

## President's Message

The AKW Annual Meeting was held on September 26<sup>th</sup> for Co-Owners to elect Board members to fill three vacancies. I want to give a huge thanks to Stephen Colodner, Brian Lee, and Michael Sullivan whose terms were up this year. Stephen brought many important issues to the table during his tenure and he's has overseen the pool contract. Brian came in a few months ago to finish out the term on a vacant position and his professional experience was an asset to the Board. Thank you, Stephen and Brian. Michael was, of course, re-elected to another three-year term and I'm happy to see him continue his work in support of the Association.

A big welcome to our two new Board members: Shoukoufa Aboubakri and Marcus Haeseler, who will both serve three-year terms. The officers for the next year are:

Rick Trevino – President and Treasurer  
Michael Sullivan – Vice President  
Brian Block – Secretary  
Larz Pearson – Finance Officer (appointed, non-voting)

Wendy Shelley and Charles Wilson will continue their roles as Directors on the Board.

This has been an eventful year. There are many accomplishments the Board can point to this year and soon I hope to send out to everyone a more complete list. For now, here are a few highlights:

- Maximized returns on \$1.2 million Reserve Investment portfolio
- Updated and reissued the Collection Policy which outlines the process for collecting delinquent accounts
- Took a more aggressive approach on timely resolution of delinquencies
- Commissioned a new Reserve Study to help us plan our Reserve spending
- Initiated the Hallway Redesign Project
- Completed several follow-up studies of issues identified in 2022 Structural Assessment
- Delivered five Master Deed and By-Laws Amendments for co-owner ratification
- Fully re-opened our fitness facilities after having a reservation-only process during COVID

Just a few of the challenges we have ahead of us include:

- Coordinate potentially four major projects within the same timeframe: Air Handler Replacement, Water Valve Replacement, Hallway Project, as well as repairs from the Structural Assessment
- Complete By-Laws Amendments process
- Improve tracking of repairs and repair/maintenance cycles
- Address financial challenges associated with major capital projects
- Address safety and security issues on the property

I look forward to continuing to serve as Board President for the remaining year and to work with the other Board members to find solutions to our challenges, while also planning for future improvements.

*Rick Treviño*

## BOARD MEETING HIGHLIGHTS

### Reported Financials

Delinquent residential accounts totaled \$96,879, or 4.8%.

The Association is fully funded.

	<i>July</i>	<i>August</i>
<b>Total Cash and Investments</b>	<b>\$1,755,238</b>	<b>\$1,684,995</b>
<i>Year-to-Date (YTD) Income</i>	1,380,839	1,578,935
<i>YTD Expenses</i>	1,302,082	1,521,510
<i>YTD Net Income</i>	78,757	57,425
<i>YTD Reserve Contributions</i>	287,418	339,906
<i>YTD Reserve Expenditures</i>	(138,292 )	(197,254)
<b>Total Reserves</b>	<b>\$960,632</b>	<b>\$944,158</b>

### BOARD ACTIONS

**ADOPTED** the Party Room Rental Policy as drafted and discussed at prior Board meetings. This policy expands on the existing rules in the Resident Handbook for renting the party room and establishes a rental agreement.

**REVIEWED** the final scheme for the CLEAT Hallway Project with the only outstanding question was to leave the elevator lobbies’ ceilings white instead of their suggestion of color. It is planned to have posters showing the final colors and schemes, as well as the proposed flooring, to be on view in one of the first floor common area rooms.

**ACCEPTED** the proposal of VGS Design & Build for Snow Removal during 2024, as proposed. The prior contract goes through 2023.

**ACCEPTED** the earlier proposal of CLEAT to perform Valve Replacement in the building, in conjunction with their performing the Hallway Project, for a total of \$272,588, to include balancing of the systems.

**ACCEPTED** the proposal All American Jetting (through *AssociaOnCall*) to perform Hydrojet Drain Cleaning, for not-to-exceed \$30,000 for 6 days’ worth of work. This company had last done this work for us in January 2021.

