

## President's Message

Last week we got a taste of spring before winter returned with a show of snow flurries. Perhaps, this is our new normal for weather patterns and we're clearly not out of winter yet, but spring is coming soon.

And this spring will bring a bit of activity around AKW. We are waiting for our HVAC contractor to give us some dates and details about delivery and installation of the new air handlers. The new air handlers will replace the less efficient ones we have currently and will improve the air circulation in our hallways and first floor. The installation of the new equipment will require a crane on the property and may take a few days. This, of course, will cause some disruption. Once we have the details from the contractor, we will provide you all the details about what to expect.

Speaking of hallways – the AKW Board has gone out with a request for proposals from contractors for a hallway project. The carpets and lighting are in dire need of upgrading and we hope to get that project started later this year. Once we have a contractor selected, they will be tasked with coming up with a process for ensuring resident input. We're still a few months away from any activity, so stay tuned for more.

Finally, AKW is our home, whether you have been a long-time resident or you only plan on living here for a couple years. Either way, each of us has a responsibility to keep our building and grounds looking presentable. Staff do all they can to keep AKW spic and span, but this is complicated when residents drop their trash in the garages or allow their pets to relieve themselves at the front door or in the elevators. This happens all too often and the latter is just plain smelly and unsanitary. Please do your part to keep AKW clean and presentable.

*Rick Treviño*



## BOARD MEETING HIGHLIGHTS

### Reported Financials

Delinquent residential accounts totaled \$63,837, or 3.5%.

	<i>December</i>	<i>January</i>
<b>Total Cash and Investments</b>	<b>\$1,577,322</b>	<b>\$1,605,831</b>
<i>Year-to-Date (YTD) Income</i>	2,195,019	197,273
<i>YTD Expenses</i>	2,016,239	162,393
<i>YTD Net Income</i>	178,852	34,880
<i>YTD Reserve Contributions</i>	485,580	42,488
<i>YTD Reserve Expenditures</i>	(948,027)	(87,000)
<b>Total Reserves</b>	<b>\$801,506</b>	<b>\$835,294</b>

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## **BOARD ACTIONS**

**RATIFIED** the Board's E-vote to approve the proposal of **VGS Design & Build** to repair various sewer lines by removing cast iron segments and replacing with PVC pipes, for a total of \$11,680.00.

**RATIFIED** vote of the Board to add the **Juneteenth** federal holiday to our Personnel Policy.

**APPROVED** President Treviño's nomination of **Brian E. Lee** (Unit 1102) to fill and complete the term of the vacancy on the Board. Mr. Lee accepted his nomination.

**APPROVED** the proposal of **PM Plus Reserves, LLC**, to perform the **Reserve Study Level 1**, for a fixed flat fee of \$5,100.00.

**APPROVED** the **Amended and Restated Policy Resolution** relating to collection of annual and special assessments and charges, with an effective date of March 31, 2023.

**APPROVED** an "**Ongoing maintenance and repair agreement with VGS Design & Build**" for the remainder of 2023, to provide both routine and emergency repair and maintenance services and materials to AKW. This will give us a faster response when needed, without the need to solicit and consider multiple proposals and pre-approvals. This does not preclude our continuing to employ Densel, Freestate, or SeeView whom we have used for many years for plumbing, electrical, and security purposes.

**APPROVED** the proposal of **HPMA Solutions** for a **Managed Solutions Agreement**, for \$52,451.00 for a three-year program to repair, replace, and support our IT services. [Owner Roshan Patel, also a past Board president, is owner of this company.]

**APPROVED** the proposal of **VGS Design & Build** to remove and replace the **mop sink** in the 'janitors' closet', for a total of \$2,500.00.

**APPROVED** the proposal of **VGS Design & Build** for work at the **north side of the building for leaking** occurring in the storage room, for \$9,500.00. [This is different from the previous work in December for the leak problem at storage unit #77.]

**APPROVED** the proposal from **Freestate Electrical** for a "Panel Investigation & Charging Station Power Investigation REV #2," for \$2,895.00.

**APPROVED** the proposal of **Burrows Pool Consulting** to evaluate for **pool repairs** prior to opening, for a fee not-to-exceed \$5,000.00.

**REVIEWED** the RFP for the **Hallway Repair project**, which will be sent out by CMC for timely response. Now predicted to begin during the Fall season, this project will be overseen by a "design and build" vendor and will exclude painting the stairwells.



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## **BOARD ACTIONS** (continued)

**APPROVED** the proposal of **Falcon Engineering** for a façade assessment to include evaluation, design, bidding, and construction administration, with Evaluation cost at \$15,380 plus estimated additional cost of approximately \$50,000.

