



President’s Message

We’ve had a vehicle theft and a few incidents of vehicle vandalism on our property recently. These are terrible incidents that very naturally make all of us uncomfortable. I’ve been personally accused of not caring and that couldn’t be further from the truth. I’m also an owner here. I also pay my share of condo fees. And I’m just as much at risk as anyone else here.

Unfortunately, crime in Alexandria overall, and even in this neighborhood, is rising – particularly crimes involving vehicles. We are doing what we can with our resources. We even explored the possibility of adding an additional security guard to patrol the grounds overnight, but that was going to cost us an additional \$90,000 per year – an amount that we simply could not afford. At our last Board meeting, we discussed upgrading our security cameras which are old and don’t offer the most superior image resolution, so we will continue to pursue that possibility.

It’s important to note that the Alexandria Police Department [has reduced services](#). They no longer respond to events unless there is a danger to the public, so when a car is vandalized on our property, they tell the owner to file a report online. That’s our new reality. Like I said in a recent message to residents, I encourage you to write City officials about your concerns about crime. And if you have ideas on improving security, please contact me.

I want to thank everyone who provided input into the hallway redesign effort. We are looking forward to receiving a new design from CLEAT Design + Build in the very near future. I, for one, can’t wait for the fresh, new hallways to be completed! Coming up this month is the Annual Meeting on Tuesday, September 26th, at 7pm, via Zoom. I encourage everyone to please attend this important meeting, and most importantly, submit your proxy form and vote to fill the three Board vacancies. You can hear from the candidates at the Candidates Forum on Monday, September 11th, at 7 pm, via Zoom. Stay tuned for details.

Rick Treviño

BOARD MEETING HIGHLIGHTS

Reported Financials

Delinquent residential accounts totaled \$91,148, or 4.2%. (Four accounts total \$80,795.)

The Association is fully funded.

	June	July
Total Cash and Investments	\$1,691,544	\$1,755,238
Year-to-Date (YTD) Income	1,180,933	1,380,839
YTD Expenses	1,108,194	1,302,082
YTD Net Income	72,739	78,757
YTD Reserve Contributions	254,930	287,418
YTD Reserve Expenditures	(138,292)	(138,292)
Total Reserves	\$918,143	\$960,632



BOARD ACTIONS

RATIFIED the E-vote to approve the proposal of Densel Company to provide labor and materials to replace the motor on the Cooling Tower, for a total of \$7,395.78. This was critical to avoid losing our air conditioning for an extended period of time.

APPROVED proposals of HPMA Solutions for various hardware and software, (related to the lobby video display, upgrading to handle new security cameras and to consolidate the phone systems), for total of \$3,772.97.

APPROVED Motions from the Budget & Finance Committee to (1) purchase one or more one-month CDs with a combined amount of \$240,000, for maturity no later than October 21st and at no less than 5.2% interest; and (2) purchase one or more 3-month CDs with a combined total of \$75,000, for maturity no later than December 21st and at no less than 5.2% interest.

Budget and Finance Committee

The Committee met on Tuesday, August 15th to discuss June financial assets; recommendations for CD purchases; 2023 Reserve spending (no new expenditures in July); and general budget performance. Most of the session reviewed each proposed line item in the 2024 Budget preparation. This will be continued at the September and October meetings prior to submitting to the Board at its October meeting for approval. We continue to encourage any of our Co-Owners to participate in any and all monthly meetings.



Pool Committee



The 2023 pool season is nearly over, and summer will come to an end shortly after. I hope you made it down this season to enjoy the water or soak up some sun.

We'll be doing a cookout on Sunday, September 3rd. Be on the lookout to sign up for various pot-lucks to go with the burgers and franks being supplied!

We start at 5pm so have your salads, sides, desserts, etc. delivered no later than 5:30pm so we can all enjoy them!

And: **The doggie swim is the last hour (7:00 to 8:00) on Labor Day.** I hope to see a decent turnout this year. Some dogs really enjoy a swim.

We're looking forward to working on protecting the pool for winter and getting ready to reopen next summer.

Stephen and Traci Colodner

If the Bylaws Amendments Fail, What Can Happen...

If we don't reach 66% of eligible participation, we would have to start the process all over again. The greater part of the changes are being made to bring our Bylaws into conformity with current Virginia law and to correct errors in our existing documents. Unless we want to risk lawsuits and their costs, we have no choice but to try to get the amendments approved one more time – incurring the same legal, printing, postage fees all over again. And that will come out of all of our pockets when we have to include those repeated costs when the 2024 residential assessments are calculated.

