

KNOLLS NEWS



President's Message

Winter is gone and now Spring and the 17 year cicadas are upon us!!!!!!

The Board of Directors is pleased to announce the appointment of Sharon Grant as a Board member to fill the currently vacant position until the Council of Co-Owner's meeting to be held on September 27, 2016. Sharon has been active within our community for the past couple of years, serving on multiple committees (Handbook, Communications, and Bylaws), and she was an integral part of the selection process of our current building manager. Sharon has also volunteered to serve as our Treasurer during this period. We welcome her experience and expertise to the Board. See Sharon's message to the AKW community on page 5.

Many owners are required to submit the Association's Master Insurance's Certificate of Insurance (COI) to their lenders on an

annual basis. The new 2016-2017 COI is available in the manager's office for those who require a copy. If it is difficult for you to make it to the office during regular hours please request a copy by email to akwmainoffice@gmail.com and we will send you an electronic copy.

The annual pool opening is scheduled on Saturday, May 28th. The Office will post notices when the pool passes are available to be picked up. See page 7 for more information and our need for assistance with the annual opening day Pool Party.

Ron Jones



MAY is BY-LAWS MONTH

We've written about it for months, but it's finally here! **More**→

Be prepared for lots of information coming your way on proposed changes to the Master Deed and By-Laws. See page 5.



Board Meeting Highlights

At a Special Meeting in early April, the Board met with three financial advisors: Edward Jones, Wells Fargo and Morgan Stanley. These firms were asked to outline their services and qualifications in identifying investments that best suit AKW's goals and income requirements. The Board met with Royal Bank of Canada (RBC) at the April 26 meeting. The selected firm will work with the Board in laddering investments and examining maintenance, repairs and replacement needs over the next 1-3 years, 4-7 years, and 7-10 years, as outlined in the 2014 Reserve Study. The Reserve Study estimates the useful life cycle of equipment (boilers, electrical, plumbing, etc.) and common area (garages, paving, etc.) components of our community. Evaluation of presentations and qualifications is ongoing.

In an earlier meeting a resident requested that AKW purchase and install a generator to enable an elevator to operate in the event of a power outage. Research indicates the estimated cost of this project to be \$115,000 to \$235,000. The Board has asked the Budget & Finance Committee for additional consideration of this request.

The Board ratified an earlier e-Vote to engage a contractor to determine the cause of an ongoing noise problem in a resident unit. The Building Manager reported that the contractor was able to identify and resolve the source of the problem.

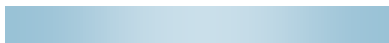
The Board voted to accept the renewal of a preventive maintenance contract with Densel Company. The contract covers the chiller, cooling tower, hot water boiler, all water pumps and recirculating pump. The cost for the one-year contract is \$12,567.

Quade Whitmire, on behalf of the Communications Committee, reported that Joann Wray, our web designer, generated some statistics on the www.AKWcondo.com site usage.

- 45% of users are returning visitors; 54% are new visitors to the site
- Top pages visited (in order): Home Page, Visit, Amenities and a tie on the About and Calendar pages)
- 56% of users access the site from a desktop computer; 33% from a mobile device and 8% using a tablet
- Besides the US, we've also had visitors to the site that are in the UK, India, and Russia

The Committee met in April and worked on design for the Phase 2 roll-out of the site. More to come later in the summer.

Dail Claridge reported that the Landscaping committee continues to tweak the landscaping some, but overall the grounds look good for Spring. (And we all agree!)



Traci Templer, Safety & Security, presented three proposals for lighting replacements. After discussion, the Board voted to accept the Freestate proposal for LED lighting upgrades in the A, C, and J garages for \$32,995. A total of 54 new photo cell lights will replace existing lighting. Once scheduled, work will take approximately 2 weeks. Freestate was the company that installed the pool lights and lighting is much improved.