**ACCEPTED** the proposal of Otis Signature Service for an annual maintenance contract for \$25,462.08. The service is from October 1, 2023 through September 30, 2024.

**ACCEPTED** the proposal of HPMA Solutions for consultative services for the design, deployment, and integration of advanced camera systems to align with the security needs of AKW, comprising approximately 15 hours’ time, not-to-exceed \$3,000, with deliverables to the Board by November 15<sup>th</sup>. This may involve Resident Volunteers to be part of the Safety & Security Committee.



## ***This super Amenity is getting a good workout!***



Last year, the Board reinstated a good deal of the **In-Unit Services Program (IUSP)**, with the details added to the Handbook (being revised) and the website. Remember, *this is a for-fee service by the Staff* offered to owners and residents (and there's a list of what wouldn't be covered as well). The main adjustment is to eliminate costs associated with individual items being repaired/replaced with fees for time spent on the actual service, with a half-hour minimum. Residents are reminded they will provide hardware, as applicable, e.g., door handles or dimmer switches. All requests will be made through BuildingLink.

Services offered include: repair/replace faucet washer, faucet screen, shower head; reset and unclog disposal reset circuit breaker; replace mailbox lock; reset folding doors; replace smoke detector. There are several others not listed. The service saves you from having to order in a handyman who will be much more expensive! The items excluded would be window washing; other than the filter changes for the HVACs; and electrical and plumbing that require professional vendors.

This is a wonderful amenity offered to us; be sure to take advantage when you can!

## **The 2024 Budget ... and How You Can Help**

*Budget & Finance Committee*

We all know what it costs to live in, maintain, and repair the units we ourselves own. But what about what lies outside our four walls (and balcony ledge)? As Co-Owners, we are jointly responsible for the building that encloses our homes and the property on which it sits. Our monthly condo fees are the overwhelming (95%) source that we have to rely on to meet this responsibility to our own homes and to our neighbors'.

We anticipate that having a place to live that is safe, secure, well-maintained, and that holds its value will cost about \$2.3 million in 2024. Some of these costs – repair and maintenance, supplies, insurance – are like our own homeowner expenses but on a much larger scale. Others take the place of what homeowners would normally have to pay on their own – utilities, trash hauling, snow removal, and security systems. We also have to pay people to take care of all this – managing, fixing, and cleaning – just as we have to pay people for repairs and cleaning in our individual units. And just as we do as individuals, we jointly have to set aside money to take care of big ticket repairs (think the hallways) and emergencies without mortgaging the building or imposing a special assessment – which is what AKW's Reserve funds are for.



## 2024 Budget *(continued)*

In a recent review of AKW's 2023 budget in preparation for a new 2024 budget, the Committee found that so far, our 2023 spending on electricity for the building has been running higher than in previous years and higher even than the amount budgeted for 2023. This is due mostly to increased electrical costs due to higher natural gas prices. Although many analyses predict a decline in later 2024, the importance of individual owner consumption cannot be stressed enough – new HVAC units and replacement windows being installed, more energy efficient appliances, LED lighting, but just turning off the lights in empty rooms (and in hallway trash chutes) help. Similar savings can be achieved in our gas bills by more careful use of hot water. And remember, we all get charged double for our common water usage – once when it comes out of the faucet and again when it goes down the drain. And both the local water utility and the City keep raising rates. So fewer but larger loads of wash – and shorter showers are important.

Another area where individual owners can have a moderating effect on the cost of living here: trash. Hardly a week goes by when owners or their contractors leave items (some toxic), not included in our regular trash service, in the trash room. And then all of us get charged extra via our monthly condo fees for disposing of items that those individual owners were responsible for themselves. Yes, we use cameras to try to catch (and bill) the offenders, but this has not been fool-proof. And cameras can't detect people who put refuse down the trash chute that ends up damaging the machinery and causing expensive repairs—nearly \$6,000 in just the first few months of 2023.

