

# KNOLLS NEWS



*Happy Thanksgiving!*



## Board Meeting Highlights

**Roof Replacement.** Invariably a planned repair reveals that something else needs to be done! Well, that is the case with our aging roof, but luckily Katchmark is on the job and doing the best job possible on our roof repairs. The job supervisor attended the Board meeting to report a needed repair: there isn't enough flashing to prevent a future water encroachment where the boiler room attaches to the roof. This was revealed when they removed the old roof, inspected the flashing and found that it did not meet the required dimensions. Katchmark also found that the 25 roof drains were in worse shape than anticipated and should be replaced. The Board approved this additional work. The project has been on schedule to finish early in November and the additional work will take approximately a week. That means additional cost now, but critically, protects the warranty of the new roof.

**Men's Elliptical Equipment.** See Bill Munson's report on the Fitness Center survey. Bill also reported in the meeting that the committee is working to resolve all of the mismatched, possibly purchased, probably donated pieces of equipment and determine their value. One elliptical machine in the men's fitness room is broken and will be removed. Bill very kindly offered to disassemble the equipment and take it to be recycled, mitigating any cost to AKW.

**HVAC Changes.** One important part of the upcoming HVAC changes was to verify that the building risers are able to accommodate the new connections. B&G inspections reported that the risers are in good shape, which is good news for the owners anticipating their new HVAC units.

---

*Board meeting highlights (cont'd)*

**Landscaping.** Dail Claridge proposed, and the Board approved, a renewal of the Environmental Enhancements contract. This landscaping company has done excellent work, been responsive to requests and provided great value. We all appreciate Dail's efforts and enjoy the variety and beauty of the plants and flowers on our property.

**WWW.** Ron Jones mentioned Wendy Shelley's efforts in organizing owners/volunteers and noted that there is a group formed to work on the AKW web site. Ron hopes the New Year will see us working on this project in earnest (see Volunteers below).

**Board Package Closer Look.** Ron Jones mentioned that AKW owners are welcome to review the Board package discussed in the monthly meetings. The timing of assembling the Board package prevents an opportunity to publish the material in advance, but owners are welcome to see Chae in the office the day after the Board meeting for a closer look.

***And Still More Volunteers!***

Our call for a **Webmaster** has blessed us with another Volunteer, **Joann Wray**. She will be consulting with Chae and our other IT Volunteer, Dany Garcia, to get our Office up to date (*also known as "getting us to the 21<sup>st</sup> Century!"*). We really appreciate your stepping up, Joann, and look forward to AKW's finally getting to the "WWW" (worldwide web). Thank you!

***So this means*** we've finally got a **Communications Committee** with *names attached!* **Joann**, to be Webmaster as just announced. **Dany Garcia**, who will be the "software and programs" IT person; and of course, **Chae** in the Office who will be integral to all of it! **Sharon Grant** also volunteered as a tech-savvy person who can help organize site content as well as manage it after it's set up! (We have to remember that these folks all have Day Jobs, so getting them together to perform miracles may take more than a week or two ..... please be patient!!)

***Fitness Facilities*** is another committee within B&G – headed by **Bill Munson**. He's announced Volunteers to help him – **Will Godfrey**, **Steffan McNeil**, and **Rose Munson**. Bill says he'd like to have a few more folks on this committee; there have to be more than these four who use those rooms! Return the Survey (you can still fill it out!) you were given earlier in October, or leave a note in his folder in the Office. ***Congratulations for another project undertaken by our Owner/Shareholder Volunteers!!!***

---

## ***In memorium....***

Last month our community lost a valued member in the passing of Ray Cole. Ray was a previous Vice President of the Board as well as Chair of the Security Committee. His dedication and contribution to our community will be missed. Heartfelt condolences to his wife, Ava, and all of his family.

## **Household Hints**

### *Timely Reminders from B&G Chair Mary McClelland*

Cold weather is upon us! If you're using "space heaters," be extra careful to have them sit well away (at least 3 feet) from any loose items (papers, curtains/drapes, bedding, etc.). Plug them directly into the receptacle, and never use with an extension cord (which can overheat and start a fire). Fires can start in a nanosecond, and obviously will be devastating.