The sole security issue in the last month has been a young person seen checking unlocked car doors on the property, which resulted in some minor thefts. We are an open, un-gated community, so we can be an opportunity for randomly targeted mischief. Remember to lock your vehicle and put away personal belongings, which can be an invitation for a break-in.

Summary Minutes

You may not be able to make an AKW monthly Board meeting, but you’re an involved owner or resident and you want to know what actions the Board took. And, sometimes the meeting minutes are slow to come out or are too long. There’s an answer! For the most recent meeting, the AKW Board Secretary has posted a list of the meeting’s highlights. This is just informational and not the official document-of-record, but it will give you an idea of what you missed. Look for it in the bulletin board near the lobby, and in the community’s newsfeed, at AKWcondo.com!



B & G Tidbits

New HVACs: It takes a very patient person with a screwdriver (not me) to redirect the air flow vents in the new HVACs. So, I contacted Dylan and – what do you know: manual registers (like the old ones with handles) can be purchased for the new HVACs. Please contact Dylan if you’re interested in replacing the sort-of non-moving registers that came with your new HVAC(s) to registers with a handle.

The paint color on the door frames contrasts nicely with and compliments the wall color. Thanks again to all who voted! The service doors look good too. If you’re interested in painting your unit door the same color as the service doors, CertaPro used a McCormick paint that matches Sherwin-Williams’ color #6990-Caviar. The McCormick paint is a “direct-to-metal” paint that is corrosion-resistant and adheres better to a wide variety of surfaces, which is why CertaPro used it. However, I contacted “House of Doors” in Alexandria, which is where you can get our fire doors, and they said any interior paint works. Just thought you should know.

Included in this month’s *Knolls News* is the Board-approved “Change in Policy for Large-item Deliveries or “Carry-ins” memo to remind or inform residents about AKW’s policy on move-ins and -outs. Please review it on the following page.

The next Building & Grounds meeting date is still to be determined.

Mary McClelland



AKW

6101 Edsall Road Alexandria, VA 22304

P: 703-751-7541 F: 703-751-2136

July 28, 2015

TO: All AKW Units and Off-Site Unit Owners

RE: Change in Policy for Large-item Deliveries or "Carry-ins"

Old Rule:

Currently, Saturday commercial deliveries of large items are allowed between the hours of 9:00 a.m. and 3:00 p.m. Deliveries on Sundays and holidays are **not allowed**.

- "Large items" are large appliances, large pieces of furniture, and generally any item too large or heavy to be carried in by hand or grocery cart.
- "Large item deliveries" include large items brought in by residents as well as by commercial delivery personnel.
- Regardless of the day or time, all large item deliveries must use the freight elevator. Installation of pads must be coordinated with the office.

Changes:

To accommodate working residents' schedules, the board has revised the large item delivery policy as follows:

- Saturday delivery hours are now extended to between 9:00 a.m. to 4:30 p.m.
- Sunday and holiday hours for "carry-ins" will now be permitted from 9:00 a.m. to 4:30 p.m. The revised rules would allow a resident to bring home (carry-in) items that they purchased and transported home in their personal vehicles.
- The freight elevator only should be used for these items. Pads will be routinely installed in the freight elevator during these hours and taken down at 4:30 p.m. Carry-in items should not be brought in after the pads are taken down.
- **All other restrictions and definitions remain unchanged.**

REMINDER: Move-ins and Move-outs are NOT AFFECTED by this change and REMAIN RESTRICTED TO WEEKDAYS ONLY. See the Resident's Handbook for AKW Move-in/Move-out rules.

Thank you!

Your AKW Board

Master Deed/By-Laws Committee



In our August *Knolls News*, we alerted you to the problem that our 40-year-old governing documents are out of synch with the newer Virginia Condominium Act (VCA). Looking over these Master Deed and By-Laws (MD/BL), it became abundantly clear we had to resolve the conflicts. A committee was formed to identify various articles and sections to comply with the VCA. That is what this exercise addresses, with the focus now on **Finances** and **Administration**.