If Amendment #1 fails, each unit has a storage space on the first floor recorded as part of the current Master Deed and Bylaws. The trouble is that those assignments have gotten inaccurate over time. If there were ever a fire or major damage in the storage area, there could be problems with getting insurance reimbursements, unless this Amendment passes, because connection of your storage space to your unit's overall coverage could be disputed. ***This is a dollars-and-cents impact.***

If Amendment #2 fails, our properties will continue to be ineligible for VA loans. Some Co-Owners have voiced concern over the effect of the enhanced Reserve contribution on the marketability of their units when the time comes to sell. But continuing to exclude VA buyers would have a bigger negative impact on having the largest pool of buyers eager to purchase. ***This is a dollars-and-cents impact.***

If Amendment #3 fails, important and sensible limits on Board spending and commonsense financial controls will be lost – potentially costing us all more in condo fees and special assessments. And our units and property will continue to be at risk from unprofessional, unlicensed modifications to units above and around us. Enough of this can cause insurers to cancel policies – and replacements will be costly. ***This is a dollars-and-cents impact.***

If Amendment #4 fails, (this Amendment is mostly about insurance coverage), the overall building's coverage and its relationship to yours may be impacted. It covers true building-wide catastrophes but also lesser damaging events. Rejection would be a recipe for costly lawsuit upon lawsuit – defenses paid from your condo fees -- because our current Bylaws do not reflect the requirements of current Virginia law or current insurance industry practice and requirements. Remember, you not only insure your own unit but, as a Co-Owner, share in insuring the whole property and getting coverage for that share. ***This is a dollars-and-cents impact.***

If Amendment #5 fails: If you have decided to vote for the first four Amendments, this Amendment merely summarizes those other votes. It only makes sense to complete approval by voting for this Amendment.

The bottom line: failure to get 66% participation and failure of any or all of the five Amendments have the potential to hit each of us in the wallet – in the form of the costs of defending lawsuits and condo fees increasing beyond normal annual necessity. The only plausible reason not to cast a vote is “Money doesn't matter. I don't care what it might end up costing me.”

If you have already voted, **thank you!** If you haven't, please do. It really is in your best interest. If you voted against any or all of the Amendments, please think about the negative financial and other impacts this could have on you and your fellow owners. You can always cast a superseding vote if you change your mind. If you wish to change your vote, simply submit a new Ratification Form to the office and write **REPLACE** across the top of the form.

YES! VOTING APPROVAL OF OUR AMENDED BY-LAW 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 Trevino so we can get them answered!

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



You may be aware that our Office is handling more than 1,000 packages each month. This is getting to be a bit much for the Staff to take care of; sometimes logging in mail (cuz certain delivery persons won't be bothered!) takes up most of the day – to the detriment of other things that have to get done! And mostly those delivery persons won't take oversized or heavy items to your door – which is where they're supposed to go! And it's not up to our Staff to haul those packages around! When you're placing your order, PLEASE be aware of *when* your item is to arrive so it doesn't have to sit in the Office for more than "today."



The article below is the way to have the USPS handle regular mail. There are also alternatives with UPS and FedEx. Someone previously mentioned Amazon lockers at an "undisclosed location" – but those who use Amazon on a daily basis can find out about where they are and can make life easier for our Staff.

<https://holdmail.usps.com/holdmail>

This is the address to use to have your mail held at the Post Office while you are on extended (more than 3 days) absence from the building. The Office is unable to collect any of the mailbox overflow; packages need to be picked up same-day or else leave them with the delivery vendor. The above address is super-effective, super easy to use. Residents who have used this during a trip away say, "It's E-Z P-Z"!

Get the form on your computer (or ask the Office for a copy). Insert your 'start' and 'stop' dates and indicate if you want the mail delivered or if you'll pick it up at the PO. Delivery will be ON the "stop" date, if that's what you choose. If you're gone for quite a while, it would be reasonable for you to pick up (since even our mailboxes can't hold everything from a longer sojourn!). ***This is easy! Don't be surprised!!***



YOU'RE SO FABULOUS

If you are at least 90 years of age, Amerigo "Pete" Pietropaoli would like to invite you to the third annual "FABULOUS AT 90" Celebration to take place on Thursday, September 21st at Fratelli's at 12 noon. Please call 703-212-6711 to RSVP.

We hope you can make it... It's going to be fabulous!

How the Association Addresses Delinquencies

The Association's collection efforts are meant to bring Co-Owners current. Delinquent Co-Owners can expect specific actions:

- On the 16th of the month a late fee of 10% is assessed on the delinquent amount.
- At 30 days late, CMC sends a letter advising of the delinquency and warns of future steps that could be taken.
- At 60 days late, the account is handed over to the Association's legal counsel. At this point the late owner is assessed fees associated with the effort to collect from them. Also, at 60 days the Board will review the account and decide whether to accelerate the Owner's dues through the end of the calendar year and/or seek wage/account garnishment, conveying the seriousness of the matter.
- At 90 days late, the Board will ask the Delinquent Owner to attend a hearing to discuss revocation of privileges, including the pool, gym, in-unit-service program, and visitor parking. The Board may also direct legal counsel to pursue foreclosure on the Owner.



