

## President's Message

This is a beautiful time of year. Trees are greening up and we had a spectacular display of blooms from the pear and cherry trees in the neighborhood. Before long though, our cars will be covered in green pollen and we'll be sneezing, but that's what we get with spring. By the way, did you notice the City of Alexandria planted new trees along the sidewalk on Edsall Road? This variety of trees is called Autumn Brilliance Serviceberry and they provide white blooms in the spring which then form red berries in the summer. In the fall, the leaves turn a bright red-orange. Nice addition to the curb.

At the March Board meeting, the Board voted to rescind all COVID restrictions on the fitness center. Effective April 3<sup>rd</sup>, you will no longer have to make a reservation to use the fitness center. A resident survey indicated that a majority of fitness center users wanted to return to the walk-in practice. Thank you to all who participated in the survey.

We've recently had an uptick in complaints from units in various tiers about fluctuations in water temperature and pressure. We've been unable to determine a cause for the problems, so the Board voted to bring in an engineering company to conduct an assessment and make recommendations. We'll report on the results of the assessment at a future Board meeting.

A correction to last month's message: I said we were expecting the first floor and corridor air handlers to be installed this spring. It turns out the corridor air handler is caught up in supply chain problems and won't be delivered until the fall. We do expect the first-floor air handler to be installed in mid-April. We'll send out detailed information about that soon.

In other news, Judy Skipworth, who has been our weekend assistant manager for quite some time, will be leaving us at the end of April to pursue other opportunities. Thanks to Judy for keeping the office running on the weekends and supporting the general manager when needed during the week. We've begun the recruitment process for a replacement and hope to have someone in place soon.

*Rick Treviño*



## BOARD MEETING HIGHLIGHTS

### Reported Financials

Delinquent residential accounts totaled \$68,898 or 3.5%. Three residential delinquencies account for 71% of the total. The Association is fully funded.

	<i>January</i>	<i>February</i>
<b>Total Cash and Investments</b>	<b>\$1,605,831</b>	<b>\$1,682,301</b>
<i>Year-to-Date (YTD) Income</i>	197,273	392,945
<i>YTD Expenses</i>	162,393	327,329
<i>YTD Net Income</i>	34,880	65,616
<i>YTD Reserve Contributions</i>	42,488	84,977
<i>YTD Reserve Expenditures</i>	(87,000)	(17,656)
<b>Total Reserves</b>	<b>\$835,294</b>	<b>\$868,827</b>

## **BOARD ACTIONS**

**ACCEPTED** the proposal of Risk Strategies for our master insurance policy from Berkley Insurance, beginning April 11, 2023, for one year, for \$109,670.00.

**RATIFIED** the E-Vote of the proposal of High Sierra Pools, for replacing the Hydrostatic Pressure Relief Valve and other work at the pool, for a total of \$3,150.00.

**ACCEPTED** the five (5) proposals of High Sierra Pools for a total of \$10,939, deleting the life guard chair replacement. If this chair is required by the City of Alexandria, we accept the total cost of \$13,217.00.

**ACCEPTED** the proposal of Summit Fire & Security for Jockey Pump Replacement Service for a total of \$2,614.00.

**ACCEPTED** the proposal of TRC Engineering to evaluate our domestic hot water issues, including temperature and pressure, for a total not to exceed \$2,580.00.

**ACCEPTED** the proposal of HPMA Solutions for the Email Migration from GoDaddy to self-managed MS Office 365, for a total of \$1,980.00.

**ACCEPTED** the proposal of HPMA Solutions to replace the Dell Desktop for BuildingLink Key Management Systems, with computer setup and configuration, for a total of \$1,919.50.

**ACCEPTED** the proposal of Environmental Enhancements for replacement and installation of azaleas and other plants for a total of \$5,874.61. This was in the Budget.

**ACCEPTED** the proposal of Densel Company for their one year Maintenance Agreement, beginning April 11, 2023, for a total of \$19,288.00, plus taxes.

**REVISITED** the survey of Fitness Center usage, reservations, etc., and **APPROVED** the choice of “allowing free access to both fitness rooms 100% of the time” (as before Covid), to become effective on Monday, April 3rd. Per recent maintenance, the Showers and Saunas are now available.

**CONFIRMED** that the Reserve Study will be done during April.

**APPROVED** the draft By-Laws Amendments, as finalized and presented to the Executive Session of the Board on March 23rd begin the process for certification complying with the Virginia Condominium Act. [Much more on this during the next several months!]





