

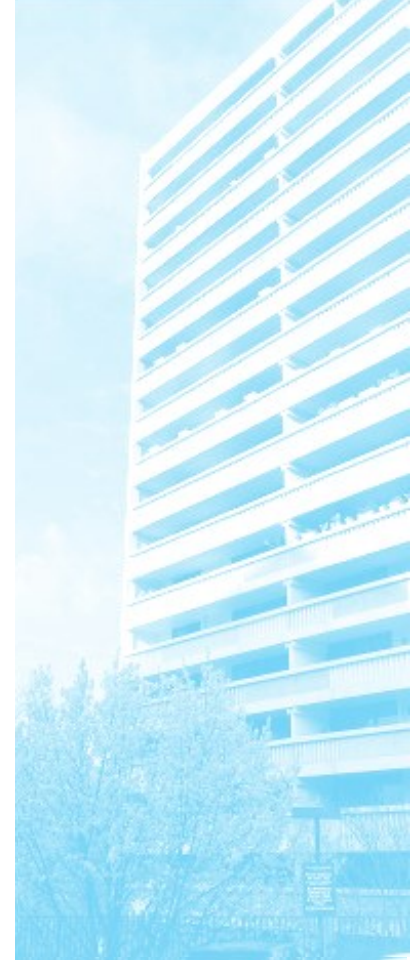
## President's Message

Well that was quite a cold snap to end 2022! Luckily for us it wasn't as bad as in other parts of the country. But winter is just beginning and none of us knows what the rest of the season will bring. I encourage you to review AKW's Winter Weather Procedures Policy which you can find in the BuildingLink library under Policies and Procedures. Let's hope we don't have any severe weather but it's best to be prepared!

This new year will bring more improvements to AKW. This spring will bring new air handlers to the building which will help regulate temperatures in the lobby and our hallways. We also hope to finally bring the much-needed hallway renovation before the end of the year. As these plans become firm, we will pass the details along to all residents.

In the meantime – HAPPY NEW YEAR!

*Rick Treviño*



## BOARD MEETING HIGHLIGHTS

### Reported Financials

The Association is fully funded. Delinquent residential accounts totaled 52,922 or 3%.

	<i>October</i>	<i>November</i>
<i>Total Cash and Investments</i>	<b>\$1,731,548</b>	<b>\$1,609,526</b>
<i>Year-to-Date (YTD) Income</i>	1,828,727	2,013,853
<i>YTD Expenses</i>	1,653,642	1,825,088
<i>YTD Net Income</i>	175,085	188,765
<i>YTD Reserve Contributions</i>	404,650	445,115
<i>YTD Reserve Expenditures</i>	(605,641)	(863,043)
<b>Total Reserves</b>	<b>\$1,017,963</b>	<b>\$846,026</b>

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## **BOARD ACTIONS**

**APPROVED** the proposal from **Densel** to replace the motor and speed controller in the Greenheck exhaust fan, for \$1,713.14.

**APPROVED** the proposal of **VGS Design and Build** for waterproofing on the north side of the storage area, for \$8,700.00. This will entail digging below ground level for approximately six feet, to an area of about 6'x4' in the area of Storage Bin 077 where there has been leaking.

**APPROVED** renewal of the subscription for **BuildingLink** for the next calendar year, for a total of \$5,266.80. (This is \$2.31/mo x 190 units.)

**APPROVED** the draft "AKW Fitness Center Access Survey" prepared by Bill Munson, for distribution to all Residents, probably through BuildingLink email.