**APPROVED** the proposal of **Falcon Engineering** for evaluation and report of recommendations to repair the Retaining Wall on the north side of the building, for \$3,550.00.

**APPROVED** the proposal of **Falcon Engineering** for evaluation and recommendations of the exposed concrete around rooftop dryer vents, at a cost of \$4,500.

**APPROVED** the proposal of **Falcon Engineering** for evaluation of exterior walls in up to three units, billed at Time and Expense and not-to-exceed \$4,750.

**APPROVED** moving the surplus from the Fiscal Year 2022 budget, \$145,000, be transferred from AKW’s Operating Account at Pacific Premier Bank to our Reserve Investment Account at Morgan Stanley.

**APPROVED** that from funds currently on deposit with Morgan Stanley, a total of \$125,000 to purchase two CDs with annual interest rates of up to 4.76% be issued by the Morgan Stanley Banks.

### **Treasurer’s Report**

December 2022	Total cash and investments	\$1,577,322
	Total liabilities	\$ 152,163
	Total cash available	\$1,425,159

Delinquent residential accounts totaled \$52,891, or 3%.

January 2023	Total cash and investments	\$1,605,831
	Total liabilities	\$ 122,178
	Total cash available	\$1,483,653

The Association is fully funded. Delinquent residential accounts increased \$10,946 since December. Please see the Associa reported Financials on the first page.

### **Budget & Finance Committee**

Mr. Pearson, Finance Officer, led the meeting held Tuesday, February 21<sup>st</sup>, to review financial assets and reserve spending through January. He modeled several expense/investment/cash flow scenarios to determine how much profit and how long to invest Reserve funds in higher-paying CDs, with draft motions for Board action [see “Board Actions”].

The next planned meeting of the Committee will be Tuesday, March 21<sup>st</sup>.

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## **By-Laws Committee**

Ms. Shelley reported that the Committee met on Monday, February 27th, to make final edits and double-check citations. We hope to make a presentation to the Board, in Executive Session, on Thursday, March 23rd, at 6pm, with our Association Attorney Ed O'Connell. We hope at the end of that meeting we'll be able to plan ahead for presentation to our Owners. The next steps will be to:

- present copies to Owners;
- have a (virtual or) in-person presentation to the Owners for their approval of these amendments;
- get approvals from our various mortgage lenders; and
- register in the Clerk's Office, City of Alexandria.



### **PET REGISTRATION**

The City of Alexandria requires dogs and cats to be registered and licensed, meaning that all vaccines must be up-to-date. AKW requires this, too, asking that you report your pet(s) (maximum of two, remember!) residing in the building. Please stop by the Office and have the proper notations made. *Thank you!*

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



### **Free Tax Preparation – note new address**

The City is offering free tax preparation through April 23 at the Community and Human Services. The new address is 4850 Mark Center Drive, 5th Floor. The hours are Saturdays – 9 am to Noon and Wednesdays, 6-8 pm.

For an appointment, call 703-831-2918. [Tax Time is Here! File for Free!](#)

### **AARP Foundation 2023 Tax-Aide sites**

This program provides free federal tax return preparation and e-filing by volunteers certified by the IRS. The tax season closes on Tuesday, April 18. The eleven centers in Northern Virginia also prepare Virginia returns. Some sites have counselors qualified to prepare Maryland and DC returns as well. Counselors handle almost all forms of income and work with taxpayers to help them get all the deductions and credits for which they qualify. Although the program has no income limits, Tax-Aide clients are generally low- and middle-income taxpayers.

The location I use is Sherwood Regional Library located at 2501 Sherwood Hall Lane Alexandria, VA 22306. They are open on Mondays & Tuesdays: 1:15 pm to 4 pm and 5 pm to 8:30 pm; Wednesdays through Saturdays: 10:15 am to 2 pm. Same day *in-person* appointments made at library on *first-come/first-served* basis. Only the Taxpayer(s) are permitted in the room (no children); masks required. For more information, call 571-882-9374 or email [sherwood.taxes@gmail.com](mailto:sherwood.taxes@gmail.com). Additional locations are available on the [AARP Foundation TaxAide in Northern Virginia](#) website.

### **Affordable Rental Housing Opportunities**

The City of Alexandria's Office of Housing provides housing counseling services for persons seeking affordable rental and accessible housing in the city. Each month, the Office of Housing creates a list of current vacancies in affordable rental properties, including the property name, monthly rent, income requirements, and occupancy limits. An updated list is now available on the Office of Housing's Renter Resources [webpage](#).

If interested in a specific property, please contact the property directly. For questions regarding City housing programs and resources, please call the Office of Housing at 703.746.4990 or visit the Office of Housing's [webpage](#).

