



President's Message

As we're turning the corner into a new month, AKW is also turning a corner: We have selected a new Office Manager! This is exciting news for the Association and we're thrilled to welcome **Ms. Kim Lee**, who will begin working on Monday the 5th of June. See page 3 to learn a little about her and an invitation to "Meet and Greet" this coming Friday, the 2nd.

Over the past few weeks Keltisha has stepped-up her game and has provided a lot of help with payroll, invoicing, and other duties. Thanks, Keltisha!

I'd like to extend a thank you to AKW's Receptionist staff who have filled-in staffing gaps and have kept the office open and running: Joan Culkin, Kay Vander Ven, and Connie Blood, and to Directors Becky Martin and Kay Wilmoth who have also provided needed coverage. And, I'd like to recognize Dail Claridge for coordinating Receptionist coverage and for filling in herself, often at a moment's notice. The Association appreciates all of the work of these ladies on our behalf.

Please also note the several articles in this edition about our balconies, including balcony inspections, available to those who request them.

I wish you all a happy June and hope you are able to enjoy some time relaxing poolside!

Board Meeting Highlights

Quade Whitmire, President, announced that **Keltisha Zanders'** position description was being modified to align with a Board determination that the new full-time role in the office will be re-titled "Office Manager" versus "Building Manager." **Stewart Davis**, as Maintenance Manager, now oversees the Maintenance Technician, porter and landscaping staff. Office Manager is more descriptive of the day-to-day office management tasks and duties. Correspondingly, Keltisha Zanders' position description is adjusted to reflect her weekday role and those she assumes as the responsible weekend office staff. Keltisha's title is now Assistant Manager.



Enjoy K C Snyder's
June patriotic beauty !

Gardner Engineering will be on site June 13 to re-evaluate West side **balconies** for issues prior to warranty expiration in September. Similarly, balconies on the East side earlier reported with issues will be inspected the same day. Owners who feel they have failing components or other issues **must** request a visit by **close of business on Wednesday, May 31** to reserve a time with Gardner on June 13. Titan is slated to do the West side work. In response to a query, owners are assured that a report identifying problems still under warranty will be issues, along with suggested remedies. Unit owners are reminded that they may choose their preferred contractor to complete any necessary work, but any other contractor would need to be certified, insured and bonded.

In addition, Quade stated that too many complaints have been received from Residents who have been the unfortunate recipients of dirt, water, and other debris (including cigarettes) from neighboring and balconies above. Building rules forbid throwing or pushing anything off balconies; you may not sweep dirt or water through the slats, shake out rugs, or toss garbage, cigarette or cigar butts off the balcony. He reminded the group that water and dirt/debris does not fall directly to the ground or disintegrate in the wind. All items are carried by the air flow around the building and can be transported to adjacent units, or to floor above or far below. Imagine the frustration of Owners who have decorated their balconies or spent the afternoon cleaning to find dirty water or other debris soiling their efforts. Keep in mind that if the offender is identified, there could be owner-to-owner litigation.

We've had some recent occurrences of items lost down the elevator shaft. After explaining that such requests incur an expensive (up to \$1,000) emergency call charge from Otis, and discussion by the group, the consensus of the

Board and those in attendance was that an individual requesting a call to Otis would be responsible for any incurred cost. A reminder: Residents may request their unit key from BuildingLink key to get into their own unit. Alternatively, having the lock changed or rekeyed may be a less expensive option than an Otis service call.

Sharon Grant reported that both the March and April financial statements had been received. From the April report:

Total cash and investments	\$1,385,437
Year-to-date Income	625,955
Year-to-date Expenses	591,152
Year-to-date Net Income	\$ 34,803

Delinquencies are 4.1%, below the recommended 5% threshold with an April total outstanding of \$73,707. It was noted that 5 accounts comprise 92% of total delinquencies, with another 14 accounts (8%) completing the total. The Association continues its efforts to recover all outstanding amounts owed.

