



President’s Message

This month we begin the process of introducing AKW Co-Owners to a series of proposed amendments to the Master Deed & By-Laws. This is the culmination of several years’ work between the Master Deed & By-Laws (MD/BL) Committee and our attorney to bring our condominium documents current with Virginia law and to address other issues such as safeguarding everyone’s property interests and value, as well as to correct outdated property plans. At their March meeting, the Board voted to approve the proposed amendments, allowing us to move to the next step, which is to bring them forward to the co-owners for a vote.

To help Co-Owners understand all the changes being proposed, we will hold two town hall meetings – one live and one virtual – with more detailed information to be shared and to allow questions. There will also be other opportunities to learn more about the amendments, including an online resource page on the AKW website complete with Frequently Asked Questions (FAQs), occasional fact sheets distributed, and special editions of Knolls News issued to ensure your questions are answered. Our goal is help you fully understand what the proposed changes are and why we are making them.

For the proposed amendments to pass, we must have 66^{2/3}% (two-thirds) affirmative votes. To ensure maximum participation of Co-Owners, the voting period will be open for 90 days. The Board of Directors and the MD/BL Committee believe it is in AKW’s best interest to adopt these amendments; therefore, I encourage you to participate in the town hall meetings, review the resource material, and ask questions.

The MD/BL Committee – Terri Hansen, Laura Rodriguez, and Wendy Shelley – have worked diligently on this project on behalf of the Board for three years and have done a phenomenal job getting us to this point. Thank you for the hard work. This was no easy task.

Rick Treviño



Sunday, May 14th
Make it special!

BOARD MEETING HIGHLIGHTS

Reported Financials

Delinquent residential accounts totaled \$74,136 or 4%. Four residential delinquencies account for 83% of the total. The Association is fully funded.

	<i>February</i>	<i>March</i>
Total Cash and Investments	\$1,682,301	\$1,702,531
<i>Year-to-Date (YTD) Income</i>	392,945	591,335
<i>YTD Expenses</i>	327,329	511,783
<i>YTD Net Income</i>	65,616	79,551
<i>YTD Reserve Contributions</i>	84,977	127,465
<i>YTD Reserve Expenditures</i>	(17,656)	(30,831)
Total Reserves	\$868,827	\$868,140



MAY IS REALLY BY-LAWS MONTH! **By-Laws Revisions Closer to the Finish Line!**

The Master Deed and By-Laws Committee has finalized, and the Board has approved, a set of proposed amendments that will be made available to our Co-Owners very soon. We're striving to make certain these are readable and free of 'legal jargon' that often makes this kind of document so difficult to plow through! Part of our efforts will focus on how exactly we can present these documents most effectively. Our goal, of course, is to make sure everyone understands the changes, why they were made, and strongly encourage your interest in AKW's complying with the rules of the Virginia Condominium Act. We will ask you to vote affirmatively for these amendments; it takes **two-thirds (66^{2/3}%)** of our Co-Owners voting to pass these amended governing documents.

Early next week, we will deliver a packet to each Co-Owner's door that includes a copy of the proposed amendments. Offsite owners will receive their packets in the mail. All documents will also be available electronically on the AKW Website at akwcondo.com/bylaws. There will be a QR code taking you directly to it.

To introduce the proposed amendments, we will hold two Town Hall meetings: one In-Person and another Virtual.

The details of both the In-Person and Virtual Town Halls have been announced: The **In-Person Town Hall will be on Tuesday, May 9th**, at 7:00pm in the Community Room. The **Ratification form** will be available to you at this time. The **Virtual meeting will take place via ZOOM on Monday, May 22nd**, also at 7:00pm. Both Town Halls will feature our Association attorney, Ed O'Connell, to present the Amendments and answer any questions you might have. The **Ratification form** will be available after the May 9th Town Hall for you to cast your vote. It will also be available on the website, with instructions for submitting it electronically, for your convenience.