Some of the areas we've highlighted previously:

- We need the ability to use email for any correspondence, notices, announcement to Co-Owners from the Office or the Board. Wouldn't you like to choose to how you receive this information? Via fax? Wouldn't it be beneficial to send your authorizations with an electronic signature? Of course, normal paper copies of any material would always available to you delivered in the usual manner.
- We have been constrained by the inability to collect fees for late payment of condo fees.
- It's important to update our building and personal insurance requirements.
- We want to be able to thoughtfully maximize our Community's investments.

Within the next few days we will distribute a letter prepared by Mr. Ed O'Connell, our legal counsel. The letter will describe, in layman's terms, the changes that will bring compliance. Also enclosed will be two proposed amendments (with all their legalese) and a "proxy" form with which you can assign your vote to a neighbor or a Board member. (Essentially, this form allows someone to vote on your behalf without your actual presence at a meeting.)

On Monday, May 23rd and Wednesday, May 25th, we will host Town Hall Meetings for all of the Co-Owners currently in residence, as well as those who live nearby and could attend. **We are working to provide a call-in option for those unable to attend (details to follow).** Mr. O'Connell will attend those meetings with a complete presentation and will provide the need and rationale for the proposed changes. He will also be available for questions.

More—>

Look for sign-up sheets on the lobby easel and select the day you prefer. Space in the Community Room may be limited, so please indicate number of attendees so we may plan appropriately.

For those in attendance, the opportunity to win a **Door Prize** will be offered. Get your ticket on the way in and make sure you stay for the drawing at the end of the presentation! ***More details and news to come as the date nears! Stay tuned!***

New to the AKW Board

Greetings: My name is Sharon Grant and I have been an owner at AKW for the past 2½ years. I was drawn to AKW because of the property, amenities, and welcoming feel.



Almost immediately I was greeted by neighbors, invited to Happy Hour, and made to feel at home. I've always felt that volunteering and participating are great ways to connect to others and gives you a voice in what happens around you. I have certainly found those opportunities here and have been impressed with the passion and caring of so many people in our community, especially the Board of Directors.

I'm pleased to complete the term of the open Board position and to be appointed as Treasurer. I do have background that will be helpful in the role: I am Office Manager (for the last 18 years) for a commercial real estate developer in the metro area. There I manage the admin staff, oversee facilities, contracts and projects, and control the general and administrative budget. That said, I appreciate your patience as I learn the particulars of our environment. I will reach out soon with a date for a Budget & Finance meeting, and the 2017 budget process is just around the corner! I look forward to meeting and working with you. Feel free to reach me at sharongrantakw@gmail.com with any concerns.

Interested in the Landmark/Van Dorn or Eisenhower West projects?

Landmark/Van Dorn Corridor Plan. The plan envisions the redevelopment of Landmark Mall and the major parcels to the south as a lively, mixed-use town center for Alexandria's West End. Incorporating retail, residential, office and hotel development and a number of urban parks and plazas, the town center would be organized in a walkable grid of urban blocks. A new bridge over Duke Street is proposed to connect Landmark Mall to the rest of the town center and to other neighborhoods to the south. South on Van Dorn Street from Landmark Mall, the area between Edsall Road and Pickett Street would also be revitalized with new mixed-use development. A new transit system in dedicated lanes, as proposed in the City's [Transportation Master Plan](#), would provide connections to the Van Dorn Metro and to other locations in the region.

<https://www.alexandriava.gov/LandmarkVanDorn>
<https://www.alexandriava.gov/LandmarkVanDorn#EisenhowerWestLandmarkVanDornImplementation>

Source: Alexandria City web site. Additional information available on the web site.

Thanks to Larz Pearson for bringing this information to our attention.



HOORAY! SUMMER HAS ARRIVED!