Landscape Committee Chair, Dail Claridge, reported that the dead spruce tree on the Edsall Road frontage of the property is scheduled to be removed. New plantings at the canopy area are doing well and add to our curb appeal.

For the **Security Committee, Kay Wilmoth** reported that FreeState Electrical would replace bulbs in all remaining light stanchions with LED lights.

For **Building & Grounds Committee, Kay** reported that the new door for the **North entrance** had been ordered and the **South entrance** door's latching mechanism has been repaired. **TDL Engineers** will be accepting bids on June 9th for the garage expansion joints and other garage repairs in the A and B garages.



The **pool inspection** was completed and opened on May 27.

Densel will be on site in late May to perform repairs to the **chiller and air separators**, impacting heat and hot water on different days. Bulletins will be provided either through BuildingLink or door delivery.

Quade reported for the **Communications Committee** that the "Resident Spotlight" section of the web site will be replaced due to lack of active interest from residents. A revised "Spotlight" focus will be on such items as seasonal issues (for example, what's required to get the pool ready for the season), other building projects or initiatives, and neighborhood news such as planned changes and new development activities.

Bill Munson, Fitness Center Improvement Committee Chair, provided a detailed report on the status of the to-date proposed changes to the Center, and highlighted bids received for equipment and maintenance. After discussion, and subsequent review of warranty information, the Board approved a five-year lease with **Life Fitness** at a monthly cost of \$511.63, plus tax, plus an additional \$125/month for ongoing maintenance from Best Technical Services. The lease includes a \$1.00 buyout at the conclusion of the lease term.

The Board also approved the following:

- Restriping of the **driveway and parking** spaces. Planned garage work will take several months and A-1 Towing will perform this work at no charge. AKW has paint available for this project.
- \$2,047 for Winkler Pool (ratified e-vote) for supplies required on-site at time of City inspection
- \$6,800 to Densel for installation of an energy management system capable of providing alerts and notices to both staff and Densel when system fails or when moisture occurs in unexpected areas.

Last, the Board will set a date in early June for Fair Housing Act training to be provided by attorney Ed O'Connell. Notice will be posted and interested residents are invited to attend.



Meet AKW's New Office Manager!

Friday, June 2, 6-7 PM

Community Room

Punch and Cookies

A reception on Friday will introduce **Ms. Kim Lee** to our residents as she joins our other Staff to complete a **Team of Excellence** for our Community. She comes to AKW with a wealth of experience in community and building manager roles in hi-rise residential condominium environments as well as military housing at Ft. Belvoir. She is knowledgeable in building components, operations and budgeting, and has CMCA certifications. Kim also has several years working in various financial firms, and has a BS from Westwood College. Her first day will be Monday, June 5. We are excited to have her join us, and welcome her now!

You-Know-What Rolls Downhill ... And Downstairs!

The most frequent complaint the office gets from residents is about dirt, water, and debris coming onto residents' balconies from above. What your neighbors below are experiencing ranges from a little water-dirt mélange caused by overwatered plants to a torrent of filth caused by a full-on balcony washing. Unfortunately, our balconies aren't like patios adjoining a single-family home, so you must not scrub and wash them with water and soap because that water and dirt will land on balconies below. Remember: everything you push — or let fall from — your balcony will certainly land on the balcony of one of your neighbors below. And, this is an owner-to-owner issue, so any damage you cause to your neighbors' balconies is your responsibility to clean, fix, and repair — and this can be costly. Be sure to tell your contractors — including your cleaning lady ... or guy — not to leave you on the hook by pushing dirt and water off your balcony!

Consideration for our neighbors is one of the requisites for condo living. Our spacious balconies are wonderful to enjoy all summer, but not if "stuff" continues to detract from enjoyment.



Pretty sure this one really doesn't exist!