It's that "Fall Back" time of year so be sure to replace the batteries in your smoke detectors. If you don't have one, **GET ONE OR TWO!**

**REMINDER - FYI**, the ceiling sensor in each unit is a "horn" not an alarm/detector; it sounds only when someone pulls the manual fire alarm switch in the hallways. Be safe! Get a smoke detector!

Speaking of batteries, you can throw general-purpose or alkaline batteries in the trash here in Alexandria. Rechargeable, lithium, lithium ion, and zinc air batteries should be recycled because they contain chemicals. (Small button batteries should be recycled.) Look for more information on [www.alexandriava.gov](http://www.alexandriava.gov).

If you buy a new washing machine, stop in the office. AKW provides free heavy-duty hoses to handle the water pressure in the building.

The next Building & Grounds meeting will be on Monday, November 16<sup>th</sup> at 7:00 instead of 6:30 PM. Hope to see you there.



## ***FITNESS FACILITIES***

*Committee Chair Bill Munson*

As of October 19, we've received just **over 50 responses** to the gym survey, so a big THANK YOU is in order to all of you who have made your views known. On the other hand, of course, we have 180 units, so most residents/owners haven't spoken up yet. To those who have not responded, we value your input and will do our best to take it into account if you submit a survey.

Early responses include general dissatisfaction with the fitness center. "Depressing," "dark," and "obsolete" are recurring comments. Clearly improvements are overdue. We have also received a number of very helpful specific suggestions to consider.

Our next step will be to compile the survey results to identify resident/owner requirements and priorities, then communicate our conclusions to everyone, including non-resident owners.

We currently have four volunteers to serve on the fitness center improvement committee -- lots of room for more!

### ***Space Heaters***

Owner/Shareholder **Joe Harr** suggested:

"Sometime during the winter and while HVACs are being replaced, some folks may need to use space heaters but hesitate to buy them for only a few days use. Some of us already *have* those marvelous little machines and could loan them out to our fellow Co-Owners."

If **you** have one or more that you'd be willing to share, please let Chae know and she'll keep your name on a list to be used later.

*We're all in this together, so this is a great thought! Thank you!*

### **Safety Tips for You ...**

Enter the **Police Non-Emergency number (703-746-4444)** in the "Contacts" on your cell phone. (Then you don't have to remember it when a stressful situation arises!) If you have "speed-dial" on your land-line phone, enter that so you have to push only one button to be connected!

If you've entered the number for **A-1 Towing (703-971-2600)** in your cell phone, you won't have to come back to the building before calling for relief of the "someone's in my space" situation. (You still DO have to stay to identify yourself!)

*If you ever feel unsafe at night coming in from the garage areas, please call the Guard (703-635-6668) and ask for an escort. (Put that number in your cell phone, too!)*



---

## ***What Do You Know?***

If you've been to a Building & Grounds or Board Meeting, you've heard: "I'm sure so-and-so would remember when that happened." Here at AKW we have a lot of residents with robust institutional knowledge of key dates in our community's past.

**Quade Whitmire, Board Secretary (and now Historian)**, says "We are going to build a historical timeline and would like to rely upon your memory. We'll be starting with a few seminal events, like when the building was built, and the lightening strike of a decade ago, and events like that, and filling in the less-well-documented points." As a matter of fact, this may grow into a real history of our Community!

If you're interested in participating, or need a little more information, please email Quade at [AKWquade@outlook.com](mailto:AKWquade@outlook.com) or leave a note in his folder in the office.

## ***See Something, Say Something!***

*Committee Co-Chair Traci Templer reports that* October was a busy month for the Safety & Security Committee. We appreciate every one that followed through with "See Something, Say Something." As agreed, the committee has provided notices to residents when the police were called to the property. Along with a brief summary of the incident, a section of "***Note for Consideration***" was included to provide residents with items to consider to prevent a similar incident from happening in the future.

