

## President's Message:

Friends & neighbors;

Our community has gone through a major challenge since the last edition of the Knolls News: a fire in late December impacted over thirty of your neighbors due to water and smoke damage. We are making progress in the restoration efforts, even though the process is slow due to insurance claims and approval. Anthony and members of the Board are working with the restoration company to resolve the issues of individual owners as well as scheduling repairs of the damaged common areas. We will keep you apprised of the repair timelines throughout the restoration effort. Looking forward, balcony repairs on the West side will commence in mid-March and roof replacement in mid to late summer. Both of these projects are necessary to maintain the building's infrastructure, and we ask for your patience and understanding during this time as both will be disruptive to some of our residents. The office will keep you posted on our progress.

We are always looking for residents to participate in committee meetings. An essential part of managing our community, committees are how we address the affairs affecting the safety and welfare of our residents; ensure the continuing stable financial position of our building; and maintain the integrity of our infrastructure. Each committee presents its recommendations to the Board for discussion and action. If you are interested, please contact the Office Manager or the Committee Chairs:

Building and Grounds – Mary McClelland  
Budget and Finance – Terri Hansen  
Safety and Security – John Shanks  
Bylaws – Becky Martin

We are also looking for individuals who have expertise in web design to redesign, develop and implement the Alexandria Knolls West website. If you are interested, please contact the office so we can contact you.

Ron Jones



AKW Building & Grounds

### Update by Mary McClelland

The Building & Grounds committee joined with Budget & Finance, or vice versa, in a combined meeting in February & March.

The meetings went well with discussion of projects for the building & the financing available to fund these projects.

Building & Grounds discussed meetings with Titan to set a start date of March 16th for set-up/mobilization for the west side the balconies. A memo was sent out and work is in progress.

Questions & comments were exchanged about the saunas & showers, by-laws committee, combining the exercise rooms, & a survey about who uses the exercise rooms & what equipment is utilized. All of this will be covered in the Building & Grounds minutes.

I just want to remind everyone to be sure you have at least one smoke detector in your unit & to check your condo or renter's insurance to be sure you know what your coverage is.

I think the combined meeting went well & would like to continue in the future. Check out Terri Hansen's Budget & Finance section of the News for her take on the meeting.

As usual, if you have any questions or concerns, please either let Anthony know or put a note in my folder.

Mary McClelland, B&G

## We Want To Pump You Up!

Have you had a chance to use the gym facilities at AKW? In case you have not, there is a male & female gym, each with restroom, shower and sauna facilities.

The Board of Directors is currently looking at updating the gyms and would like your input. Please stop by the management office and pick up and complete a Gym Survey. Never home when the office is open, no problem e-mail the office at [akwmainoffice@gmail.com](mailto:akwmainoffice@gmail.com) and we will send a survey to you!



Spring is here and it is time to get outside and enjoy the great weather:

- Enjoy your balcony but do not throw cigarettes or anything else off your balcony.
- When walking in the evening, be sure to wear bright easily visible clothing.
- If you get out to ride your bicycle be sure to wear an approved helmet
- If you are driving a car, be on the lookout for pedestrians, bicyclists, skate boarders, joggers and motorcyclists.
- When watering your plants don't let the water run over and down onto your neighbors balcony.
- Keep all pets leashed and under control when outside your unit.
- Never ever throw cigarette butts into a trash can, no matter how long they have been extinguished.
- Remember large BBQ tanks, charcoal and wood fires are not permitted on our balconies. Only small propane or electric grills are permitted.
- Be aware, be alert and report suspicious activity to the office or on-duty security guard.

Quick Updates:

**Fire Safety:** As you can imagine after our big fire in the building the Fire Marshal has spent a lot of time in the building. The FM has asked that we remind everyone that they should have fire rated hardware on their doors, with automatic closures. Additionally, no large propane tanks are allowed on the balconies, you may only use the small one pound gas bottles.

**Is That a Fire Alarm or Smoke Detector:** A few years back we had new fire hardware installed in every unit, during the recent fire we realized that not everyone knew exactly what that thing is on our ceiling. That item on your ceiling is an alarm, it is NOT a smoke, heat or carbon monoxide detector! It is each tenants responsibility to install their own smoke/CO detector in their unit. Should you see a fire, exit your unit if it is safe, pull the fire alarm in the hallway and on your way out call 9-1-1.

**Pets must be licensed and registered:** Please make sure that your pets have all their required vaccines and licenses. AKW By-laws require that you report your pets, vaccines and licenses to the office each year. This requirement is for all cats and dogs residing in the building. Please stop by the office and talk to Anthony to make sure your up to date!