Balcony Cleaning 101

So, if you're not allowed to clean your balcony with a soap scrub and lots of water, what to do? The key is to keep on it: make sure you are dry-mopping your balcony regularly and thoroughly. This keeps the pollen and dirt under control and manageable.

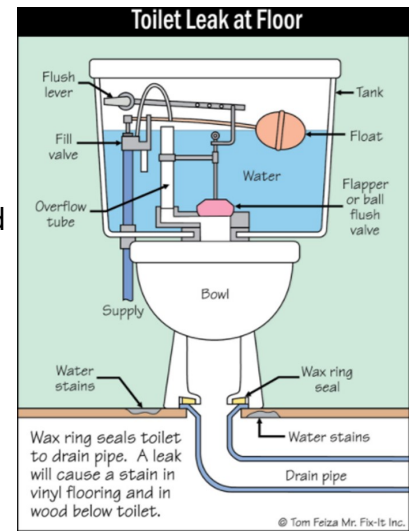
One vacuuming-averse neighbor bought a 'robovac' and says that he turns it loose on the balcony three times a week and that it does the job quite nicely; another says that she dry-mops once a week and follows up with a Swiffer. If you happen to have a small carpet strip out there, how about just vacuuming it? Take care of spills as soon as they happen with some paper towels and Windex or your favorite cleaner.

Courtesy to our neighbors is one of the common fundamentals of condo living. Our balconies are spectacular outdoor living spaces and they're worth a little extra attention to cleaning and upkeep!



What goes up.....

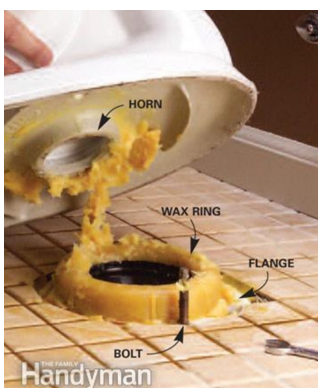
Since we're on a gravity theme, let's throw some extra water on the topic. This is a drawing of a normal toilet. You'll notice that the toilet doesn't really connect to the drain pipe below your floor; it is secured to the floor and there is also a SEAL between the floor and the drain pipe. The seal is made of wax and can stay in place without issue for some time. Eventually the seal deteriorates which may allow water to seep around the edge of the toilet and potentially around the outside of the drain pipe. Water may then leak into the space below. Leaks from malfunctioning dishwashers or failing kitchen pipes or connections can likewise cause problems.



You likely know that units in the building do not stack precisely one above the other. So, the location of your restroom or kitchen may not be in exactly the same spot as your neighbor below; your toilet may be above your neighbor's kitchen, or bedroom, or closet. A leak flowing into a restroom can be significant, but considerable damage can be caused if water is encroaching on electrical appliances, as well as on personal belonging and furnishings.

We can't make it clear enough: *If a leak originates in your unit, any resulting damages to other units — and the building — are fully and completely your responsibility.* If you see water where it is not supposed to be, or if you are told that a resident below is seeing a drip or evidence of a leak, you should call for expert help. AKW staff may assist in diagnosing, but they are not able to fully resolve such a problem. Emergencies are never convenient, but addressing them cannot be postponed without likely compounding the problem. A delay is very likely to cause more damage, resulting in greater cost to you. Even if the insurance company picks up the tab, your insurance premiums will feel the impact.

What to do? You haven't seen a leak but you want to be sure? Does your toilet rock from side to side? Schedule a convenient time for an inspection and possible replacement by a licensed plumber. The single greatest risk to every unit is water damage. A little cost now may offset a much greater problem later.



Water Shutoff "rules"

On Tues-Wed-Thurs of each week, Tier numbers *(as noted in the Calendar at akwcondo.com)* indicate when water may routinely be drained for plumbing work.

If you need something done, arrange it for "your day." If it's NOT "your day" or in an emergency, the charge (check payable to AKW) is \$50.

OF NOTE ...

