

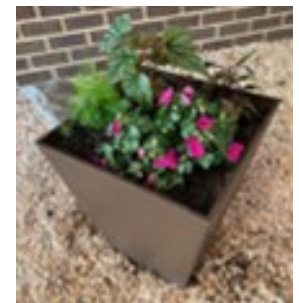
President's Message

Happy Summer! The pool is now open and the pollen seems to (finally!) be abating. It won't be long before we start complaining about the blazing heat, I'm sure. It's a welcome season, nonetheless.

In May, we hosted two town hall meetings on the proposed amendments to the Master Deed and By-Laws (MDBL) – one was in-person and the other was virtual. We've posted information to the MDBL Resource page which can be found at akwcondo.com/bylaws and we've issued a special edition of KNOLLS NEWS with additional information. We hope we've answered your questions about the amendments and now we would like all Co-Owners to vote on these amendments. To pass the amendments we must reach 2/3s approval. If you still have questions, please send an email to by-laws@akwcondo.com or contact one of the MDBL Committee Members: Terri Hansen, Wendy Shelley, or Laura Rodriguez. You can find a blank Amendment Ratification Form on the table outside the Association office or you can download it [here](#).

At long last we are ready to begin the hallway renovation project. The Board engaged CLEAT Design and Build as the vendor in charge of the project. Representatives of the company addressed the Board at the May meeting and discussed the company's philosophy and approach to managing projects – from design to completion. They put a strong emphasis on encouraging input from all residents and they also have a robust process for communicating progress at all stages. In the next few weeks, CLEAT will distribute a survey to all residents to solicit initial input which will result in some preliminary designs for all to see and provide input. As the project moves forward, we will share more information about steps in the process. Stay tuned!

Rick Treviño



BOARD MEETING HIGHLIGHTS

Reported Financials

Delinquent residential accounts totaled \$84,578 or 4.5%. Four residential delinquencies account for most of the total. The Association is fully funded.

	<i>March</i>	<i>April</i>
<i>Total Cash and Investments</i>	\$1,702,531	\$1,756,097
<i>Year-to-Date (YTD) Income</i>	591,335	789,212
<i>YTD Expenses</i>	511,783	699,565
<i>YTD Net Income</i>	79,551	89,647
<i>YTD Reserve Contributions</i>	127,465	169,953,
<i>YTD Reserve Expenditures</i>	(30,831)	(42,511)
<i>Total Reserves</i>	\$868,140	\$928,948



What is a “Reserve Enhancement Contribution” and Why Is It Needed?

By: Larz Pearson, Finance Officer

What Is it? Amendment 2 to AKW’s Master Deed and By Laws propose something called a “Reserve Enhancement Contribution” (Article X, section b) requiring new owners to pay the equivalent of one month’s condo fee in addition to the current month’s fee -- to be deposited to AKW’s Reserve funds.

Who Doesn’t Have to Pay? The exceptions include transfers of ownership between existing Co-Owners, Estates, Trusts, and foreclosing mortgage lenders and anyone who buys such a foreclosed property. Anyone else who acquires a unit would be required to make this additional payment.

Why Is It Needed? You could say it is a matter of ownership generational equity as well as a preventative measure for our future Reserve liquidity.

The original Master Deed and By Laws required the first generation of buyers at AKW to pay the equivalent of 3 months of condo fees (in addition to the current month’s fee). The purpose of this requirement was to provide operating liquidity but also to fund the initial Reserve account.

Fast forward ten years. In 1984, the Reserve fund stood at roughly \$550,000 – the equivalent of \$1.4 million in today’s dollars – a large sum for a building that was then only ten years old. Fast forward again to 2023, and our Reserve fund holds \$1.2 million but the building is now forty years older.

A few of those original owners still live among us – along with many others who have made this their long-term home. Year by year, generation after generation of co-owners has steadily contributed to our Reserves – hundreds of thousands of dollars.

But lifestyles and home ownership expectations change. Fewer AKW owners intend to make this their long-term home. And yet they benefit from the years of Reserve contributions from all those who have gone before. This provision is intended to make an equitable addition to the contributions of the preceding fifty years. And it will help to maintain a Reserve fund that is capable of paying for the needs of a fifty-year-old property.

Won’t It Affect the Sales of our Units? The proposed contribution is one that many other Associations in our area have adopted – especially those whose properties are older – and their units manage to sell.

By contrast, ugly and ill-kept hallways, failing heating and cooling systems, unreliable elevators, failing pipes, and an under-funded Reserve Account are all likely to have a more negative effect on sales at AKW.

