

President’s Message

The summer is quickly winding down, but the activities at AKW are not. In fact, some important activities are just beginning and I hope residents will participate in them.

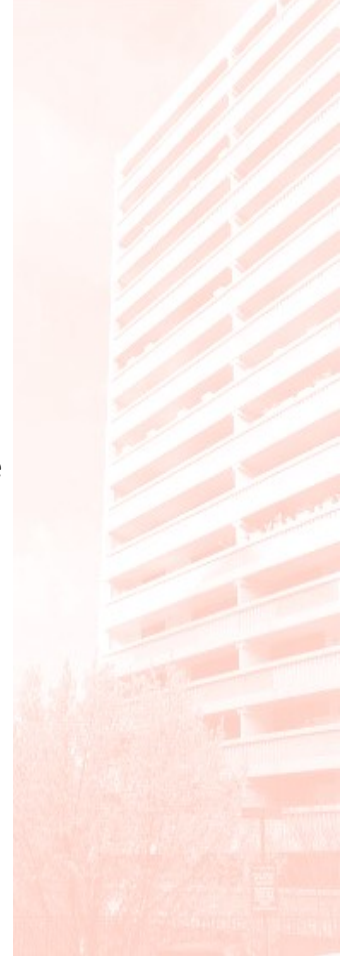
The Budget and Finance Committee just started working on a draft budget for 2024. This is an extremely important task, as the Committee reviews the budget line-by-line to ultimately formulate a balanced draft budget to present the Board. I encourage all residents to look for Committee meeting announcements and attend. We are also about to begin work, in earnest, on the hallway project redesign. Many thanks to all of you who participated in the survey. There was an excellent response rate with 137 participants. The next step is for CLEAT Design and Build to present two concepts for the Board’s consideration on August 7th – meeting invitation coming soon. We will also send out a survey asking for resident comments on the concepts. The goal is to have final design selected by August 29th.

You will receive more information later on how you can provide input to the final design. The Annual Meeting of the Council of Co-Owners is scheduled for Tuesday, September 26th. At this meeting, three members will be elected to the Board of Directors for three-year terms. Nominations are now being accepted and are due no later than August 25th to the General Manager. Please consider running for one of these positions and contribute to the administration of our condominium. If you would like to know more about the Board, please feel free to reach out to me.

And finally, the proposed amendments to the Master Deed and By-Laws remain a very important initiative for us. To ratify the proposed amendments, they must be approved by 2/3 of co-owner shares. We are still far below that, so if you have not yet submitted your Ratification Form to submit your vote, I ask that you please do so. If you have questions, don’t hesitate to reach out or submit a question to by-laws@akwcondo.com.

Have a great August!

Rick Treviño



BOARD MEETING HIGHLIGHTS

Reported Financials

Delinquent residential accounts totaled \$96,676 or 4.9%. Four residential delinquencies account for most of the total. The Association is fully funded.

	<i>May</i>	<i>June</i>
Total Cash and Investments	\$1,746,361	\$1,691,544
<i>Year-to-Date (YTD) Income</i>	984,371	1,180,933
<i>YTD Expenses</i>	918,115	1,108,194
<i>YTD Net Income</i>	66,250	72,739
<i>YTD Reserve Contributions</i>	212,441	254,930
<i>YTD Reserve Expenditures</i>	(99,182)	(138,292)
Total Reserves	\$925,765	\$918,143

BOARD ACTION

ACCEPTED the proposal of Terminix, Inc., for an initial Treatment, Installation, and 1st Yr Renewal for control and protection against subterranean termite infestation for \$3,408.00. (6.26.23)



Budget and Finance Committee

The Committee met Tuesday, June 20th to discuss: the May financial assets; 2023 Reserve spending; and 2023 Budget performance. There was further discussion of FDIC Deposit Insurance and our current Morgan Stanley (MS) accounts and CDs.

On Tuesday, July 18th, the Committee discussed June financial assets; 2023 Reserve Spending; and general budget performance. This also was the first meeting to begin discussing formation of the 2024 Budget, which will be an ongoing discussion for the next couple of months.