These weeks in May will be a busy time for this process and hope you will bear with us when we seem a bit too enthusiastic at times! There are several other steps that must be taken after we finish with your approvals and we'd like to get this initial process completed well before the end of the summer. This section of revisions was dormant for more than five years; we want it to get done "now!"

Thanks for your interest and attention to another HUGE project!



**TOWN HALL to review the Master Deed
& By-Laws for our Association.**

Mark your calendars!

Tuesday, MAY 9th, 7pm

In-person in the Community Room

We need your participation!

**TOWN HALL to review the Master Deed
& By-Laws for our Association.**

Mark your calendars!

Monday, May 22nd, 7pm

Virtual on Zoom

(Links will be sent out from the Office)

We need your participation!



2023 Pool Season is almost here!

The pool will be open this summer from Memorial Day weekend through Labor Day. Here's looking forward to a safe and enjoyable summer pool season.

Reservation steps:

If you're looking forward to getting some sun or taking a dip, use either the BuildingLink app or buildinglink.com to reserve the pool for the summer. Steps:

1. Log in to the app on your phone or the site on your computer.
2. Click Amenity Reservations
3. Click Add New Reservation
4. Select the Swimming Pool
5. Set your start and end dates: May 27th and September 4th.
6. Read the liability waiver and agree.
7. Click Submit Reservation or Save

The office can also assist with reservations for the season.

SUMMERTIME = LOTS OF SUNSCREEN

In case you're planning to go to the beach this summer – and in case you didn't see the "Tips" from the Giant pharmacy (1) you need to reapply an ounce every two or so hours; (2) avoid sunscreens with "oxybenzone", a hormone disrupter and allergen; (3) the FDA says that sunscreens with SPF over 50 aren't worth the possible increased cost or your relying on their being "better;" (4) sunscreens actually have a "use-by" date! Check yours for an expiration (i.e., toss the one from last year!); (5) use a sunscreen that protects against UVA and UVB rays; (6) "sport" and "water resistant" are just labels; reapply as soon as you're out of the water; (7) sunscreen alone won't protect completely; wear protective clothing, too!



Wow! It's been a LONG time!

We haven't heard tennis volleys for just the longest time, but we are assured they are back! One of the problems was the lock on the gate. **THAT** has been solved by installing a combination lock – **6 1 0 1** – so you can be assured of using it when it's a bit more convenient. We now expect there will be plenty of use during the weekends and holiday times

– and what a way to welcome summer!!!

YAY!!!!



And here's another event coming back after 3 years!

Rick announced at the Board Meeting on the 25th that we were *finally* going to resume In-Person board meetings beginning with the one in May, on the 23rd! Going to be different, not having the casualness of being virtual on Zoom!! So, plan it out ... put it on your calendars ... plan to be dressed for a 7:00pm start in the Community Room!

YAY!!!



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!

Who would YOU recommend?

Every now and then each of us has had opportunity to use vendors for jobs like painting, electrical, plumbing, wall papering, upholstery, etc. If you have some favorites, please let us know! Email or jot a note to the Office, and it will be posted to our akwcondo.com Resident page so all of us can have this resource. Of course, the Association can't endorse these folks, but having a referral from another Resident is easier than trying to pick someone out of the Yellow Pages!



Alex 311

Alex311 is the City of Alexandria’s customer service initiative to connect customers to more than 175 City services in a variety of convenient ways. Connect with Alex311 online, through the mobile app, on Facebook and Twitter, by phone, or in person. **For immediate police, fire or emergency medical assistance, call or text 911.**

For non-emergency requests requiring police response (such as animal control, motor vehicle crashes without injuries, parking and noise complaints, lost or found property, or crimes that occurred in the past), call [703.746.4444](tel:703.746.4444).

To learn more click on [Alex311 | City of Alexandria, VA \(alexandriava.gov\)](https://alexandriava.gov).

New Office Staff Member

A big welcome to Naail (pronounced NILE) Iqbal who joined us on April 24th as our new receptionist for weekends. He is a student at George Mason University with a wide variety of interests and is very excited about working here. Naail will be working Saturdays, Sundays, and Mondays and is a great addition to the Team. When you have a chance, stop by to say hello.