### **Alexandria's Senior Taxi**

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 703.746.5999 or visit the Aging & Adult Services [website](#). We hope the Senior Taxi Yellow Card Program will help you to continue to Age Well in Alexandria.



## ***Good heavens, it's here again – already!***

Before you go to bed on Saturday night (the 11<sup>th</sup>), **re-set your clocks for one hour ahead.** That's the "spring forward" that we hear, for the beginning of the seasonal Spring. "Daylight savings time" (DST) is **NOT** observed in Arizona, Hawaii, or Puerto Rico and the U.S. Virgin Islands. DST lasts this year until Sunday, November 5<sup>th</sup>, and we'll remind you then to "fall back."

## ***Financial Spring Cleaning Tips*** (Abridged, but many thanks to Terri Hansen)

1. Review your credit report. By law, you're entitled to order one a year from the three credit bureaus, at no cost from [www.annualcreditreport.com](http://www.annualcreditreport.com). Anything inaccurate? Be in touch with the 'store' and the credit bureau to make corrections.
2. Organize and/or Shred old financial documents. Sort through bank and pay statements, bills and other financial records and keep only those absolutely necessary, keeping anything related to the IRS for 6 years. Don't just toss in the trash; information on these documents will leave you open to identity theft!
3. Record your financial passwords and store records in a safe place. Make sure you're not using the same passwords and log-in information on all your accounts. Even if you're on a secure site, there's always the possibility of being hacked. Storing records should be encrypted and on a thumb-drive. Store in a safe-deposit box at your bank, especially for stock or bond certificates, for instance, or on an online secure vault.
4. Review your Budget. Is your budget up to date? Noted any increases or decreases in your income? Make sure you're reporting expenses accurately and make some room for savings account contributions. Use a Personal Budget Worksheet to help organize your finances.
5. Set up Automatic Bill Pay. "Spring cleaning" isn't only about de-cluttering, it's also about making things more efficient. Set up auto bill pay linked to your primary checking account. This will eliminate the chances of missing a payment and paying those pesky late fees!
6. Pay off Holiday Debt once and for all! What does your current debt load look like? Spring is a good time to look at your total outstanding debts and see which loans or credit cards could be paid off quickly (and that means saving on the interest charges on those debts!). Cleaning up this debt can put you in a much better financial position for the rest of the year!



## ***Courtesy in a Shared Community***

One of the nice things (other than the Thank Goodness elevators!) about living in a hi-rise like ours in that we have lots of **grocery carts** available for toting everything from groceries to furniture to pets/children in carriers from the curb to “home.” One of the lousy things about (all those things) is that some folks have difficulty returning them to the trash or storage room so others can use them!

Courtesy is  
simply doing  
unto others  
what you would  
like them to do  
unto you.

Unknown

QuotePixel.com

We have only 15 of the carts labeled with our name, and a few of the larger carts left from previous iterations. This means we *don't* have enough that you can keep one in your unit. We need them to be returned to the Trash Room “asap.”

Have you seen a cart all by itself next to the elevator? Or just left in the middle of the hallway? Some folks think this is okay. ***It isn't!*** If you use it, it's your responsibility to return it to the Trash Room. Same thing with the **hand truck** (dolly) or **luggage cart** – those are supposed to be *signed out in the Office* and then returned to the storage area.

These items are for everyone's use on a short-term basis. Please make sure you return them after use, not keeping them overnight. *And let's give an Attaboy to those who do recover those abandoned carts and return them to their allotted spots!*

***Thanks!***

## **THE VIEW ALEXANDRIA, by Goodwin Living**

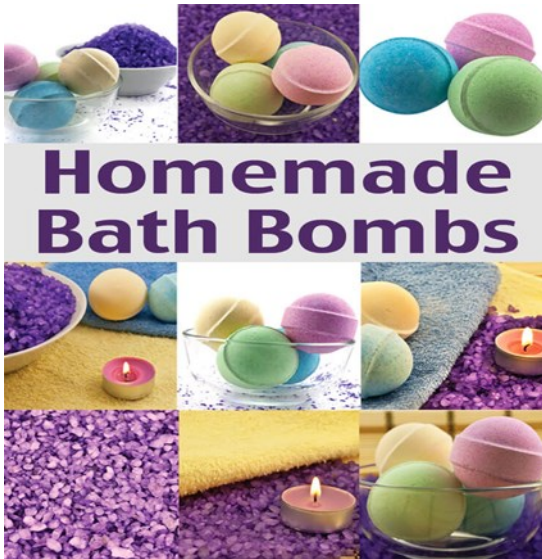
We received a letter from Josh Bagley, Executive Director of this retirement community that used to be known as “Hermitage Northern Virginia”, located off Beauregard Street (just down from the Seminary apartments very close to the 395 exit at Seminary Road). It is associated with Goodwin House Alexandria (essentially across the street!), which opened in 1967, and Goodwin House Bailey's Crossroads (1987) in Falls Church.