## **COMMITTEE REPORTS**

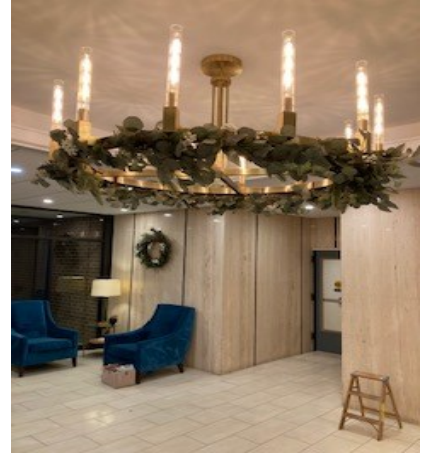
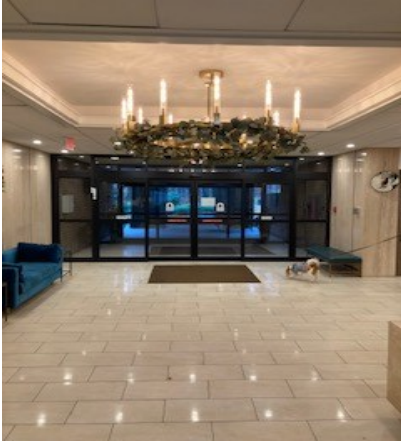
**Budget & Finance** Committee met on December 13<sup>th</sup> to review the Reserve Funding plan. Motions were presented for Board approval, involving transferring monies in various accounts to those at Morgan Stanley Preferred Savings Accounts having greater returns, as well as closing accounts that were not to our advantage.

In addition, 2022 expenditures totaling \$42,384.49 will be moved from Reserves to the Operating Budget. Beginning in 2023 the only expenditures that may be charged from Reserves will meet the following criteria: (1) involve replacement or substantial repair of common elements; (2) involve replacement or substantial repair of common elements inventoried in an AKW Reserve Study or essential components/parts thereof; (3) requirements essential to the completion of the above; (4) have been approved by the Board.

The Committee met with Morgan Stanley on December 19<sup>th</sup> to discuss "laddering CDs."

**Master Deed & By-Laws** Committee met on December 12<sup>th</sup> in order to review and continue editing revisions. The plan is to meet in Executive Session of the Board on January 18<sup>th</sup> for final review before distributing to all Owners.





***Decorating Elves outdid themselves!***

**WOW! When it comes to asking for Outstanding Creativity to make our lobby area shine and sparkle for our Holiday Season, we found ourselves with an abundance of riches! The Elves who Absolutely Outdid Themselves were Brian Lee, KC Snyder, Traci Colodner, Larz Pearson, and Rick Treviño. Give them a standing ovation! And an Attaboy! And a pat on the back! We are SO lucky!**





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**Did you know the AKW office accepts more than 1000 packages each month?** That's over 12,000 packages in a year! Just in November and December there were over 3000 accepted. Keeping up with this service takes a lot of staff time, particularly when delivery personnel don't log in the packages like they are supposed to. This takes valuable time from staff that should be spent on other tasks. In addition, when packages aren't picked up on timely basis, they just pile up making them difficult to find. They are also more apt to get lost the longer they sit.

**There are things you can do to help:**

- If you order from Amazon and concerned about security, consider having packages delivered to one of the many Amazon lockers in the area. This is an option when you confirm the delivery address.
- Postpone ordering items if you plan to be out of town or check whether the delivery date can be set for a specific date when you are available.
- Pick up your packages promptly

Accepting packages is a service provided to residents who have submitted a package acceptance form to the AKW office. Please be aware that we are not responsible for any lost or damaged packages.

*Thank you for your patience and assistance.*



Are you going to be away for an extended period and would like your mail held or forwarded by the US Postal Service? USPS can hold your mail at the local post office for up to 30 days. To request this service online, simply go to:

<https://www.usps.com/manage/hold-mail.htm>

***YES, we got some great candidates!***

We asked for some Residents to become temporary help (sometimes on pretty-short notice!) when we need Office coverage if an emergency kept Gabriel and Judy from coming in. We now have some great candidates but we're asking YOU to keep this position in mind if ever you'd like to get on the list for Wonderful Helpers (*and it's a paid job, too!*). If you're interested, please speak with Gabriel. To best accommodate everyone's schedule, we'd love to get "several more" folks who would like to help out this way. It's a great way to meet other Residents, and you'd be doing a super service to the Association!