Reserve Enhancement Contribution (continued)

AKW has always stood out for having a “gold standard” for Reserve funding – never needing to impose a special assessment or to mortgage our building to pay for major repairs and replacements. By contrast, a history of these adverse actions will make a property less desirable and will depress sales – scaring off potential buyers and lenders.

Even the modest Improvement in the flow of money to AKW’s Reserve fund is the best possible course of action to maintain and enhance the value of our homes.

So, What Do I get for My (Reserve) Money?

When you pay your condo fee, roughly 75 cents of every dollar go to administering AKW’s business affairs and to day-to-day upkeep, repair, and replacement – typically of less expensive items.

25 cents of every dollar is designated for Reserve expenditures. Typically, this covers repairs and replacement of major property components that are listed in our most recent Reserve Study (along with estimates of their expected life spans and replacement costs.) These are often “big ticket” items. Money to replace them comes in the first place from the accumulated current year’s reserve contribution and then, as needed, from liquidating assets in our Reserve Investment account.

So here are some of the things your monthly reserve contribution has bought you:

- Have you ever frozen in our hallways in winter or sweltered in them in August? Well, new air handlers to control temperature and humidity on the 1st floor and in all 17 floors of hallways are coming this Spring and Fall to the tune of \$350,000.
- You and your car should feel more secure if you park in one of our garages after a major repair/rebuild project that took nearly three years and cost roughly \$1.4 million.
- Roughly \$290,000 gave us a lobby and first floor that are more useable and reflects better on our property.
- Since 2018, \$125,000 has gone to replacing a cooling tower that helps to keep our homes cool on the hot days.
- Roughly \$80,000 for major plumbing fixtures.
- Over the past five years, roughly \$73,000 to keep the hot water flowing from our aging boilers.



Reserve Enhancement Contribution (continued)

And there is more coming.

- Our hallways look tired and shabby, definitely not what we want visitors and potential buyers to see. Originally scheduled for 2021, this summer we will begin a major overhaul of our hallways -- walls, ceilings, floors and lighting -- on all residential floors.
- Elevator renovation. It has been more than 20 years since major work was done on our elevators. Due to regular maintenance and repairs, we still have pretty reliable elevator service. But some components are original to the building (1974!) and no longer made. Replacing components only when they fail is no longer feasible. They have to be custom manufactured at considerable cost and with long delays. We need to be able to rely on our elevators!

We hope you will agree that 25 cents from every condo fee dollar is being put to good use.



YES! VOTING APPROVAL OF OUR AMENDED BY-LAWS IS ACTUALLY VOTING FOR YOURSELF!

Make certain your Ratification form has been submitted to the Office (for the ballot box) to get those governance policies in place! Your Approvals will work to make our Association more efficient and therefore for our own benefit! If you still have any questions, please get in touch with Rick Treviño, Board President so we can get them answered!

We need your vote as soon as possible! And, thank you for your cooperation!

BOARD ACTIONS

ACCEPTED the proposal of Freestate Electrical Service Company to remove and replace the tennis court LED pole headlights, at a cost of \$7,520.00.

ACCEPTED the proposal of Falcon Engineering for an Evaluation and Report regarding potential structural issues in the common kitchen area, for a fee NTE \$2,575.00.



Budget Committee: The Committee met on Tuesday, May 16th to discuss our April Financial Assets; the Reserve spending year-to-date; our Budget performance through April; and a progress report of the new Reserve Study which is being refined and will be presented perhaps next month.

And we were pleased to welcome several new(er) Owners to take part in the discussions. We look forward to their returning and to welcome any others who're interested in our finances and the budget process (beginning July 18th) for 2024.

Something For You or Someone You Know



VICAP Volunteers Needed!

The City's Division of Aging and Adult Services is looking for Virginia Insurance Counseling Assistance (VICAP) volunteers to work with members of the community on planning for Medicare and the options available. Training is provided, and there are several ways to support in this regard. If you would like to learn more contact Ashley Johnson at Ashley.johnson@alexandriava.gov. To learn more about the VICAP program, visit [Medicare Counseling | City of Alexandria, VA \(alexandriava.gov\)](https://www.alexandriava.gov/medicare-counseling).