## APRIL IS BY-LAWS MONTH !

**We've been talking about it for months, but it's finally here! Be prepared for lots of information coming your way on proposed changes to the Master Deed and By-Laws!**

**Actually, May and June (and maybe even more!) will also be By-Laws Months, so buckle up and let's all find out what this means!**

Way back in 2015, it became apparent that we'd have to revise our Master Deed and By-Laws (MD/BL) because they were 40 years old and the Horizontal Property Act, (under which we were established), had been replaced by the Virginia Condominium Act. At that time, we tried to make a change to allow us to communicate with all of you by modern means: fax and email! That effort failed, but we hired an Association attorney who was experienced in such changes and were finally able to amend some of the By-Laws that dealt with Financials and Administration. Some other areas to be changed, which we'll be ratifying in the next several months, will focus on Definitions, Enforcement, Maintenance, and Insurance.

The By-Laws Committee (Laura Rodriguez, Terri Hansen, and Wendy Shelley) completed its work with our Attorney, Ed O'Connell, and reviewed the resulting five documents with members of the Board on March 23<sup>rd</sup>. These will be distributed to all Co-Owners within the next month or so, so that everyone will have opportunity to review them on their own schedules. We are considering having a Town Hall meeting or two (probably via ZOOM, but perhaps in-person) to answer questions you may have -- and of course we'd have our Attorney here for that, as well. It is necessary to have a quorum of two-thirds (66-2/3%) of our Co-Owners to approve the amendments. After that approval, the documents will be sent for approval to all mortgage lenders.

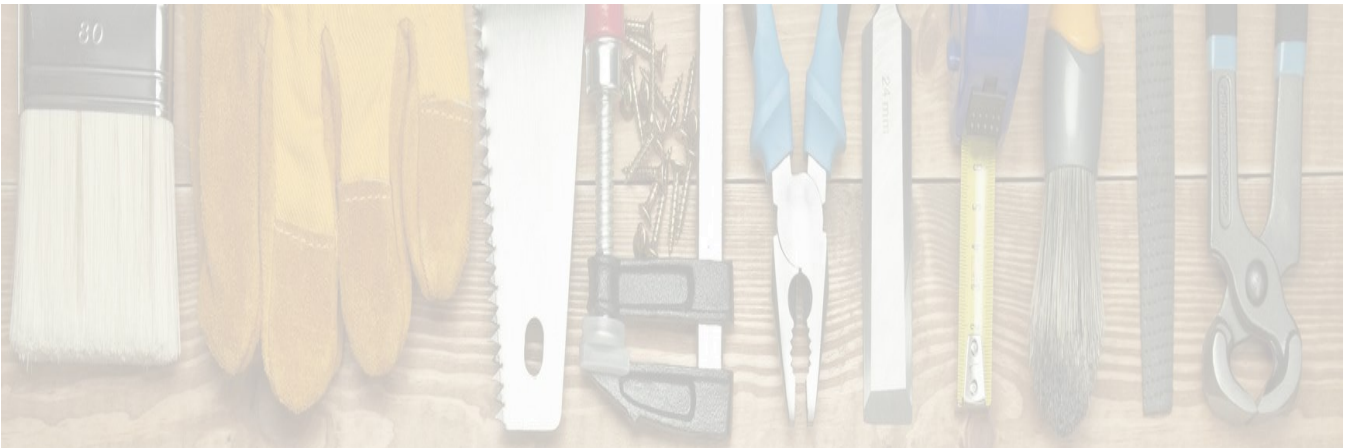
It's a long and somewhat involved process, playing out over perhaps the rest of this year. We'll be in touch to tell you more, distribute documents, answer questions, get you involved so you know more about how our Association works. We need you to be assured this is for the benefit of our whole community, our Association.

**Thanks for all your interest and help in bringing this process to a successful conclusion!**



*Updating  
the Bylaws*





## AKW's In-Unit Services Program

Do you need a light fixture installed? Your tub caulked? Or maybe there's a wobbly closet doorknob you've been meaning to have replaced.

There's an easy way to get these tasks done through the AKW In-Unit Services Program (IUSP). The IUSP is meant to provide an economical means for owners to have routine, ordinary, and non-urgent maintenance and handyman-type tasks performed by Association employees. The minimum charge for all services is \$37.50 for work up to one-half hour. Any work that takes longer than one-half hour will be charged at the rate of \$62.50 for a full hour. There is no pro-rating of time. Any work beyond one hour will be charged in half-hour or one-hour increments, as appropriate. For example, a job taking an hour and 15 minutes to complete will be billed at \$100 (\$62.50 + \$37.50). This rate is well below rates charged by a handyman.

IUSP requests can be made through BuildingLink by clicking on Resident Services Program. It's as simple as that. You will be billed by the office once the work is completed. For complete information about the IUSP, please refer to the IUSP policy document in BuildingLink at *Building Library > Policies and Procedures > A07 Resident Services Program*.