***Thanks for your further consideration!***

## Space Heater Safety *Mary Lariviere*



Below are some safety tips about space heater safety that might be appropriate for this time of year and perhaps some of you didn't already know. If you work for the federal government, you may be aware that they frown on having space heaters in the office; there are reasons for that. When we get cold, all we want is to be warm and sometimes we cut corners or bend the rules in order to do so.

First, when you are shopping for a space heater look for the certification mark such as ETL or UL. These are the marks of companies that test products, including space heaters, to ensure they meet OSHA electrical standards. These companies put the product through multiple safety tests.

You may have heard those pesky safety people telling you not to plug space heaters into an extension cord or surge protector and thought maybe they were just being picky. Not so much. *Extension cords and surge protectors are not designed for the load that a space heater puts on them and could cause a fire in a very short period of time. Plug your heater directly into the wall outlet.*

A few other things to consider when using a space heater:

- Consider buying a space heater that has a tip-over feature, where the heater turns off if it tips over.
- Another great feature is a timer that you can either *program* to shut off after a period of time or *automatically* shuts off after a certain period.
- Place your heater on a flat surface on the floor, preferably not on a rug, and leave it there. Don't put it on furniture.
- Keep your heater at least 3 feet from the wall, furniture, and any flammable objects.
- Never leave the heater alone in a room while it is on.
- As with any electrical appliance, keep your heater away from a water source.

We are fortunate to live in a concrete building, which prevents spread of fire from condo to condo, but that doesn't mean we can't start a fire in our own units. You may think "stuff is stuff and can be replaced" but fires could also cause you considerable physical and psychological damage as well!

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### ***We encourage your participation at Board meetings!***

Our Community has always encouraged Volunteering by any and all of our Residents. One of the easiest ways is to come to a Board meeting --- still on Zoom since the virus prevents us from meeting in person! --- and participate by asking questions and by bringing up comments and concerns during the Open Forum for Residents. *(And remember to let Gabriel know that you'd like to speak so your mic can be opened during the Open Forum.)* Click into the link that will be sent out from the Office ***(next one is Tuesday, January 24th at 7pm)***, and take part in our very own democratic process of running the building! It takes a *lot* more than just the seven directors. Your expertise can add a lot to our discussions. ***Please join us!***

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



**Volunteer Opportunities**

**Medicare Counselors** - The Division of Aging and Adult Services is seeking volunteers for its Virginia Insurance Counseling and Assistance Program (VICAP). Medicare Counselors help people with Medicare Health Insurance and their caregivers understand Medicare and explore options that meet their needs. Volunteers receive extensive training on Medicare and related insurance topics. [Download and print a volunteer application](#) or email [Pamela.Austin@alexandriava.gov](mailto:Pamela.Austin@alexandriava.gov). Questions contact Pamela Austin, Resource Coordinator at

703.746.5999.

**Alexandria Adult Day Services Center** - Provides volunteer opportunities designed for individuals who are interested in donating their time and talents to work with seniors with disabilities. Contact Pamela Austin, Resource Coordinator at 703.746.5999 for more information.

**Friendly Visitor Program** - Senior Services of Alexandria is actively recruiting volunteers to participate in the Friendly Visitor Program. Through planned weekly visits, volunteers bring friendship and community connections to seniors who are often restricted by their living facilities and/or may lack the local support of friends and family. For more information please call 703.836.4414 or email [friendlyvisitor@seniorservicesalex.org](mailto:friendlyvisitor@seniorservicesalex.org).



**Happy New Year!**

**Senior Services of Alexandria's January 11 Caregiver Workshop: Strategies and Resources for Caregivers of an Older Adult – 10 am at Westminster Presbyterian Church, 2701 Cameron Mills Road, Alexandria**  
SSA's annual Caregiver Workshop is in person this year on **January 11th at 10 am** at Westminster Presbyterian Church, 2701 Cameron Mills Road. The theme is strategies and resources for caregivers featuring local experts talking about making a plan, finding resources and services available in Alexandria and beyond. Speakers include: Melissa Long, Insight Memory Care; Mitch Opalski, Synergy HomeCare and Arvette Reid, Signature Estate & Investment Advisors. An event flyer is attached and you can register at [Caregiver Workshop: Strategies & Resources for Caregivers of an Older Adult - Senior Services of Alexandria \(seniorservicesalex.org\)](#).