Senior Law Day - Saturday, June 3, 9 am - 12 pm First Baptist Church – 2932 King Street “Expect the Unexpected – When Life Throws you a Curveball”

The morning workshop will cover the basics of estate planning, late marriage and gray divorce, scenarios involving adult children, and housing options as you age. It is a free event for the community. To learn more and to register click on [Senior Law Day: "Expect the Unexpected - When Life Throws You a Curveball" Tickets, Sat, Jun 3, 2023 at 8:30 AM | Eventbrite](https://www.eventbrite.com/e/senior-law-day-when-life-throws-you-a-curveball-tickets-68545488000).



AniMeals on Wheels - Senior Services of Alexandria and the *Animal Welfare League of Alexandria* (AWLA) have partnered for years to provide a program for eligible seniors to have pet food delivered to their residence at no cost. These monthly deliveries occur on the second Thursday of each month. Participants have the option of being delivered 10 cans of wet food OR 10 lbs. of dry food. For more information about the program click on ["AniMeals" on Wheels - Senior Services of Alexandria \(seniorservicesalex.org\)](https://seniorservicesalex.org/animetals).

AWLA is, of course, another of Alexandria's *essential services*, taking in wonderful pets who've had to be given up, or those from a disaster area. As such, it is able to take cash or credit donations, in addition to things like fluffy towels and cotton blankets (all this has to be easy to wash!), and food donations. They are also able to work with you if you'd like to Foster one of these animals so they can be away from cages and continue good social skills. AWLA is on Eisenhower Ave., about a mile beyond the Van Dorn Metro. Give them a call at 703-746-4774 to find out what they need that you can offer. ***You can make such a difference to an animal!***

It was really interesting to have our first face-to-face meeting in THREE years; thank you to the Co-Owners who joined us for this renewal!

FIRST -- But the super-est interest was directed to the Design/Build firm of **CLEAT**, officers who were present to give an overview of how they will work with us for that long-delayed Hallway Project getting started in earnest in the next couple of months. One of the things we should be looking for in the next couple of weeks is a questionnaire to ascertain your ideas of how this redecoration and refurbishment should possibly look. Yes, we know not everyone's going to get everything on their list, but **CLEAT** will combine the best of the lot and then present their ideas to us for how we will actually proceed. In any event, please be on the lookout for this questionnaire and (obviously) return it promptly so we can get underway as quickly as possible. We want to get as much Resident participation as possible.

SECOND, also announced: a Special Board Meeting, via ZOOM, to review and discuss the new Reserve Study. This is open to all Residents, will be held on Monday, June 12th, beginning at 7pm. A link to ZOOM will be announced by the Office. **Please put it on your calendar and plan to attend and participate.**

SUMMERTIME IS VACATION TIME !!

It's that time of year – again! – when **Knolls News** takes a break. And well-deserved, if we may say so! Yes, we'll be back with an August edition and return then for another year of reporting enthusiastically all of the things all of us need to know about living in and enjoying our wonderful life here at AKW. Have a joyful, safe and relaxing Summer and we'll talk to you again at the first of August.



CAR WASHING REMINDERS



Residents are reminded that there are only two spots for this purpose: C-40 and C-41, the first two spaces on the right, under the tennis court. Residents may wash their cars during the months when the hose is hooked up and available – usually April thru October. Wash from 8am to 8pm; Visitor parking from 8pm to 8am (and anything more than this may mean a tow!). There's other Visitor parking in that garage; remind your guests to sign in at the logbook in the lobby. Guests (*and residents*) who don't sign the register are at risk of being towed – and some of us already know how expensive *and* inconvenient it is!!

In case you were wondering ... Because there were no competitive candidacies in the City of Alexandria for election to the Commonwealth's House or Senate this year (all representatives are up for re-election), there will be no voting necessary for this June's election day! The next time we'll be exhorted to "get out to vote" will be for the November 7th General Election. We'll keep you posted on where and when and how-to!



Since we don't have a July issue of *Knolls News*, we're reminding you now that our ***Annual Meeting*** will be on Tuesday, ***September 27th***. In early July a letter will be going out to all, asking for nominations for new Board Members. (We'll also be asking again in our August issue.) Please think about those you'd like to nominate. Please consider that maybe YOU would be the best person! The Board doesn't run by itself; it needs a full complement of 7 volunteers, so we may need YOU, too! **PUT ON YOUR THINKING CAPS!**

Are you planning a family reunion?