Pets – in particular, dogs and their excretions – are another area in which individual owner behavior can increase costs. We jointly pay to maintain a dog walk area – cleaning, exterminating, etc. But when dogs “have accidents” (on the hallway carpeting, in elevators or across lobby floors, or outside the building's entrances), staff must be pulled from their regular duties to clean up the mess – as they do when owners don't clean up in the dog-walk area --- using the supplies AKW provides! Likewise, all of us pay to maintain and enhance our grounds and landscaping. But those costs are wasted or even increased when the grass and plantings are ruined by dogs doing their business anywhere. Pet poop and pet pee cost all of us – even if we don't own a dog.

These are just a few areas in which individual owner behavior can affect what we all end up paying to live here together. Since AKW operates with a balanced budget (income = expenses), this directly affects our major source of income – i.e., monthly condo fees. Inflation has continued to increase what it costs to operate and maintain AKW as our home. But, as individuals, we can have an effect on those costs and the extent of their increase.





**Events hosted by**  
**Alexandria's Department of Recreation, Parks & Cultural Activities**

**Halloween Fest** Sat Oct 14, 12-3pm, FREE, “Chick” Armstrong Rec Center, 25 West Reed St.

**HalloTeen Night** Fri Oct 27, 7:30-19pm, ages 13-17, FREE – William Ramsey Rec Center, 5650 Sanger Ave. (Live DJ dancing, competitive basketball and dodge ball; play games; create art; costumes encouraged).

**Family October Fest** Fri Oct 27, 6:30-8:30pm. All ages, \$15 per person, Patrick Henry Rec Center, 4653 Taney Ave. (exciting games, explore haunted house, arts & crafts, snacks, chance to win fantastic prizes).

**Family Masquerade Ball** Fri Oct 27, 6:30-9pm, all ages, \$9 per person, Mt. Vernon Rec Center, 2701 Commonwealth Ave. (dancing, photo ops, best-dressed costume contest, refreshments).

**Boo Fest** Fri Oct 27, 5:30-8:30pm, all ages, \$5 per person, Charles Houston Rec Center, 901 Wythe St. (costume parade, carnival games, moon bounce, arts & crafts, spooky stories).

**Family Costume Ball** Sat Oct 28, 5-7pm, all ages, FREE – William Ramsey Rec Center, 5850 Sanger Ave. (dancing, best costume contest, spooky refreshments, twisted games).



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



### **Medicare Open Season**

The **Virginia Insurance Counseling and Assistance Program (VICAP)** offers support for individuals navigating Medicare. Offering free one-on-one counseling, VICAP plays a crucial role in guiding Virginians through their Medicare options. As the open enrollment period approaches, starting October 15 through December 7, residents can access this resource to receive personalized guidance. Through VICAP, trained counselors aid in identifying the most suitable healthcare plan, help file for medical benefits and educate individuals on how to prevent health care fraud. For more information, Alexandria residents can call their local VICAP program at 703-746-5999.

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### **Caregiver Support Workshop**

**Sponsored by the Virginia Geriatric Education Center and the Alzheimer's Association**

*Put one of these dates/times on your calendar:*

October 17 & 24, 6-7pm or December 7 & 14, 12:30-1:30 pm.

What is Good Dementia Care? Free Two-Part Virtual Program for Caregivers on Best Approaches to Dementia Care This program offers an interactive conversation between family caregivers and a team of healthcare professionals. After a brief presentation, the rest of the session is meant for questions, discussion, and sharing stories and ideas. We want to hear from you! Two program dates are available, one during the day and one in the evening. When you register, choose the date that works best for your schedule. Connect caregivers to community resources Register: <https://forms.gle/M9uriTV6TzKTH4fi8> Program sponsored by the Virginia Geriatric Education Center and the Alzheimer's Association. October 17 & 24, 6 – 7:00 p.m. or December 7 & 14, 12:30 – 1:30 p.m.