If you are delinquent, please bring your account current. If you are more than 60 days late, please reach out to the Association attorney as soon as possible to discuss a repayment plan.

The Association wants to work with you and make your Co-Owners whole.

Just so our Office knows what's going on



Reminder to Residents that we're each obligated to make arrangements with the Office for our vendor deliveries. Most often, there's not a problem. But when a move-in or -out has been scheduled, your furniture or appliance may be turned away. **TIP:** when you're making your purchase, give the Office a buzz to reserve your space – and know you'll get the delivery when you want it! [Another reminder: hours for deliveries are **9-12:30** and **1:30-4:30**, Monday thru Saturday.] [Handbook pg 17.] (And don't forget to tell your vendors they are NOT permitted to park in the 30-min spaces at the canopy; they will be towed!)



Something For You or Someone You Know

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 on SSA’s website: www.seniorservicesalex.org or by calling 703.836.4414 ext 110.

The Age-Friendly Ecosystem Summit – September 26 & 27 and October 3 & 4

The George Washington University’s Center for Aging, Health and Humanities is hosting the third annual Age-Friendly Ecosystem Summit virtually this fall, in partnership with regional age-friendly municipalities. The event will be held over four sessions on September 26 & 27 and October 3 & 4 from 1-3PM EST. Each session is focused on a theme that cuts across all age-friendly domains: ageism, inclusivity, communications, and creativity. Learn more and register [here](#).

PLEASE NOTE THE DIFFERENCE THIS YEAR

Nominations for Board candidacy will NOT be accepted from the floor at the start of the Annual Meeting on September 26th. Since this meeting will be virtual (on Zoom), proxies are requested from ALL Co-Owners and, therefore, candidates will have been chosen.

**BE SURE TO ZOOM INTO BOTH THE CANDIDATES’
FORUM AND THE ANNUAL MEETING.
WE NEED YOUR ACTIVE PARTICIPATION**

Overseeing the day-to-day operation of AKW is like running a three-million-dollar business: it takes a lot of work and effort just to keep things going. It takes a staff of five employees, a general manager, the resources of a professional management company, and a team of volunteer Board Members and volunteer Committee members. If you aren't involving yourself with any meetings and activities, it may not make sense to you why the Board makes its decisions, how it functions, or why improvements to the community don't happen quickly enough. You may not understand at all why AKW's dues are what they are and why they increase each year. This is a sensitive topic for most of us, including Board members who pay their dues the same as their fellow Co-Owners.

The AKW Board is working hard to be ever more transparent and inclusive, getting notices and information out to residents and Co-Owners which enable everyone to participate in governing the community. But no one can make residents and Co-Owners come to meetings and voice their questions and concerns. If you don't participate in the oversight of your building, you are missing out on the opportunity to understand how our community works and to participate in improving it. Complaining to your neighbors isn't the same as taking action and becoming involved.

This editorial is to thank those who have and do participate. It is also a call to those who are sitting on the sidelines to join your neighbors and take your place at the table, provide your input, help craft the decisions that will carry AKW forward. **THREE** Board seats are up for election at this Annual Meeting. Consider running for one of them. Take note of when Board and Committee meetings are held and plan to attend them.



A few ways to save money on your homeowner insurance

And we're repeating from a past issue of *Washington Consumers' Checkbook* some interesting tidbits, saying that they looked at major insurers for seven local [various Zip codes] and "found that each could save more than \$1,000 per year by choosing a low-price company over a high-priced one." Here are some tips on minimizing premiums:

- **Take a high deductible.** You'll get a big discount and make it less likely to file small claims that may generate future premium increases.
- **Maintain a good credit record in Virginia.** With many companies, your credit score will influence the rates you're offered more than anything else.
- **Consider buying your homeowners and auto policies from the same company.** Many companies offer dual-policy discounts; however such discounts are small and won't make a high-cost company a good deal.
- **When shopping for insurance, speak with several companies and agents** – and question price quotes that seem excessive or include unrequested coverage.

Important Dates in September

- Pool Closing Party Sunday, September 3, from 5pm
- Doggie Swim Monday, September 4, 7pm
- Candidate's Forum* Monday, September 11, 7pm (virtual)
- Budget & Finance Committee Meeting Tuesday, September 19, 7pm (Community Room)
- **ANNUAL** Board Meeting* Tuesday, September 26, 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

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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