As a reminder -- the committee is not just SECURITY, but we are SAFETY as well. So if you *see something* that appears unsafe, please *say something* to the office, the guard, or put a note in my folder in the office. Then we will be able to continue to improve the safety as well as the security in our community.

### **REMINDER**

Residents should please consult the calendar(s) of the lobby bulletin board for the monthly schedule of (free) Water Shutoffs, and make any and all arrangements with Chae in the Office. When a Tier is scheduled to be drained, Chae will give Notice to all units on that Tier so that others may plan their plumbing repairs at the same time."

---

## *Master Deed & By-Laws Status*

**Committee Chair Becky Martin** reminds us that on September 30 the Committee met with our attorney, Ed O'Connell, reviewing his recommended changes and adding others identified by committee members.

The next step in this process is for Mr. O'Connell to provide us with a draft of our consolidated proposed changes to the MD/BL. Members will review this draft and then it will be submitted to Owner/Shareholders for review, consideration, and comments.

Mr. O'Connell strongly concurred with the suggestion of the Committee that the best way to present the several and various changes would be using a Power Point presentation, followed by question/answers, at a Town Hall meeting to be held in our Community Room. (This won't take place until well after the holidays, and may be not until later in the winter.)

**What day and time best fits your schedule?** For instance, a Wednesday evening, 6:30 – 9:30? And / Or a Saturday (or Sunday) afternoon, beginning at 2:30 PM? Please drop a note to Becky in the "Association Mailbox" (beside the mailboxes), or in her Board folder in the Office, stating your preference so we can better accommodate your schedule as well as plan for all of our Owner/Shareholders. **Thanks!**

### **VISITOR PARKING REMINDER**

**Visitors are always welcome, but remind them about available, unreserved parking.**

**Visitor Parking spaces:**

**B** visitor spaces (By the tennis court)

**D** visitor space (By the tennis court)

**C** visitor spaces (Edsall Rd. West driveway)

**V** visitor spaces (Across from pool)

No spaces in **F** due to contractors working (Normally 4 spaces)

**B42, B43**

**D17**

**C39 C34 C38 C33**

**C37 C13 C35 C20**

**Spaces 5-22**

Remind your visitors to register, **including** the parking space they are using, in the log in the lobby. The sign-in sheets have been revised to include a mobile phone number so they can be reached quickly in the event of an issue. Visitor parking is also available in the north cul-de-sac *during the evenings and on weekend.*

## IMPORTANT DATES in NOVEMBER

- ◆ **Budget Review** November 10, 7:00 PM
- ◆ **Building & Grounds** November 16, 7:00 PM
- ◆ **Safety & Security Committee** November 17, 7:00 PM
- ◆ **Board of Directors** November 24, 7:00 pm

Meetings are held in the Community Room.

### Board of Directors

Ron Jones, President  
Becky Martin, Vice President (By-Laws)  
Quade Whitmire, Secretary, (Historian)  
Terri Hansen, Treasurer (Budget)  
Mary McClelland, (Building & Grounds)  
Bill Munson, (Fitness Facilities)  
Traci Templar, (Safety & Security)

Every Thursday, 6:30pm  
In the Bar  
Sponsored by your neighbors,  
Happy Hour is good  
conversation and camaraderie!

## Happy Hour

A resident's initial Happy Hour is free;  
thereafter \$10 per month.  
Beverages included.  
Bring a snack or appetizer to share.  
The last Thursday of the month is  
Pizza Night!

## IMPORTANT PHONE NUMBERS

<b>Guard Mobile</b>	<b>703-635-6668</b>
<b>AKW Office</b>	<b>703-751-7541</b>
<b>Email:</b> <a href="mailto:akwmainoffice@gmail.com">akwmainoffice@gmail.com</a>	
<b>AKW Fax</b>	<b>703-751-2136</b>
<b>A-1 Towing</b>	<b>703-971-2600</b>
<b>Police non-emergency</b>	<b>703-746-4444</b>
<b>Police emergency</b>	<b>911</b>