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### **Senior Services of Alexandria's "Senior Living in Alexandria" event - Thursday, October 19 at 10 am - Westminster Presbyterian Church - 2701 Cameron Mills Road**

This is the first speaker series event of the 2023-24 season and will be focused on Senior Safety and Awareness. Local experts will discuss a variety of topics geared to keeping you safe inside and outside of your home, including: Fall prevention; Ideas on how to keep your home safe by removing tripping hazards and other minor fixes; Stroke prevention measures; and the Importance of knowing how various prescriptions interact. The event is free and open to the public. Click [here to register](#) or call SSA at 703 836 4414 ext. 110.



## TIME TO REVIEW BASIC PARKING RULES

There's been a lot of car-towing going on recently, so perhaps its time to review some rules (we haven't done this in a long time!):

- Residents should park in their own private spaces as much as possible, except under special circumstances and including a Parking Pass issued by the Office to be displayed on the dashboard. Special: garage repairs; window installations, etc.
- Residents may park in Visitor Parking from 7am to 6pm, Mon-Fri, excluding holidays. Residents are not to park in Visitor Parking during the weekends **AND** are prohibited overnight (without a Pass).
- Use of the spaces at the canopy is limited for Residents and to 30 minutes – *signing in required!* These spaces are not to be used by Vendors (who will be towed).
- Vendor parking is limited to spaces marked "Visitor" and it is your responsibility to make sure of that – or they can be towed! (No one will enjoy this experience!)
- Visitor spaces may **NOT** be used as an extra space for Residents.
- Please note: it is **NOT** the responsibility of the Office/Guard to call you before towing.
- **The Parking Policy listed in the (outdated) Handbook was updated as of July 22, 2022, and may be found at *BuildingLink – Library – Policies & Procedures*.**

Please *do* pay attention; A-1 Towing charges a LOT for their services (not to mention the excruciating inconvenience when it happens!)

**PLEASE PAY ATTENTION TO WHEN YOUR PACKAGES ARE DUE TO ARRIVE AND HELP THE OFFICE BY PICKING THEM UP AS SOON AS POSSIBLE. IF YOU'LL BE AWAY FOR MORE THAN A DAY, PLEASE USE ALTERNATIVE DELIVERIES SUCH AS "USPS HOLDMAIL" OR SIMILAR SERVICE WITH FED-EX, UPS, AND EVEN AMAZON 'MAILBOXES'. GIVE OUR STAFF A BREAK!!!!**



*We haven't written about Meals on Wheels for a long time, so we've included all of its information below through Senior Services of Alexandria (SSA). Please take advantage of this wonderful City service if you need it!*



SSA provides meals to Alexandria seniors through our Senior Nutrition Program, which includes the DAAS (Division on Aging and Adult Services) **Meals on Wheels** and SSA Direct Pay Meals on Wheels programs. Meals on

Wheels is a life-sustaining program that allows seniors who are unable to leave their homes to shop, or have difficulty preparing a meal, to have two healthy meals a day delivered to their homes. Meals are prepared by Jeffrey's Catering and *delivered by volunteers 365 days a year.*

Want to find out if you or someone you know is eligible to receive subsidized meals through DAAS? Call the DAAS at **(703) 746-5999** and tell them you're interested in learning more about the Meals on Wheels Program. Don't qualify for the DAAS Meals on Wheels program or interested in receiving Meals on Wheels only temporarily while recovering from surgery? SSA offers a direct-pay Meals on Wheels program at only \$12 a day. For more information about this program call **(703) 836-4414, ext. 112.**

SSA provides meals 365 days a year in partnership with a cadre of over 350 loyal volunteers and the generous financial support of the City of Alexandria's Department of Community and Human Services' Division of Aging and Adult Services, Cloudbreak Foundation, Downtown Baptist Church, First Baptist Church of Alexandria, MGM Resorts Foundation, Meals on Wheels America, Rotary Club of Alexandria, United Way, Transurban/395 Express Lanes, and Westminster Presbyterian Church.

