795)
<b>Total Reserves</b>	<b>\$1,009,100</b>	<b>\$995,079</b>

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## BOARD ACTIONS

- **ACCEPTED** the proposal of VGS Build & Design for the snow removal contract for the 2022-2023 Winter season.
- **ACCEPTED** the proposal of Freestate Electrical Service Company for the Rear Entry Polo Light LED Conversion and Wall Pack Replacement for \$6,690.00. Work may begin during the first of October but they are waiting for parts.
- **APPROVED** the Resident Services Programs, as revised. The In-Unit Services Program (IUSP) will be reinstated for Staff work in our units, with simplified costs to become an hourly charge. The Office Services Program (OSP)(copy/fax) will have a slight increase in costs.
- **ACCEPTED** the proposal of Environmental Enhancements for “Priority 2022” work in the rear corner of the parking lot to remove certain dead or dying trees, for \$3,891.90. Other work for the Dog Run area, the driveway/C garage areas will be reviewed and voted on for 2023.

### ***Your new Board of Directors has reported for duty!***

Following results of the Annual Meeting, our new Board actually consists of five who have previously served: **Rick Treviño, Brian Block, Laura Rodriguez, Stephen Colodner and Michael Sullivan**. New folks are **Wendy Shelley and Charles Wilson**. At their organizational meeting, Rick was voted as President; Michael, Vice President; Brian, Secretary; and Laura, Treasurer.

We'll have lots to keep us busy during this next year, so look for BuildingLink email announcements of meetings and events, or advance notices in **Knolls News**. We're looking to get lots of involvement from our Residents as we open up the building from the restrictions due to the pandemic and get the committees working again. *Gosh. It will be SO nice to finally meet many of our new Co-Owners and Lessees! Please plan to participate!!*

## What It All Costs...and How You Can Help

Larz Pearson

We all know what it costs to live in, maintain, and repair the units we own. But what about what lies outside our four walls (and balcony ledge)? As co-owners we are jointly responsible for the building that encloses our homes and the property on which it sits. It is through our monthly condo fees that we meet this responsibility to our own homes and to our neighbors'.

Having a place to live that is safe, secure, well-maintained and that holds its value costs about \$2.2 million a year. Some of these costs – for example repair and maintenance, supplies, insurance – are like our own homeowner expenses but on a much larger scale. Others substitute for what homeowners would normally have to pay on their own – for example, utilities, trash hauling, snow removal, security systems. We also have to pay people to take care of all this – managing, fixing, cleaning – just as we have to pay people to work for repairs and cleaning in our individual units. And just as we do as individuals, we jointly have to set aside money to take care of big ticket repairs (think the garages) and emergencies without taking out a loan – which is what AKW's Reserve funds are for.

The AKW Board has a role in making sure that costs are necessary and reasonable -- for example, by requiring competitive bidding and by periodically reviewing supplier performance. That is how we ended up with a new security service recently.

But how can co-owners have an impact on those shared costs? Here are a few thoughts.

In a recent review of AKW's budget, the Budget and Finance Committee was surprised to note that our 2021 spending on electricity for the building was significantly lower than in 2021 and as planned in the 2022 budget. Individual owner consumption had to be the reason – new HVAC units being installed, more energy efficient appliances, LED lighting, and maybe just turning off the lights in empty rooms. Similar savings can be achieved in our gas bills by more careful use of hot water. And remember we all get charged double for our common water usage – once when it comes out of the faucet and again when it goes down the drain.

Another area where individual owners can have a moderating effect on the cost of living here: trash. Hardly a week goes by when individuals or their contractors don't leave items (some toxic) in the trash room, and all of us get charged extra for disposing of items that those individual owners were responsible for themselves. Yes, we use cameras to try to catch (and bill) the offenders, but it is not fool-proof. And cameras can't detect people who put refuse down the trash chute that ends up damaging the machinery and causing expensive repairs.