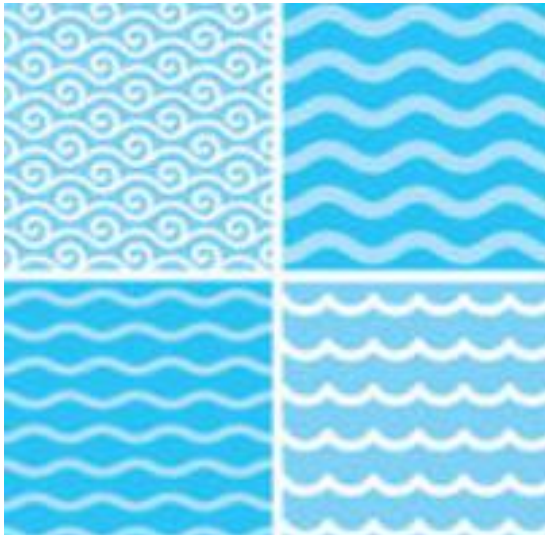
Well, we *hope* summer will soon arrive! Perhaps we should think of it as "winter is finally gone!" So, Winkler has filled the pool (doesn't it look gorgeous?) and is getting ready for another summer with us. Chae will post a notice on the lobby easel when Passes (Resident or Guest) may be picked up.

Ron Jones mentioned on page one that our season begins on Saturday, May 28th. Hours for that Memorial Day weekend are 10 to 8 PM. Regular, non-weekend and non-holiday hours are 11am to 8pm. The pool is closed between 1-1:30 PM and 4-5 PM for lifeguard breaks.

Please check your Handbook for the rules for using this super amenity. A couple of things to note:

- ◆ You're required to be covered (including footwear) if you'll be using the elevator and traipsing thru the lobby (and we will be grateful for your compliance!).
- ◆ No glass containers on the pool deck and no children under 10 in the Jacuzzi.

All the rules are posted at the pool.



BUT..... now we need a few hardy Volunteers

It has come to our attention that ***no one*** has volunteered to head up and DO the **OPENING WEEKEND POOL PARTY!** If there isn't one, this will be the *first* in our 42 years that it's not happened! *Horrors! We can't let this happen!*

If YOU and a FEW OF YOUR GOOD FRIENDS can step into the breach, *many* of us will be eternally grateful! If you haven't done this before, we have a few folks who can give you some guidance and direction. If you HAVE done this before, so much the better ... and away we go!

Tell Chae that you'll do it, and she'll get the ball rolling with the Board and others.



Definitely, thank you in advance!!!



IMPORTANT DATES IN MAY

- **Building & Grounds** **TBD**
- **MD/BL Town Hall Meeting** **Mon, 5/23**
- **MD/BL Town Hall Meeting** **Wed, 5/25**
- **Board of Directors** **Tue, 5/31**

Unless indicated otherwise, meetings begin at 7:00 PM in the Community Room

DON'T MISS !!

Master Deed and By-Laws Town Hall meeting on
May 23 or May 25!

Information important to Owners will be presented.

More details to follow as well as
a mid-May special edition of the *Knolls News* .

IMPORTANT PHONE NUMBERS

Guard Mobile	703-635-6668
AKW Office	703-751-7541
Email: akwmainoffice@gmail.com	
AKW Fax	703-751-2136
A-1 Towing	703-971-2600
Police non-emergency	703-746-4444
Police emergency	911

Board of Directors

Ron Jones, President	ronjonesakw@comcast.net
Becky Martin, Vice President (By-Laws)	beckymartinakw@gmail.com
Quade Whitmire, Secretary, (Historian, Communications)	akwquade@outlook.com
Mary McClelland (Building & Grounds)	marymacakw@gmail.com
Bill Munson (Fitness Facilities)	bmunsonakw@gmail.com
Traci Templer (Safety & Security)	tracitakw@gmail.com
Sharon Grant, Treasurer (Budget & Finance)	sharongrantakw@gmail.com