**Happy Hour – Under New Management!** The keys have been turned over and a new management team is in place for AKW's Happy Hour. First and Foremost, thank you to the ladies who have organized Happiness Hour for the past couple of years, so join us in raising a glass and saluting Joan, Dail, Terri and Mary for volunteering.

All residents are welcome and encouraged to attend our AKW Happy Hour. New residents are welcome to check out Happy Hour one night free of charge. After the first Happy Hour residents contribute \$10.00 each month to pay for beverages and snacks.

So for just \$10 a month you can come out and meet your neighbors, visit and make new friends and enjoy some adult beverages, snacks and some awesome potluck creations. We hope to see you at the next Happy Hour. Happy Hour starts at 6:30 PM and typically closes at some point after 8:30 PM.

**New Night Phone Number for AKW Security:** Effective April 14<sup>th</sup>, 2015 the AKW Security Guard Cell Phone Number will change to **703-635-6668**. Please update your contact list!

## Pets & Kids are Residents too!



AKW is more than a building; it's your community! Communities are made up diverse groups of people from all walks of life, all ages and yes, some of us even have 4 legs. Please keep in mind that not all kids are bad and kids are residents too and they have every right to use our facilities and enjoy the amenities in our community. Over the recent harsh winter a group of our younger residents were stranded, just like the rest of us and decided to use the library. Some residents did not fully understand that the kids had a right to be there. Those kids were ROTC students and I would guess future leaders for our country. If you have questions please contact the office, it is ok if our young people enjoy our community.

Please remember to control our pet residents so we can all live together. Please use the Pet Walk area for relieving your pet and be sure to pick up any messes they may leave behind.

# AKW Budget Committee News

## AKW Finances (through 02/28/2015)

Submitted by Terri R. Hansen, Treasurer

This summary reflects the operating account unaudited accruals as of February 28, 2015.

Total Cash and Investments \$1,933,833  
Year-To-Date Income \$298,337  
Year-To-Date Expenses \$259,971  
Year-To-Date Net Income \$38,366

- The Balance Sheet reflects the Association's Total Reserves is accrued at \$1,434,577 and is fully funded by cash.
- The Association's Prior Year Owner's Equity is \$159,665.
- Total Net Income is over budget by \$33,178 YTD.

The Budget & Finance Committee held a joint meeting with Building & Grounds in February and March. Both groups brainstormed about the scheduling and costs associated with elevators, exercise rooms (have you filled out your survey?), painting of the hallways, and balcony repairs. Check out Mary McClelland's article for additional details. Look for notices announcing the next meeting.

If you are interested in becoming part of the Budget & Finance Committee, please leave me a note in my folder in the office. Thank you for your interest.

### Alexandria Knolls West

6101 Edsall Rd  
Alexandria, VA 22304  
703-751-7541  
[akwmainoffice@gmail.com](mailto:akwmainoffice@gmail.com)



The Alexandria Knolls West Board of Directors and Staff send SPRING greetings from our families to yours.

### CMC Update:

As the community is recovering from the December 2014 fire, with over 33 units and 17 hallways effected. Toepfer is scheduling the remaining units for repairs.

- CMC is working with the AKW Office on several items:
- Master Insurance Policy Renewal
- FHA Approval & renewals
- 2014 audit
- Reserve study is due this year

### Stay warm!

Gita Lainez, CMCA®, AMS  
Portfolio Manager  
Community Management Corporation

Are you Creative? Love to Communicate?

Your neighbors need you! We are seeking out volunteers that would like to be on the Communication Committee. Would love to have you help with the Newsletter and AKW website. Contact Anthony in the office to volunteer!



Knolls News is a periodic publication of the Alexandria Knolls West Condominium Owners Association and is intended to keep our community informed on events and important updates.

# KNOLLS NEWS

All the News that is News @ AKW

Spring 2015

## AKW Headlines

**Fire Recovery:** We are still recovering from the fire in December. The staff and board has been working hard to coordinate all the repairs. We hope to be 100% in the next month or two. Please be patient and hang in there with us. There are a lot of great things coming this year! (more in our AKW Management Message)

**Balcony Repairs:** Balcony repairs have started up again and we are currently ahead of schedule. If you are on the west side of the building please be sure to have your balcony cleared by the appointed date. (more in Buildings & Grounds)

**New Shades for the Pool:** Be on the look-out for an upgrade to the pool area this summer as we add new shaded areas for our residents. Pool season is just around the corner! (more from our pool committee)

**New Security Cameras:** We now have security cameras on the west driveways of the building. We can now record all vehicles and people coming onto or leaving the property. (more safety & security news inside)

**AKW Parking Decals:** Have you updated your resident registration form and AKW parking information in the office? Be sure to stop by the office to pick up the form and obtain your AKW Parking Decal for your vehicle(s).



Welcome Home to Alexandria Knolls West!

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