Motions were offered and approved: (1) \$23,469.72 be moved from two accounts and transferred to the Reserve Investment Account at MS; (2) purchase two CDS (\$150,000, 6-mo maturity) and (\$55,000, 12-mo maturity) at a yield of not less than 5.3%; (3) to authorize \$200,000 from the MS Private Bank for a 1-mo CD at 5.2%; and (4) to authorize \$150,000 from the MS Preferred account for a 3-mo CD at 5.2 percent. (6.26.23)



Motion to purchase one or more CDs with a total combined value of \$230,000, a maturity date of NLT September 15, 2023 and a yield of NLT 5.2 percent. (7.25.23)



Procrastination is NOT our Friend!

Have you been putting off submitting your Ratification form for the By-Laws Amendments? Time's flying by and we need your approvals! Please take a moment to complete yours and put it in the ballot box at the Office. If you have questions about the proposed amendments, leave your contact information with the Office or send an email to by-laws@akwcondo.com and we'll get back to you ASAP!

YES, we're recruiting again!

We're recruiting Residents to become "temporary Office help" (sometimes on pretty-short notice!). 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!



Will YOU be AKW's newest Board Member?

As summer winds down and we head toward autumn, it's time to start thinking about our Annual Meeting, scheduled for Tuesday, September 26th. This year, we have THREE positions open for election. Serving on the Board is a great way to serve your neighbors and to hone your leadership skills, all in the spirit of continuing to build our community.

If you are interested, reach out to Rick or any of the current Members via email (see back page) or leave a note for them in the Office. They can answer questions and give you a picture of the responsibilities. This *volunteer* opportunity is your chance to help govern our Association and contribute to making AKW an even better place to live! ***Please join us!***

SAVE THE DATE!

On Monday, August 7th, we will have a VIRTUAL meeting with CLEAT for the presentation of concepts for our upcoming Hallway Project. Lots more info in the next week, so watch for the Zoom link so that you can see what's happening!!!

SAVE THE DATE!



During our July 25th Board Meeting, CLEAT presented us with results from their Phase I survey of how our Residents felt about the direction for the Hallway Project. They were super-pleased that 137 units (of our 190) responded: 75 Transitional, 27 Organic Modern, 22 Mid-Century Modern, and 13 Industrial. Lighting (especially) and carpeting were the most noted for improvements, followed closely by walls/ceilings, and then “way-finding” signs. What everyone stressed for the overall feeling for the building was “warm, timeless, sophisticated, and calm.”

Phase II is the critical timeline we will be following with Resident input required for some of this beginning. On **August 7th**, there will be a virtual presentation of concepts we will eventually decide on, *so mark your calendars for that Zoom presentation*. [Gabriel will send out the link.] The Board will decide the preferred design and provide that to CLEAT on **August 14th**. On **August 22nd**, during the Board meeting, CLEAT will meet with us (on that Zoom) for further editing/clarification, etc. We're expecting CLEAT will present a “Snow-n-Tell” (of various swatches, carpet, tile, 'whatever'!) so be sure to have a look! It's possible Rick will send out emails to us during these few weeks, so pay attention to anything coming from the Office! The Board expects to make its final decision on or before **August 29th**. These dates will be critical to hold so the Phase II for this Project can begin **September 5th**, giving us the Construction documents with timelines for the whole Hallway Project.

We are SO looking forward to this project getting underway!

Finally, a sigh of relief!!!



GETTING YOU INVOLVED ...

We've said many times through the years that we are always looking for Residents (especially our Owner/Shareholders!) to participate in committee meetings. Committees address the affairs affecting the safety and wellbeing of our Residents, among other things.