Something For You or Someone You Know

Groceries to Go In partnership with Giant Foods and Safeway, Senior Services of Alexandria provides a grocery shopping and delivery program to seniors who are 60+ living in the City of Alexandria. Through the *Groceries to Go Program*, screened volunteers deliver groceries year-round, every other week. Groceries are ordered based off the grocery recipient's personal shopping list. There are no delivery fees, and no minimum order requirements.

Volunteers deliver groceries to the client's unit and will put things in their proper places (fridge, pantry, etc.). Through this program, SSA volunteers provide a vital link to the community and outside world for seniors who otherwise have limited mobility. This program is an important addition to SSA's larger Senior Nutrition Program, with the intent of increasing senior safety, health, and nutrition.

Eligibility To be eligible, you must be a resident of the City of Alexandria, be at least 60 years old, and have a debit, credit, or EBT card. If you or someone you know is interested in the *Groceries to Go Program*, contact **(703) 836-4414, ext. 119**. *To say the least, Volunteers are always needed and welcome – call that number!*

Health Department's on the Move

The **Alexandria Health Department is conducting a move** from its King Street offices to the new Redella S. "Del" Pepper Community Center at 4550 Mark Center Drive. The Health Department provides clinical appointments, environmental health services, vital records management, public health community management, epidemiology, population health work and administrative services. For more information on the completion of the move, go to

<https://www.alexandriava.gov/health-department/health-department-move>.

Osher Lifelong Learning Institute

The Osher Lifelong Learning Institute at George Mason University offers intellectual and cultural experiences in a welcoming atmosphere to Northern Virginia residents in their retirement years. Click on <https://www.oli-dc.org/home> to learn about all the classes offered and more.

Virginia Mortgage Relief Program

For mortgage relief in response to financial hardships caused by the COVID-19 pandemic, Alexandria homeowners are encouraged to contact the State of Virginia's [Mortgage Relief Program](#) at 833.687.8677. Effective January 10, 2023, the maximum amount of assistance to eligible Virginia homeowners is \$50,000 with no cap on the number of months past due. Homeowners experiencing a financial hardship due to COVID-19 after January 21, 2020 (this may include a financial hardship that began before January 21, 2020, and continued after that date due to COVID-19) with a delinquency amount of \$50,000 or less may now be eligible for assistance. Applicants who were previously deemed ineligible due to the original program cap policy may submit an appeal by calling (833) 687-8677.



Aging Matters Programming

AGING MATTERS weekly radio program features individuals with expertise about a broad array of aging-related topics. The show is broadcast both on Arlington Independent Media radio WERA-LP 96.7 FM and on podcasts. Produced in an interview format, guests educate and inform listeners about timely topics that impact the lives of older adults and their families. The program's focus is to help older adults live healthier and more independent lives.

Click on [Radio | Aging Matters \(agingmattersonline.com\)](#).



Alexandria's Division of Aging and Adult Services is Recruiting Volunteer Counselors for the Virginia Insurance Counseling and Assistance Program (VICAP)

If you enjoy working with and helping people with a willingness to learn about Medicare, this might be a good fit for you. If you are interested or want to learn more, call Ashley Johnson at 703-746-3389 or email her at Ashley.Johnson@alexandriava.gov.

Sunrise of Old Town/Insight Memory Care Reconnections Program

There are still a few openings for the Insight Memory Care Reconnections Program taking place at Sunrise of Old Town, 400 N. Washington Street in Old Town every Wednesday from 10 am – 3 pm with lunch provided. If you would like to learn more about this program, email Sean Wallace at Sean.Wallace@sunriseseniorliving.com or call 703-828-9128.



Alexandria West Planning Project Update

The Alexandria West planning process now underway will engage the community to create a vision for the area's long-term future and explore topics such as housing affordability, equity, culture, land use, mobility, pedestrian and cyclist safety and accessibility, and connecting existing and future open spaces.