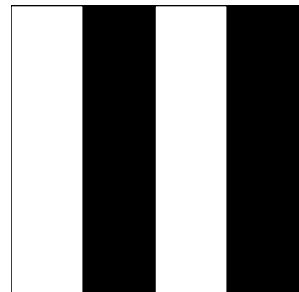
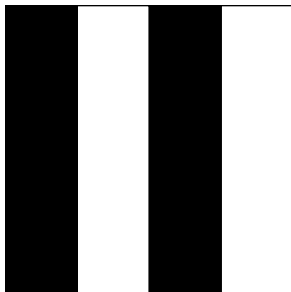
***By the way, did you know ...***

**"Senior Services of Alexandria"** is a 501(C)(3) non-profit charitable organization, and as such is always pleased to accept support from residents or from out-of-town owners or grateful families who have moved from the area. They take checks and credit cards for payment. They are also able to take bequests and can even take donations of stock/mutual funds if you'd prefer that method of giving. They may be reached at **703-836-4414** or at **206 No. Washington St., #301, Alexandria 22314**. For online donations, go to [www.seniorservicesalex.org](http://www.seniorservicesalex.org).  
*Thank you for your generosity.*

BE YOUR **REAL ID** SELF

DEADLINE: **MAY 7, 2025**

**REAL ID** You know, I'm getting tired of announcing 'how soon' we all should have the REAL ID drivers' license for domestic plane travel! It was supposed to be in May for the past few years; and then Covid delayed. Now it's been rescheduled for May 7, 2025! This is now **17 years!** after it was supposed to be implemented following the 9/11 attacks. This credential was also supposed to be effective for entering government facilities; there's nothing in the news currently that addresses that question. I'll pass along – as if you didn't already know – the REAL ID credential *does not take the place of the TSA pass to help you to go through TSA screening. You have to get the TSA pass (or CLEAR, which is not available at all airports!).* And even though I had filled out all my documentation, and had made my appointment with TSA, there was always something else that would require more expense and more time: one thing was that they don't accept a Massachusetts birth certificate older than 1953! And it goes on and on! Anyway, get your TSA for air travel (allow lots of time for that process). Who can guess when REAL ID will ever be effective? Do it and get it over with! *Stay tuned!*



### **Good news from AARP this month – “Helping Caregivers”**

Taking care of a loved one takes its toll – emotionally, physically and financially. A 2021 AARP national report found that nearly 8 in 10 caregivers reported having routine out-of-pocket expenses annually of \$7,242 on caregiving related activities.

Nearly half have experienced at least one financial setback, and 53% report having to adjust things at work, such as taking unpaid time off. AARP Virginia wants residents to know there is help available to the more than one million caregivers in the state.

Visit [AARP Virtual Community Center](#) under Upcoming Events to find in-person and virtual sessions. Find more resources at [AARP Family Caregiver Resources for Virginia](#). AARP caregiver hotline is **877-333-5885** (English) and **888-971-2013** (Spanish).

## Important Dates in January

- Building & Finance Committee Meeting      Tuesday, January 10, 7pm (community room)
- Board Meeting \*      Tuesday, January 24, 7 pm (virtual)

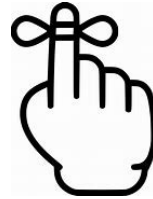
The Board Book with agenda is available in the Office the Friday before the meeting.

\* Information on accessing the electronic meetings will be provided in advance.

## 2023 Board Meeting Dates

January 24	February 28
March 28	April 25
May 23	June 27
July 25	August 22
September 26	October 24
November 14 *	December 19 *

\* earlier date to accommodate Thanksgiving and Christmas holidays



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

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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>
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