We used to have lots of committees to do lots of things in and around the building – especially with *each other* to form more of a *Community*. Building & Grounds and Safety & Security are pretty much handled by our GM and Staff – but let Gabriel know if this is **your** skill and interest. The Budget & Finance Committee (Larz Pearson) is super-active with monthly meetings. Whether you have something to contribute or not, attending will give you a better idea of how our Association is run. The Landscape (Rick Treviño) and Fitness Facilities (Bill Munson) and Pool (Stephen and Traci Colodner) committees run pretty much by themselves but let them know **your** interest. Our Social Committee was active for myriad of events over many years, including an International Lunch, New Year's Eve, potluck Thanksgiving dinner, and a Flea Market to benefit ourselves. How about this to plan a pot-luck dinner on the patio or perhaps a tennis tournament? Anything else? Happy Hour is a "Club" (not a Board Committee) but someone can be in charge and get that going again! [Stephen Colodner or Michael Sullivan can give you tips.]

Your participation as an Owner/Shareholder in the affairs of our community assures that **your** views are being heard and considered, that it's not just a few folks making all the decisions. **Your participation** assures that complacency doesn't become a characteristic of the Association. **Your participation** assures that more of our Owner/Shareholders volunteer. **Your participation** has a direct effect on our monthly fees.

Form a committee yourself with a couple of other like-minded folks (**share that with the Board during Open Forum**), and off you go! (*A Director will be available to give guidance!*) Attend Board meetings to become knowledgeable about building issues (what's proposed and where your money is going!). Do **you** have skills to share? Can **you** volunteer to help with building events (plan the pool party, the tennis tournament)? Can **you** volunteer to help in the Office when our Staff might not be available? Could **you** take a Resident to a doctor's appointment? What else could **you** offer? *When you volunteer, we all benefit!*

We ask **you** to be a leader, look for opportunities to become involved --- **make your voice heard**. Make a concerted effort to participate in any Town Halls or Special Forums so you'll be involved as a **Homeowner** of our community as well as a **Shareholder** of our corporation. Your 'return on investment' will be greater than you ever imagined!

Many hands do make light work and strengthen our Community.

Start thinking about how YOU can help the Association and contribute to our Community

Being a Candidate for an upcoming vacancy on the Board of Directors will be your most important contribution! The Board has only seven (7) members, but it takes all seven to handle the myriad decisions that have to be made every month to make our corporation "run like a top!" Your contribution will also add to your (and our!) sense of Community with all the other Residents. ***Please volunteer!***



Smart911®

The free Smart911 service allows individuals and businesses to create online safety profiles with home, workplace, and mobile phone numbers, along with additional information that would be valuable to dispatchers and first responders

during an emergency. This information often includes home or work addresses, details about medical conditions, hazardous materials on the property, pets, and emergency contacts. Users are prompted to update their safety profiles every six months to ensure their information remains accurate. Even with a safety profile, it is still important that 911 callers, particularly those with mobile phones, provide current locations to dispatchers at the start of each call.

Smart911 profiles are kept confidential and secure and are available only to trained dispatchers in participating 911 centers across the country. This allows mobile phone users to provide their profile information when they travel and makes it easy to update profiles with new landline numbers after a move. Smart911 is currently available in more than 1,500 communities in the U.S., across 40 states. For more information, call 311 or 703.746.4311. Click on [Smart911 | City of Alexandria, VA \(alexandriava.gov\)](#) to create a profile.

To learn more about what services the City’s Office of Emergency and Customer Communications offers click on [Emergency and Customer Communications | City of Alexandria, VA \(alexandriava.gov\)](#).



“I’ve fallen and I can’t get up!”

... a look-back at your Handbook for “Knox Box”

The Knox Box is that strange container on the wall to the right as you enter at the canopy. It is from the Fire Department and *only* the Fire Department can access keys in that container, [See pg. 31] for them to have a way to get to a person who would (or might have) trouble leaving the building in an emergency, such as those who can’t walk the stairs to exit.

The keys allow the Fire Department to enter your unit (1) if you are not at home during a unit emergency (water leak, e.g.), or (2) they can’t get a response from you if you have called them for assistance (or a friend wonders about your safety). If they don’t have a key they may have to knock the door down --- these are steel doors and replacements run north of \$1,300 (plus fire-rated hardware starting at \$400)!

