

# KNOLLS NEWS

Ahhhhhh.....



## A Message from Ron Jones

As most of you are aware, I encountered life-threatening medical issues during the month of May. After emergency surgery and rehabilitation, I am now back home and on the mend.

Unfortunately, my recovery time (physical therapy, etc.) to get back to normal is anticipated to take six to eight months. After discussions with my medical support team, they recommend that I concentrate on rehabilitation during this period. On their recommendation, I tendered my resignation as President of the Board of AKW during our May 31st Board meeting.

So we have continuity on the Board, I have agreed to stay on as a Director until the end of my current term, September 27, 2016. During the May 31st Board meeting, the other Directors unanimously elected Quade Whitmire as the new Board President. I ask that you give Quade the same support and courtesy that you have provided me during the last couple of years as President.

In closing, there are no words adequate to express my appreciation for all the Get Well cards, emails and prayers that I received from owners during my hospital stay. Your encouragement and comfort have affirmed my belief that AKW is more than just a "physical structure," but a true community of caring and supportive owners.

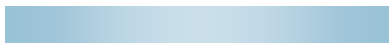
## ***Board Meeting Highlights***

***President's Report.*** We had announced earlier that the son of **Luis Nativi**, our outdoor porter, died in an auto accident. Luis has been away since that time. We are still accepting donations (in the Office) for expenses for Luis and encourage your support.

Quade Whitmire expressed hearty thanks to **Deborah and Brian Block** for stepping up to the plate to host the 2016 season opening Pool Party. Great party and a great turnout! (see more on page 3)

***Treasurer's Report.*** **Sharon Grant** reported the Board will continue with its efforts to select a Financial Manager. We have asked the four original prospects (Wells Fargo, Edward Jones, Morgan Stanley and RBC Capital) to provide more information on investment strategies and a proposal on how they would work with AKW. No date has been set for further meetings.

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**Landscape Committee.** Dail Claridge announced that **Kay Wilmoth** and **Myron Taylor** had joined the Committee and are taking an active part in maintaining our attractive curb appeal.

**Security & Safety.** Traci Templer reported that because of problems with the computer and phone at the Guard's Desk, the guards have been sitting in the Office. We are working diligently to solve the problems and get the guards back where we expect them to be.

Freestate has started work on lighting upgrades in the various garages.

**Building & Grounds.** Mary McClelland has a more extensive report later in this newsletter, but reported briefly that she and **K.C. Snyder** are sharing pool oversight. Winkler will be pressure testing the Jacuzzi because of large leak (as compared to the small leak discovered last summer) and we have budgeted \$26,000 for the test and beginning repairs. On next year's schedule will be power-washing of the pool deck before opening. Two tables need to be replaced around the pool and we have obtained a substitute sun shade which will be installed shortly.

Discussions were held on various bids for services and motions approved for the following repairs and services:

- Work by VGS Design to repair wall damage caused by leaks in three units (not to exceed \$12,000).
- Gardner Engineering will repair the East Entrance soffit (\$2,250).
- American Boiler will replace a 1½" valves on the roof that was earlier missed. (\$2,476)

- CertaPro will clean and apply a second coat of paint to elevator doors. Note that this is still below the original estimate to complete the work over a two-year phased approach. (\$6,235).
- Universal Services will repair and repaint ceiling cracks in all hallways (not to exceed \$4,500). Where needed, drywall will be removed and wood support added to secure drywall in place. Universal will also replace tiles in the men's fitness room (\$450).

In **New Business**, the Board approved a \$4,500 proposal from TDL Engineering to survey, design, bid and report on the deteriorating A-B and C-D garage expansion joints.

**Communications Committee.** Quade Whitmire assured us that "Phase 2" (the Residents' portion of the website) will be operational later this summer. The second phase will introduce a library of AKW materials, including Board meeting minutes, Handbook, and forms at your fingertips for things such as Community Room rental and pet registrations.

**Fitness Committee.** Bill Munson reported that bids had been received and the committee recommended that **Reston Paint & Contracting** be awarded \$11,500 to remove ceiling popcorn, paint the ceiling a bright white, remove vinyl covering and install new lights for both rooms. *Paint swatches will be displayed and residents will vote for the favorite.* No schedule has been set.



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## ***Still looking for volunteer(s)***

Unfortunately, as of August 1<sup>st</sup> the bulletin board is scheduled to become blank. What is needed is a creative, crafty person to step up and take over this task. (We've discovered it takes 4 hands to handle it all, so plan ahead!) Wendy has the huge amount of supplies for your creations ... We'll appreciate your coming forward and letting Chae know so we can make the transfer of supplies!

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## ***And what a party it was!***



**Deborah and Brian Block** are the latest volunteers who took over and created an **Opening Weekend Pool Party** that was up there with the best of any we could remember! And it was incredibly successful in spite of the spoilsport rain that appeared just as it was getting underway. (**Chef Mike Sullivan** and his cohorts thankfully didn't mind the downpour!) Of course, having an over-abundance of food always helps and we have to give thanks to The Usual Suspects who always contribute special dishes we always look forward to. With any luck, Deborah and Brian will try to outdo themselves when **Labor Day** rolls around (no pressure here, Folks!). *Many, many thanks from all of us for your outstanding efforts!*





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## B & G Trivia

Mary McClelland

Well, summer is here and it's "Grillin' Time!" Please read your Handbook about grilling on the balconies (Page 38; F. Balconies, 8. ). Large propane tanks on balconies are illegal in the City of Alexandria. A unit owner was cited by the City last year for having one. Only the small, single-use cylinders (14. 1oz. /400g.) are allowed.