Mr. Bagley extends an invitation to visit The View Alexandria which has been investing in new services, programs and amenities for residents. They've renovated the health care center as well as the gazebo; plans are underway to begin enhancing common areas, such as the top floor lounge with breathtaking views of DC. They've also added more transportation services and purchased a new shuttle so residents can conveniently get to appointments and shop at nearby stores.

Mr. Bagley invites a visit to take advantage of a one-time incentive of 50% off the Community Fee if you become a resident by March 31<sup>st</sup> --- a savings of \$3,210.00. [If you have inquired at other retirement facilities in our area, you'll know this is a “bargain” price in the first place!][I'm not sure you have to *have moved in* by the end of the month; I'd guess it's to put in a deposit.]

Mr. Bagley may be reached at 703-436-9264, or [info@goodwinliving.org](mailto:info@goodwinliving.org). If any of our Residents check this out, please let us know of your impressions and other comments. *Thanks!*

## ***You may have heard about these . . .***



In a full-page article in the 'Local Living' section of The Post on January 28, 2021, author Laura Daily says that "Adding a fragrant bath bomb to your tub can transform a routine wash into a relaxing, spa-like soak. Although these popular bundles of stress reduction are especially welcome these days, they can pose problems for your plumbing." Birnur Aral, of the Good Housekeeping Institute, warns against common additives such as titanium dioxide (used in cosmetics and sunscreens). Further in the article a plumber, Aaron Mulder with Mr. Rooter Plumbing in San Antonio, gives concise reasons for avoiding adding these 'fats, oils and grease' to the drain pipes. "Drains are slimy and sticky to begin with, so they catch things like [common additives] flower

petals, glitters and other add-ons that aren't biodegradable." A total "no-no" is bath bombs and jetted tubs that use pumps to suck water into and force water out of their jets, not being able to filter foreign material. "If you damage the main pump system, you may have to pull out the entire tub." Mr. Mulder and Ms. Aral suggest using a screening material (panty hose or jewelry bag) to hold the bath bomb. It will activate in the water but catch larger particles. The entire article is available at [localliving@washpost.com](mailto:localliving@washpost.com). Whether you buy them or make them yourself, this is a very helpful and informative piece. Think of this in connection with possible leaks in our building pipes – for which you may be liable!

## ***"Being courteous" goes beyond returning the carts . . .***

. . . and cleaning up after your dog, and keeping noise down, and obeying parking rules. We're talking about people using the gyms outside of their reserved time. This is unfair, inconsiderate, and un-neighborly. When you reserve one of the fitness centers, you do NOT reserve an hour to exercise. You reserve an hour to enter, set up any equipment (including the TV), exercise, wipe down the equipment you used, gather your stuff, and close up the gym.

With so many of us teleworking, many of those folks choose to carve out time for some exercise. Their time out of the workday is precious because of how the reservation system was established. Cut your exercise routine down to 55 minutes to give yourself time to clean up. Use the gym only during your scheduled time slot.

And for those who think they can enter the gym when it seems to be quiet, *think again*. **Thank you!**







### *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 GUARD CELLPHONE NUMBER**

**703 – 618 – 3235**

**Be sure to make the change in  
your Contacts and wherever else you  
keep important numbers!**

### ***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 [FBI's Internet Crime Complaint Center \(IC3\)](#), and refer identity theft complaints to local authorities and to the [Federal Trade Commission](#).

## Important Dates in March

- Building & Finance Committee Meeting      Tuesday, March 21, 7pm (community room)
- Board Meeting \*      Tuesday, March 28, 7 pm (virtual)

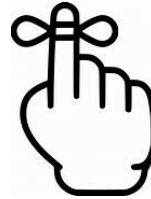
The Board Book with agenda is available in the Office the Friday before the meeting.

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

## 2023 Board Meeting Dates

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	703-618-3235
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>
[Vacant], Treasurer	
Stephen Colodner	<a href="mailto:stephen@akwcondo.com">stephen@akwcondo.com</a>
Wendy Shelley	<a href="mailto:wendy@akwcondo.com">wendy@akwcondo.com</a>
Charles Wilson	<a href="mailto:charles@akwcondo.com">charles@akwcondo.com</a>



Notary services available, at no charge, by appointment.  
[brian@akwcondo.com](mailto:brian@akwcondo.com) and [charles@akwcondo.com](mailto:charles@akwcondo.com)