If you will need assistance, or have surgery coming up, or an injury that renders you temporarily hand-icapped, or it’s an ongoing medical condition, please contact the Office to fill out a form and provide a key for the Knox Box. ***This MAY save your life!***





Something For You or Someone You Know

The Society for the Prevention of Blindness

This non-profit provides a lot of resources for those who are visually impaired. Please check out their website at www.youreyes.org.

The Society also operates a low-vision center that can provide resources to aid with low-vision and a resale thrift shop in Old Town Alexandria at the corner of King and Alfred Streets. Here is the information on both: Low Vision Center – 105 S. Alfred Street Alexandria – hotline number: (301-951-4444) and the Look Again

Resale Shop – 900 King Street, Alexandria – (703-683-2558). Also, to view their June newsletter click on [2023-06.pdf \(youreyes.org\)](#).

Centenarian Celebration – September 12 – City Hall!

The City of Alexandria in collaboration with the Successful Aging Committee will celebrate the distinctive experiences and achievements of Alexandria’s centenarians at an in-person event on September 12th at 5 pm before the City Council meeting in the Vola Lawson lobby. There will be refreshments and entertainment. If you know a resident of Alexandria who will be 100 or older this year, please call Senior Services at 703-836-4414, ext. 110 for more details!

Fall Senior Academy

Senior Services of Alexandria’s **Senior Academy** will begin Wednesday, September 6 and continue every Wednesday morning through September 27 from 9:30am-Noon. This four-week program provides attendees with an in-depth overview of how the city operates and what’s available for older adults. Participants will hear from various city departments, including the City Manager’s Office, Division of Aging & Adult Services, Office of Housing, Recreation as well as the Alexandria Library, Office of Historic Alexandria and various local nonprofits. City residents who are 60+ may register beginning July 15 on SSA’s website: www.seniorservicesalex.org or by calling 703.836.4414 ext 110.

City of Alexandria’s ALX Breathes Program

ALX Breathes is a free program from the Alexandria Health Department (AHD) that helps residents with asthma or COPD breathe easier at home. During home visits, AHD staff help participants identify and address any triggers that may be impacting their breathing. Over six months, AHD staff can help participants better manage their breathing. There are still spots for residents if interested. Please pass along. For more information click on [ALX Breathes | City of Alexandria, VA \(alexandriava.gov\)](#) or call 703-746-4988.



Let's Talk Trash

Please be aware that all trash must be disposed of properly. Doing so will not only keep the trash room from smelling bad, it will also keep the compactor from breaking down – the repairs are costly and come from your condo fees! Each time the trash chute and compactor are cleaned, it costs over \$4,000! *Can you believe last year we all paid more than \$6,000 to cover the costs of repairs because of negligence? And can you believe we've already surpassed that amount for this year: another \$3,500 so far through June!!!* The repairs come from your condo fees, which obviously are going to increase once again because *some folks are not paying attention and abiding by the rules!*

We've recently noticed refuse not being disposed of in secure trash bags causing it to spill in the bins. When this happens food rots, diapers get putrid, liquids get rancid, and the odor just gets worse. Please use proper plastic trash bags and ensure they are tightly closed.

We've also seen IV and syringe needles being disposed of in the trash bins and down the trash chute. This is a health and safety hazard for Staff and anyone else who might come in contact with the needles. Never dispose of needles in the trash. Always place used needles in a Sharps disposal container. Your medical professional office or pharmacy can provide information on obtaining one.

Hallway trash rooms are often blocked by boxes not being broken down. They should always be flattened, even though some of them will be smaller size. Also, please take the recyclables downstairs to the main trash room rather than leaving them to block the hallway chutes. *Those recyclables include glass which should never be tossed down the chute!*

Finally, please don't leave oversized furniture items or appliances in the trash room. These require special handling (and a fee) for pickup (Call TrashAway at 703-339-4560 to haul away the items). If we see you leave such an item, you will be charged for the pickup (*there are cameras around and we will see you!*).