Continuing the "summer is here" theme, I, along with KC Snyder, have taken over pool responsibilities. Please read and understand the rules that were handed out with your passes. Let me emphasize that **"The Lifeguard has the authority and responsibility to enforce these rules."** Also, let me remind you that the lifeguard is there to guard, not to be involved in prolonged conversations. We're all in this together. Let's play nice!

Balconies, if not already ready-for-use, are in the process of getting ready-for-use. Hooray! If you're sprucing up your balcony and want to paint/redo the floor, you can paint the caulk that runs along the balcony floor slab. That gray caulk is a urethane sealant and can be painted with a paint that is compatible with a urethane sealant. The white side caulk and bronze caulk around the doors cannot and should not be painted.



The next Building & Grounds meeting is Wednesday, 6/15. Hope to see you there!

### Something missing in your life?

Stop by and see Chae in the office. She has accumulated a variety of articles that have lost their owner. Maybe yours is waiting for you there!

### NOT A PRETTY PICTURE?



Probably not one you'd want on your wall, but knowing where to find this could save you considerable headache. This is a snapshot of the water shut-off valve under your sinks and closing these valves should be first action you take if you see a leak anywhere! While Jammie will respond to leak issues as soon as he can, a little owner-action will go a long way to getting the issue under control as soon as possible!

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## **Master Deed/By-Laws Committee**

A Town Hall meeting with AKW general counsel, Ed O’Connell, was held on May 23 to allow owners to pose questions about changes proposed in the AKW’s Master Deed and By-Laws. An engaged audience of 41 owners attended the meeting, with an additional 3-4 others using a dial-in conference option to listen to the presentation.

These meeting topics generated the most discussion:

- Right of access provision. Keys to all units will be required for emergency use in specifically proscribed situations. Ed O’Connell reminded attendees that it is AKW’s responsibility to secure and protect owner’s property and privacy.
- Late fee assessments. The purpose of this provision is to create leverage to compel owners to remain current on their monthly fees. Without such tools, the only step available to force action is to file suit, incurring attorney and court costs, which are shared by all owners.
- Personal property Insurance coverage. This requires owners without insurance to obtain coverage for personal property, contents and any unit upgrades. This won’t impact those who have insurance coverage, and will benefit us all. The added requirement to waive ‘subrogation’ was raised. This translates to agreeing in advance that your insurance company will not further sue the Board, Council, Managing Agent, or other owners.
- The change in quorum for attendance (reduced from 75%) was thought to be too low. The argument has been made that it is difficult to make changes if owners opt out of active participation. In the past it has been necessary to seek out owners to sign a proxy or attend an Annual Meeting in order to achieve the necessary quorum. The goal is to alleviate the burden of persuading people to attend so that routine business can be accomplished.
- The reserve contributions by new buyers was considered not comparable to those used at similarly sized properties; it would unnecessarily penalize new buyers in a tight market environment; would potentially be borne by the seller as a negotiating point; and our reserve funds have been healthy. Those in favor noted that, while we do not have current issues with our reserve funds, the building is not “getting any younger” and we have work ahead to improve the overall appeal and functioning of the building and its systems.

The By-Laws Committee met on Wednesday, June 1 to discuss the comments from owners and decided that the significant dissent with the reserve contribution clause warranted its removal from the amendment. New amendments have been delivered to all unit owners with a notice of the upcoming Special Meeting, now scheduled for Wednesday, June 22. Ed O’Connell will also attend this meeting. We encourage all owners to attend the meeting, and if not able to do so in person, to complete a proxy form assigned to the Secretary or to a trusted individual of their choosing.

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Included for your information, HVAC Unlimited (HUI) is offering the following preventive maintenance contract. Contact HUI directly for additional details.



May 3, 2016

Re: Residential Preventive Maintenance Contract

To protect and maintain the highest efficiency we are pleased to offer our Residential Preventive Maintenance Proposal for your consideration. For the sum of \$86.00, two annual inspections will be provided and a Mechanical System Check Sheet will be filled out by the technician. Your plan will include two visits per year with a 17-point cooling tune-up in the spring and 19-point heating tune-up in the fall. This will help avoid expensive repairs and most importantly helps ensure the safety of your family.

The proposal also provides a 10% discount for labor and material and preferential scheduling should any repair service be required during the contract period. If you choose to sign up for our annual inspection agreement please sign and return one copy of the enclosed proposal with your payment in full. Please retain the second copy for your records.

If you should have any question or concerns, please do not hesitate to contact me at 703-445-6000. We look forward to continue working with you to provide the highest level of service for your heating, air conditioning and plumbing needs.

Sincerely,  
Service Contract Administration

\_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

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## IMPORTANT DATES IN JUNE

- **Building & Grounds and Budget & Finance** **Wed, 6/15**
- **Special Meeting—Vote on By-Laws Changes** **Wed, 6/22**
- **Board of Directors** **Tue, 6/28**

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



**Knolls News** is going to take off the month of July. Yep; use it or lose it! If we don't do it now, we've lost our chance for another year! The August edition will look forward to our Annual Meeting and all the other stuff that will be on the agenda for the remainder of the year ... and then all of a sudden it's 2017! In the meanwhile, if you have something you'd like to see included or have a super idea for volunteering, leave a note in Sharon's folder in the Office or track down Wendy with your ideas. We'll miss you but will return with a renewed enthusiasm to keep you informed! ***Have a great Summer!***

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## IMPORTANT PHONE NUMBERS

<b>Guard Mobile</b>	<b>703-635-6668</b>
<b>AKW Office</b>	<b>703-751-7541</b>
<b>Email: <a href="mailto:akwmainoffice@gmail.com">akwmainoffice@gmail.com</a></b>	
<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>

### Board of Directors

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