**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!**

As you may know, the association has a new IT Company handling the day-to-day IT needs for the building as well as long-term goals. Let me introduce myself and the new IT Company.

**HPMA Solutions** is an IT Consulting firm based in Arlington, VA, specializing in helping small and medium businesses with all their IT needs.

Many of you know me as the previous Board President. For those who don't, my name is Roshan Patel. I've been a resident of AKW since May 2019 and have been actively involved in assisting the Association in anyway possible. I've worked in this field for 15 years, with companies as small as 2-3 employees up to larger multinational enterprises with staff spread throughout the world. With all this experience, my business partners and I started HPMA Solutions in 2018 to help businesses in the DC Metro area.

HPMA Solutions will support, maintain, and improve all IT-related aspects of AKW. We'll get started on this project in the next several weeks, and hope you'll notice the improvement.



**HPMA**  
SOLUTIONS



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

**Senior Services of Alexandria's Senior Living in Alexandria's Spring Floral Arranging with the Red Hill Garden Club, Thursday, April 20 – 10:30am**

This month's workshop will be a fun one with the Red Hill Garden Club. Learn how to make simple, pretty Spring floral arrangements to take home. Flowers will be supplied. All you need to bring is a pair of shears or scissors. Limited to 25 participants.

[Click here to register!](#) [Click here to see the flyer!](#)



**Senior Taxi Yellow Card Program** is available to Alexandria residents age 60 and older who have a yearly household income of \$48,508 or less. This program allows eligible riders to schedule taxi rides directly with Yellow Cab 24 hours a day, 7 days a week with no restrictions as to destinations. Interested individuals must apply to the program to determine eligibility and then purchase fares in advance at a discounted cost. For more information, call the Division of Aging and Adult Services at **703.746.5999**. You can find the Senior Taxi Yellow Card Program flyer, the application form and the discount fares purchase form by clicking on the links below:

[Senior Taxi Yellow Card Program Flyer](#)

[Senior Taxi Yellow Card Program Application](#)

[Senior Taxi Yellow Card Discount Fares Purchase Application](#)



**Virginia Senior Medicare Patrol (SMP)** is a volunteer-based organization funded by the U.S. Department of Health and Human Services that expertise, training, and technical support to maximize the effectiveness of fraud/abuse prevention outreach and education. **The Virginia Senior Medicare Patrol's (SMP) mission** is to empower and assist Medicare beneficiaries, their families, and caregivers to prevent, detect, and report health care fraud, errors, and abuse through outreach, counseling, and education. The Virginia SMP works with local AAA's and volunteers to provide information, conduct educational presentations and attend events to share information with the public. **SMP Website:** [www.VirginiaSMP.com](http://www.VirginiaSMP.com) **Fraud Hotline:** 1-800-938-8885.

---

***Since it may be possible to enjoy our balconies when it warms up enough ...  
PLEASE BE CONSIDERATE OF YOUR NEIGHBORS ...***

The most frequent complaint the office gets from residents is about dirt, water, and débris coming onto residents' balconies from above. What your neighbors below are experiencing ranges from a little water-dirt mélange caused by overwatered plants to a torrent of filth caused by a full-on balcony washing. Unfortunately, our balconies aren't like patios adjoining a single-family home, so you must not scrub and wash them with water and soap because that water and dirt will land on balconies below. Remember: everything you push--or let fall from--your balcony will certainly land on the balcony of one of your neighbors below. And, this is an owner-to-owner issue, so any damage you cause to your neighbors' balconies is your responsibility to clean, fix, and repair--and this doesn't come cheaply. Be sure to tell your contractors--including your cleaning lady -- or guy -- not to leave you on the hook by pushing dirt and water off your balcony!

Consideration for our neighbors is one of the requisites for condo living. Our spacious balconies are spectacular outdoor living spaces, but not if “stuff” continues to detract from enjoyment.

***Being considerate will also include PLEASE DON'T FEED THE BIRDS VISITING YOUR BALCONY!*** Feeding those lovely harbingers of Spring leads to too much poop on the balconies of your neighbors (if not your own!!!). They are able to find their own food, and we really discourage you from being too kind-hearted!

### **Balcony Cleaning 101**

So, if you're not allowed to clean your balcony with a soap scrub and lots of water, what to do? The key is to keep on it: make sure you are dry-mopping your balcony regularly and thoroughly. This keeps the pollen and dirt under control and manageable. One vacuuming-averse neighbor bought a robovac and says that he turns it loose on the balcony three times a week and that it does the job quite nicely; another says that she dry-mops once a week and follows up with a Swiffer. If you happen to have a small carpet strip out there, how about just vacuuming it? Take care of spills as soon as they happen with some paper towels and Windex or your favorite cleaner. Consideration for our neighbors is one of the requisites for condo living. Our spacious balconies are spectacular outdoor living spaces and they're worth a little extra attention to cleaning and upkeep!