Would you like to make a difference in a senior's life and become a Meals on Wheels volunteer? We are always looking for volunteers, especially on weekends. It takes less than two hours of your time to deliver meals. And don't worry, we'll train you. Have a club or class that wants to volunteer together? We work with groups as well. To find out more about volunteering, call **703-836-4414, ext. 112.** To download a copy of the application and job description click the links below:

[\*\*SSA - Volunteer Application\*\*](#)

[\*\*Job Meals on Wheels - City of Alexandria Job Description\*\*](#)





## ***And a great time was had by all!***

Every year Pete Pietropaoli hosts a luncheon at Fratelli's for our Residents who have reached the Golden Age of NINETY (or more!). Dail Claridge, Maggie McCauley, and Joan Culkin joined Pete for this *soiree*. Maxine Sorenson (who we think would have been the oldest at 98!), was unable to join; maybe next year!



## ***An unusual invitation .....***

We would like to invite you to a “Dementia Friends” educational session on Wednesday, October 11 at 1 pm at Beatley Central Library, 5005 Duke Street. Dementia Friends is a global movement that is changing the way people think, act, and talk about dementia. If we understand what dementia is and how it affects people, each of us can make a difference for people touched by this disease.

This session will inform you on what it is like to live with dementia and how you can turn that understanding into action. The training session will take about an hour, and after you will be a “Certified Dementia Friend.” SSA is a member of the Dementia Friendly Alexandria Task Force and we are continuing to reach out to our community to educate people about the Dementia Friendly movement. There will be light refreshments.

If you are interested in attending, please register at <https://www.eventbrite.com/e/dementia-friends-information-session-tickets-709467695977?aff=oddtcreator>. *[This invitation was specifically to “Senior Ambassadors” – of which I am one! – but if you or someone you know needs to have this information, please take advantage!]*

To learn more about the Dementia Friendly movement, go to <https://dementiafriendsusa.org/>.





***A handy-dandy guide to keeping you safe online ....***

*from Terri Hansen*

Cybersecurity Awareness Month, observed internationally during the month of October, is a collaborative effort between government and industry to raise awareness and offer resources to improve safety and security online.

[How Older Adults Can Improve Their Personal Cyber Security](#)



[Cybersecurity Awareness Month 2023 Resources and Partner Toolkit](#)

**VOTE.GOV is the easy way to register to vote!**

From [VOTE.gov](#), download the [National Voter Registration Form](#)

*Scroll down* to enter your email address; you'll also have to enter our ZIP code (22304). *Check the Instructions*; State Instructions for Virginia (scroll thru the various States) are easy to follow; the one-page Voter Registration Application is brief and super easy. The last page is used as the envelope to mail the application.

This form may also be used for *change of address* or to *report change of name*. In other states it can be used to identify political party, but Virginia doesn't require any affiliation.



## NOVEMBER 7th ELECTION

### KEY DATES

*Early voting began September 22<sup>nd</sup>*

**Voter Registration deadline**      **Monday, October 16**

**Same day Registration\***      **Tuesday, November 7**

**Absentee Ballot request deadline**      **Friday, October 27**

**Last day of Early Voting**      **Saturday, November 4**

### ELECTION DAY 6AM TO 7PM

Early Voting is at the Elections Office,

138 No. Royal St., in Old Town Alexandria

Our polling station is at the Olympus Condominium  
on Stevenson at Yoakum Parkway. (Precinct 309)

Ballot box available at this location.

(All House and Senate Candidates for Virginia are up for election.)

Candidates for Precinct 309, the City of Alexandria:

**SENATE:** S. Moshasha (R) or A. Ebbin (D);

**HOUSE:** C. Herring (D)      [no (R) candidate]

\*Report to the voting area at Olympus Condominium. There will be  
paperwork to be completed for a Provisional Ballot.

Further information: [Voter Registration & Elections](#)

Or call 703-746-4050

## Important Dates in October

- Budget & Finance Committee Meeting      Tuesday, October 17, 7pm (Community Room)
- Board Meeting\*      Tuesday, October 24, 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

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>
Shoukoufa Aboubakri	<a href="mailto:shoukoufa@akwcondo.com">shoukoufa@akwcondo.com</a>
Marcus Haeseler	<a href="mailto:marcus@akwcondo.com">marcus@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) or [charles@akwcondo.com](mailto:charles@akwcondo.com)