Project Updates – More details available on the [project website](#):

- **March 27 community meeting materials and project update video are posted on the project website.**
- **Upcoming Local Office Hours and community pop-up events are scheduled.** These will be held across various days, times, and locations (mornings, afternoons, weekends) to facilitate information sharing and receive community input so that as many residents as possible may participate and engage.
- **Please save May 8th for the next community meeting.** Details on meeting location and time as well as information regarding all future engagement opportunities will be posted on the [project website](#), communicated through eNews and WhatsApp, and shared with community groups.



Make a note someplace, for when you wonder how to dispose of medications:

The City of Alexandria encourages residents to safely dispose of unneeded prescription and over-the-counter medications, including those prescribed by veterinarians. Residents have several options for disposal, permanent medication drop-off locations, a permanent needle disposal box and methods for disposing of medication safely at home.

The following locations offer secure permanent medication drop boxes for year-round disposal:

- The Neighborhood Pharmacy of Del Ray (2204 Mt. Vernon Ave.), available Monday-Friday, 9 a.m. - 7 p.m.; Saturday, 9 a.m. - 2 p.m.; and Sunday, 10 a.m. - 1 p.m.
- Inova Alexandria Hospital (4320 Seminary Road, inside the visitor entrance and next to the cashier window), available daily, 8 a.m. - 11 p.m.
- Alexandria Police Department (3600 Wheeler Ave., inside the front entrance, ring bell for access); available 24 hours a day, 7 days a week.

A collection took place on Saturday, April 22, but we weren't informed until too late for this time. Keep in mind the following might also be used in the future:

- Woodbine Rehabilitation & Healthcare Center (2729 King St.)
- The Neighborhood Pharmacy of Del Ray (2204 Mt. Vernon Ave.)

Where has this year gone?

Did it slip your mind that our next holiday is Memorial Day weekend? Which means it's time to check out that bathing suit from last year. And the suit coverups. And the flip-flops, the sunscreen, the towels ... gosh, there's a whole lot of stuff! Hard to believe but the pool opens at the end of the month! The Pool Committee has been hard at work and diligent about preparations, including that the water will be warm on the first day! **and the Jacuzzi will be in working condition, too.** *Calendar mark for Saturday, May 27th, 10am opening!*



Check out the **Handbook, pgs 30-32, generally** for the Hours and the Rules. *It's going to be so much fun to actually SEE people enjoying themselves again!*



Hints, Advice & Friendly Reminders

- If you get a new washing machine, AKW provides heavy-duty hoses to handle the water pressure. Arrange with the Office to schedule this safety amenity for your machine installation.
- Batteries can be thrown in the trash, except for the small button batteries. More information about this and all kinds of City rules, regulations, hints and directives can be found at www.alexandriava.gov.
- **Do you have a smoke alarm? You are strongly urged to get one. The ceiling sensor in your unit is a horn, not an alarm or smoke detector. It sounds only when someone pulls the alarm switch in the hallways. The person who pulls the hallway switch has to be the person to call the fire department, but the alarm continues until the fire department turns it off!**
- **See Something, Say Something** doesn't apply to just Safety & Security. We can't fix it if we don't know it's "broke." This is part of your Volunteering for the Building & Grounds Committee (remember?) that if you **SEE** something on your floor or outside, **SAY** something so that the problem can be fixed! Comments, questions, problems should be put in writing (it's easy to forget when it's spoken!) to the Office or email at office@akwcondo.com, or report it through BuildingLink.

Important Dates in May

- Master Deed & By-Laws Town Hall Tuesday, May 9, 7pm (Community Room)
- Building & Finance Committee Meeting Tuesday, May 16, 7pm (Community Room)
- Master Deed & By-Laws Town Hall * Monday, May 22, 7pm (virtual)
- Board Meeting Tuesday, May 23, 7pm (Community Room)

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

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

2023 Board Meeting Dates

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	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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Notary services available, at no charge, by appointment.
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