Pets – in particular, dogs and their excretions – are another area in which individual owner behavior can increase costs. We jointly pay to maintain a dog walk area – cleaning, exterminating, etc. But when dogs urinate in elevators or across lobby floors, staff must be pulled from their regular duties to clean up the mess. Likewise, all of us pay to maintain and enhance our grounds and landscaping. But those costs are wasted or even increased when the grass and even plantings are ruined by individual owners allowing dogs to do their business anywhere.

These are just a few areas in which individual owner behavior can affect what we all end up paying to live here together. Since AKW operates with a balanced budget (income = expenses), this directly affects our major source of income – i.e., monthly condo fees. Inflation is already taking its toll on what it costs to operate and maintain AKW as our home. But as individuals we can have an effect on those costs and their rise.



*Laura Rodriguez*

The B&F Committee met on 12<sup>th</sup> and 20<sup>th</sup> of September to review and discuss the Association's 2022 Financial

Assets, the Garage Reserve spending, and the 2023 Budget. The following items were covered:

- Discussed discrepancies with our Morgan Stanley and Sweep accounts. The Treasurer has scheduled a meeting with them to discuss and provide an update to the Committee in October meeting.
- Discussed the Pacific Premier Operating account being over the FDIC limit. Committee decided to discuss investment options after the 2023 Budget is completed and approved
- Larz Pearson presented the Committee with an excellent chart of some new and clearly defined account codes for capturing and recording Association's income and expenditures. The chart was included in the September Board Book for the Board's approval and have CMC implement the accounting codes effect January 1, 2023.
- The Committee will be meeting two more times in October to finalize the 2023 budget; those dates have already been announced but as a reminder they are the 11<sup>th</sup> and 17<sup>th</sup>.

***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!**



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

**CR2 Community Regional Crisis Response** is a 24-hour rapid response to children, youth and adults facing a mental health and/or substance use crisis who may be at risk for hospitalization. For more information a flyer is attached. The website is [cr2crisis.com](http://cr2crisis.com) or call 844-627-4747.

**Senior Services of Alexandria’s “Senior Living in Alexandria”  
Senior Technology Programs and Preventing Scams and Frauds –  
Thursday, October 20 at 10 am at  
Beatley Central Library, 5005 Duke Street, Alexandria**

On Thursday, October 20th Senior Services of Alexandria’s annual Speaker Series “*Senior Living in Alexandria*” will host a workshop on ***Senior Technology and Preventing Scams and Frauds***. The event will take place at 10 am at Beatley Central Library, 5005 Duke Street in Alexandria. This in-person event will feature local speakers discussing technology as it relates to seniors and will also cover the latest scams targeting older adults and how to avoid them. Experts will also highlight new, easy-to-use devices that can help you stay connected to your communities and loved ones. The event is free and open to the public. Please register online at [www.seniorservicesalex.org](http://www.seniorservicesalex.org). For more information, call Lindsay Hemphill at 703-836-4414, ext. 110.

**36th Annual Caregiver's Conference: Caregiving with Hope and Inspiration**

**Virtual Caregivers Conference**

Are you caring for or care about someone with Alzheimer’s disease or other dementia? Join us for 36th Annual Caregiver's Conference: Caregiving with Inspiration and Hope by [Northern Virginia Dementia Care Consortium](http://NorthernVirginiaDementiaCareConsortium.org) Virtual sessions will be held on three consecutive days, November 9 – 11, from 10am until 12:30pm. Sessions include a presentation by Dr. Peter Rabins, MD, MPH author of “The 36-hour Day”; Let’s Improvise! Navigating Dementia with Creativity, Humanity and Joy; and other topics. There will also be a virtual vendor fair with representatives providing information on a vast array of services for older adults. The cost to attend is only \$15. For more information and to register, please go to [WWW.NVDCC.COM](http://WWW.NVDCC.COM).