The Resident Handbook section on Trash Disposal provides more complete information. See, Trash Removal, page 28 in our Handbook.

In the meantime, Staff will continue to monitor the trash room to keep it clean. With your help, we can keep odors down and keep easy access to the chutes on each floor.

If you need assistance in disposing of anything, PLEASE call the Office and one of our Staff will help you. The costs of repairing the trash chute or compactor for 2023 so far is \$3,500. And this does not include costs of medical attention to Staff who've been stuck with a syringe needle or cut with a sharp knife or glass in their daily cleaning routine. These costs come out of your condo fees and are added as an expense to be considered for the next budget.



**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 be in touch with Board President Rick Treviño so we can get them answered!

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

***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!***

Your Volunteering IS a gift to our Community!



We are (joyfully!) accepting resumes for candidates for election to our Board of Directors for the 2023-24 year. If we haven't received yours yet, please don't delay --- they go out very soon with announcement of our Annual Meeting.

Submit to Secretary BRIAN BLOCK by leaving it in the Office for his Board box. *Our Association needs your skills, your experience, and your enthusiasm!*

Sign up today!



After you've finished, it's still your responsibility ...



Electronics & hazardous waste: (paints, solvents, old tv and computer) – take to the City of Alexandria facility on Colvin Ave (7:30-3:30 **only on Monday AND Saturday**). Further Info from the City operator at 703-

838-4000. Go east (toward Old Town) on Duke to right on So. Quaker Lane (opposite the fire station) and one block to left onto Colvin. (Alternate: right onto Sweeley St. (next to CVS), right onto Colvin; up a few blocks on the left.) Easy to find; easy to drop off.

Since we use a *private hauler* for our trash, we must use a **private hauler for METAL collection**. This would include appliances that for some reason haven't been taken by those who delivered your new ones. **TrashAway** is able to do this, *for a fee*. Phone them at **703-339-4560** and speak to **Neena** to make your own arrangements and payment. BTW, all of this stuff has to go to Lorton.

Wood, drywall, sinks, porcelain, ceramics (all used in construction) goes to 625 Burnside Road. This is NOT a City collection point and they WILL ask for proof of residency in the City (*this is where you are, in the "West End"*). 703-823-5009. There will be a small fee to use cuz this isn't a City affiliate. Come to think of it, your contractor should be taking this stuff with him!



HAPPY ANNIVERSARY TO KNOLLS NEWS !

Goodness, it's hard to believe that our regular and expanded editions of **Knolls News** have been going on so long! Little did we realize back in August of 2015 that we could turn out month-after-month of news, and we'd be thrilled with what our newsletter has become. Your Editor and Publisher continue to work diligently to produce information and articles that should be of interest to our wonderful Residents (Co-Owners and Lessees), building relationships within our corporate Association and Community. We repeat our invitation to contribute to this newsletter, any time during the year, with timely paragraphs or articles and photos. *SO, here's to US and looking toward another spectacular year for all! Raise a glass of bubbly to our 8TH Anniversary!*



Important Dates in August

- Special Board Meeting (CLEAT) Monday, August 7, 7pm (virtual)
- Budget & Finance Committee Meeting Tuesday, August 15, 7pm (Community Room)
- Board Meeting* Tuesday, August 22, 7pm (virtual)

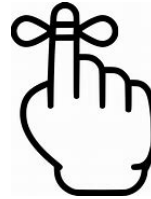
The Board Book with agenda is available in the Office the Friday before the meeting.

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

2023 Board Meeting Dates

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

Rick Treviño, President / Treasurer	rick@akwcondo.com
Michael Sullivan, Vice President	michael@akwcondo.com
Brian Block, Secretary	brian@akwcondo.com
Stephen Colodner	stephen@akwcondo.com
Brian Lee	brianlee@akwcondo.com
Wendy Shelley	wendy@akwcondo.com
Charles Wilson	charles@akwcondo.com



Notary services available, at no charge, by appointment.
brian@akwcondo.com and charles@akwcondo.com