Picnic Area Rental Information can be found at the City's "Recreation, Parks & Cultural Activities" site. Easiest thing to do is to call **703-746-5414** or visit the Lee Center at 1108 Jefferson Street, 9-7, M-F. Sites may be rented and are available to City residents. Picnic area rentals are available through October 31, and rented in 4-hr blocks of time. Spaces depend on the size of your group, from 25 to 100 people, and include table and grill capacities. **Fort Ward Park** (West Braddock Rd.) has the most varied capacities; **Armistead Booth Park** (Cameron Station Blvd, off South Picket) is closest to us (This is where we *used to vote*.) If this is a possibility for you, give them a call and reserve early!





Board of Directors, 2023-2024

Time to start thinking about YOUR candidacy for the Board of Directors for our next year. The Board is comprised of seven members and everyone who's been a member before agrees that we need all seven! It's a wonderful way to give back to your Community for all those who have gone before. We need your talents and abilities and judgments to make certain our Association and Community maintain the high standards set since 1975! The official offer for candidates goes out next month.

We urge you to seriously consider making this YOUR year to benefit our Community!

Choosing and using smoke alarms

A good article appeared in last year's **Post** "Home" section; please read the whole thing to get all of the information presented. In brief, however: they are fairly simple to use and are relatively inexpensive.

- Look at the label! Should have the UL or ETL certification. Since they can degrade over time, choose one with a recent date.
- For our purpose, we don't hard-wire alarms but use battery-only devices, with some requiring 9-volt, requiring you to change them every 6 months. Instead, choose an alarm with a built-in ten-year battery.
- Ionization batteries detect fast, flaming fires. Photoelectric sensors are best for smoldering fires (cigarette left on a sofa). Combination batteries are a bit more expensive but seem to offer the best protection.
- Connect them when you can; some of the newer "smart" models communicate wirelessly among several alarms installed in one unit.
- They don't work forever! Yours will probably have an "end of use" chirp that alerts their end of life. Alarms are pretty cheap; replace them when necessary.
- If you're unsure about how many and where to place, the fire department will be able to help – call them (on the non-emergency line)!
- Prices can go from \$10 to lots more, but the \$20-\$40 range seems to be about right.



www.washpost.com can lead you to this article.



We hope this is the last of our COVID-19 announcements!

On May 11, the COVID-19 Pandemic Public Health Emergency (PHE) expired across the country. The U.S. Department of Health and Human Services (HHS) announced the end of the COVID-19 PHE on February 9, and has been coordinating with municipalities to ensure an orderly transition out of the COVID-19 PHE.

The City of Alexandria remains focused on the public health and human services needs of its residents and community. The Alexandria Health Department (AHD) website [COVID-19 Public Health Emergency Ending: What to Know](#) explains the impacts of the expiration of the COVID-19 PHE for City residents and visitors.

Key Information Includes:

- Vaccines and boosters will still be available for free.
- Testing options will still be available, but costs of tests covered by insurance may change. Free tests will continue to be available across Alexandria for those in need.
- Treatment options will still be available, though some costs may change.
- AHD and other health agencies will continue to inform the community about COVID-19 news and guidance, but the systems for sharing data and guidance may change.
- Some federal and state benefit programs that provided temporary eligibility and enrollment procedures due to the COVID-19 pandemic will end.

People with questions about the expiration of the COVID-19 PHE should call Alexandria Health Department's COVID-19 hotline at 703.746.4988.

Avoid the stress of mail and package deliveries!

We've told you before about the <https://holdmail.usps.com/holdmail> form you can use to hold mail at the Post Office. With the new mailboxes and reconfigured space in the Office, great gobs of mail and piles of boxes are not available on-site for those going on vacation for more than a few days. Complete the form on your computer, using a START and STOP date, and all is taken care of! (One Resident recalled trying this out upon holiday travel as "E-Z, P-Z.") Other choices now include: [InformedDelivery.USPS.com](#) (also apps on iOS and Android), which will tell you what's being delivered so you can keep on top of all those catalog orders you made! Also available is [FedEx.com/delivery](#) or on the same apps. You're notified of anything matching your name/address, and you can place on a Vacation Hold for up to 14 days, or arrange a specific delivery time, or reroute (for a fee). [UPS.com/mychoice/welcome.html](#) (and the same apps) has been around since 2011 – *who knew?* – Fill out your preferences and you can designate a "leave at" location. For an additional fee UPS can reroute to another state (and they have more choices).



Important Dates in June

- Special Board Meeting * Monday, June 12, 7pm (virtual)
- Budget & Finance Committee Meeting Tuesday, June 20, 7pm (Community Room)
- Board Meeting Tuesday, June 27, 7pm (Community Room)

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

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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