**Join AARP Virginia for a Retirement Planning webinar**

**Tuesday, October 18, 2022, at 7:00 p.m.**

Take charge of your financial future! Retirement planning doesn’t have to be daunting. Learn tips for determining if you are on track to meet your nest-egg goals and practical strategies to help you achieve peace of mind. It’s never too late to take charge of your financial future.

This event is **FREE**, but registration is **REQUIRED**. RSVP at <https://events.aarp.org/retire10182022>

## **NOVEMBER 8th ELECTION KEY DATES**

*Early voting began September 23<sup>rd</sup>*

**Voter Registration deadline      Monday, October 17**

**Same day Registration              Tuesday, November 8**

**Absentee Ballot request deadline    Friday, October 28**

**Last day of Early Voting            Saturday, November 5**

### **ELECTION DAY 6AM TO 7PM**

Early Voting is at the Elections Office,  
138 No. Royal St., in Old Town Alexandria

Our polling station is at the Olympus Condominium  
on Stevenson at Yoakum Parkway.

Ballot boxes are available at this location.

Further information: [alexandriava.gov/elections](https://alexandriava.gov/elections)

Or call 703-746-4050



### **Updated information on the COVID-19 Bivalent Booster**

The CDC and the Virginia Department of Health recommend the new updated COVID-19 bivalent booster vaccination. Visit

[www.alexandriava.gov/vaccines](https://www.alexandriava.gov/vaccines) for more information or contact the Alexandria COVID-19 Hotline (703) 746-4988.



## **IN-UNIT SERVICES PROGRAM REINSTATED**

At the September meeting the Board reinstated a good deal of the In-Unit Services Program (IUSP), with the details be added to the Handbook (as being revised) as well as the website. Remember that *this is a for-fee service by the Staff* offered to owners and residents (and there's a list of what wouldn't be covered as well). The main adjustment is to eliminate costs associated with individual items being repaired/replaced with fees for time spent on the actual

service, with a half-hour minimum. Residents are reminded that they will provide hardware, as applicable, e.g., door handles or dimmer switches. All requests will be made through BuildingLink.

Services offered include: repair/replace faucet washer, faucet screen, shower head; disposal unclog and reset; reset circuit breaker; replace mailbox lock; reset folding doors; replace smoke detector. There are several others. The service saves you from having to order in a handyman who will be much more expensive! The items excluded would be window washing; other than the filter changes for the HVACs; electrical and plumbing that require professional vendors.

This is a wonderful amenity offered to us; be sure to take advantage when you can!

### **LOOKING AHEAD .....**

In presenting comments to the Candidate Forum, Wendy Shelley stressed that she thought our “getting back together” and “finally see each other again” would rest on trying to re-form the committees we used to have — or make up some new ones! — and thus working toward building back the real *Community* we had that makes AKW such a special place to live.

The Association doesn't run by itself; we need to rely on the skills and expertise of our Residents. If it takes a village to raise a child, it takes concerted effort by our Co-Owners to keep us going! And Lessees should also consider themselves invited, cuz they'll have good ideas, too!

If we're going to get committees reinstated, please keep in mind that it's YOU and YOUR NEIGHBORS who will volunteer and participate. We'll try to keep it simple, but we'll need your help to get things going!

*Look for an announcement soon that will invite you to an All-Hands Session for Brainstorming what we can do and who can do it and how 'stuff' can get done.*

Thanks for keeping us in mind! We'll be in touch!



## Important Dates in October

- 2023 Budget Finals \* Tuesday, October 11, 7pm (community room)
- Budget & Finance Committee \* Monday, October 17, 7 pm (community room)
- Board Meeting \* Tuesday, October 25, 7 pm (virtual)

The Board Book with agenda is available in the Office the Friday before the meeting.

## 2022 Board Meeting Dates

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

Rick Treviño, President	<a href="mailto:rick@akwcondo.com">rick@akwcondo.com</a>
Michael Sullivan, Vice President	<a href="mailto:michael@akwcondo.com">michael@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>
Wendy Shelley	<a href="mailto:wendy@akwcondo.com">wendy@akwcondo.com</a>
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