### **Last-minute alert from a Resident ----**

With so many robo and spam calls, if I don't recognize the number I won't answer. The problem came the other day from the phone in the vestibule, where the notice on my phone was an unknown number. The second attempt showed "AKW Front Door." I was expecting a vendor at that time, so was able to let him in. My advice (if you get something like that) is to answer that unknown number and see if it's your repairman; if not, you can just hang up.



---

## ***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 which makes it *really easy!* --- 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.*) (Tip: a complaint in writing ahead of time will get more of a conversation and thoughtful discussion!) The "Board Book" of the agenda and relevant documents to be discussed are available in the Office as well as on our web site the Friday prior to the Board Meeting so you can see what's to be covered.

Occasionally there are presentations by possible vendors who are vying for (more extensive) work on our building (the roof; the garages; renovations in our hallways). You should attend, perhaps ask questions that others may not have thought of. It's an easy way to learn how the Association addresses questions/problems that arise each month. AND – *ta-da!!* – there may be something you'd like to get involved with; *every person has something to offer and we appreciate your becoming involved.* Gosh, this may even lead to your wanting to become a member of the Board so you can continue to contribute to our Community!

An important way you might contribute is to become involved in our Budget & Finance Committee. See where your condo fees are being spent. Find out, more importantly, how our annual budget is created and how our condo fees contribute to how easy it is to live here! Your living here means you don't have to pay the utilities every month; or plan care for your pool; or arrange for snow plowing; or subscribe to a gym facility. Your living in *this* condo also means you should be aware of how much goes into keeping AKW a super place to live!

***Please mark your calendar for the 4<sup>th</sup> Tuesday (see list on last page), and plan to Zoom in!***

### ***YES, we're recruiting again!***

By now you have heard the news that Judy will be leaving at the end of April [*actually, she's going back to school!*] so now we need to advertise once again that we're recruiting Residents to become "temporary Office help" (sometimes on pretty-short notice!) that help is needed to cover when some emergency would keep our Office closed. The duty is certainly not onerous, but super-helpful for all the rest of us! If you're interested, please speak with Gabriel and get an application (so we can put you on the payroll!). To best accommodate your schedule, we're looking to get "several" folks who would like to help out this way. It's a wonderful way to meet other Residents and you'd be doing a great service to the Association!

***Thanks for your consideration!***



## ***We need your input ....***

During the past year or so we've all seen BL inquiries about **replacing our sliding glass doors**. The folks here who have made the switch have recommended **HiRISE WINDOWS** for those replacements. Actually, because the outside of those windows have to match each other in all units, *HiRise Windows is the only company that can make the replacements.*



### Notes from a previous presentation:

- Installed from the inside, in one day (enter thru LR but do others from balcony);
- Installation is set to your personal schedule;
- Measurements are taken individually because windows are manufactured exactly;
- Windows are ordered after measurements taken;
- Generally 7-9 weeks ordering time (they stay in touch);
- Can work with you about window treatments (draperies, blinds);
- Group Pricing based on openings (each window is an opening); based on 25 minimum; 18<sup>th</sup> floor pricing different because height is quite different;
- Payment is 30% down, balance at installation (credit cards, checks); and
- HRW can arrange individual ordering and installation.

### Notes from a *really* satisfied customer (or, actually, all of us):

- Winter or summer, at least a 20-degree difference in internal temps;
- Sun-blocking treatment on windows;
- Screens are included;
- Makes outside noise greatly reduced;
- Huge difference in the amount of dust accumulation on your furniture;
- No more wondering if strong winds are going to blow out your (current, old) windows;
- **AND** -- energy-efficiency has made a HUGE difference in AKW's utility cost!!!

***What we need now*** is to know who would be interested in attending an evening presentation by this company, perhaps sometime in early May (gives each of us time to schedule on busy calendars).

**CONTACT Wendy Shelley ([w-shelley@comcast.net](mailto:w-shelley@comcast.net)) by April 10<sup>th</sup>** with your interest. I need name, unit number, and way to contact you (landline or cell phone, email, text). [This info must be presented to the folks at HiRise Windows for them to prepare for the presentation.]

## Important Dates in April

- Building & Finance Committee Meeting      Tuesday, April 18, 7pm (community room)
- Board Meeting \*      Tuesday, April 25, 7pm (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

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 / Treasurer	<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>
Brian Lee	<a href="mailto:brianlee@akwcondo.com">brianlee@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>
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)