- The Office has to give 4 business days' notice to Tier Residents. In addition,
- If a Resident requests shutoff on the scheduled "routine" day, there is no charge.
- If a Resident requests shutoff on a different day, payment of **\$50** is required when the day is confirmed, because the same 4-day notice must be distributed to the Tier.
- If no one requests it, the Tier is not shut down.
- All shutoffs come after 9am and are routinely finished before 4pm.

Shutoffs are generally not done on Mondays or Fridays. Emergency shutoffs will require a \$50 payment to AKW. *Advanced planning required all around!*



June - WATER SHUT-OFF					
Mon	Tue	Wed	Thu	Fri	
				1	2
			Tier 1		
	5	6	7	8	9
	Tier 2	Tier 3	Tier 4		
12	13	14	15	16	
	Tier 5	Tier 6	Tier 7		
19	20	21	22	23	
	Tier 8	Tier 9	Tier 10		
26	27	28	29	30	
	Tier 11	Tier 12			

Follow-up to Security Fob Audit

In just the next couple of weeks, SeeView Security will begin deactivating those hundreds of security fobs that have not been 'read' and validated. If you've found another one you thought you'd lost, or just recalled that your pet-sitter or housekeeper still has one, PLEASE get those read and validated ASAP. It was a very successful campaign thanks to you!

Why are we still reminding people about this?



Remember this poor dog from last summer? He's back to remind you that we have a specific area for "dog walking" on our property. It even has a waste can that is specifically for cleaning up after that "walking." In addition, did you know, the presence of 'waste products' can alert a potential predator, thereby putting pressure on possibly vulnerable animals. Folks, there is NO magical Poop Fairy coming along to make the area pristine! It's up to you! *Is your inconsideration going to cause us more expense to have cameras installed there, just so we can have video of you and your pet?* (Read the "Pet Rules" in the Handbook, please.)



Your Association needs you!

We don't often have FOUR spots open for candidates to be elected to the Board, but this year we do. Before you know it, it will be time to Volunteer (my favorite word) to become part of the solution that takes care of our Association (building, grounds, staffing, budgeting, etc.) so that all of us can continue to enjoy living in our wonderful community. Please give some thoughtful consideration to throwing your hat into the ring. In only a couple of months we announce our Annual Meeting (September 26) to include resumes of those who will lead our Council next year. *Please join in!*



Knolls News is going to take off the month of July. Absolutely in keeping with "use it or lose it!" If we don't do it now, we've lost that chance for another year! The August edition will look forward to our Annual Meeting *plus* all the other stuff that's on the agenda for the remainder of the year *And then all of a sudden it's 2018!* In the meantime, if you have something you'd like to see included, or have a super idea for Volunteering (*how about being a candidate for the Board??*), leave a note in Sharon's or Wendy's box in the office with your ideas. We'll miss you a lot, but will return with renewed enthusiasm to keep you informed. ***Have a great summer!***

Courtesy in a Shared Community

One of the nice things (other than the — Thank Goodness — elevators!) about living in a hi-rise like ours in that we have lots of **grocery carts** available for toting everything from groceries to furniture to pets/children in carriers from the curb to “home.” One of the lousy things about (all those things) is that some folks have difficulty returning them to the trash or storage room so others can use them!

Have you seen a cart all by itself next to the elevator? Or just left in the middle of the hallway? Some folks think this is okay. ***It isn't!*** If you use it, it's your responsibility to return it to the trash room. Same thing with the **hand truck** (dolly) or **luggage cart** – those are supposed to be *signed out* and then returned to the storage area.

These items are for everyone's use on a short-term basis. Please make sure you return them after use, not keeping them overnight. Thanks!



***We need you to be a Candidate for the
2017-18 Board of Directors***

Impromptu Pool Opening Party!

Steve Colodner (105), who also chairs **Happy Hour**, along with **Mike Sullivan** (903) are spearheading a Pool Opening Party on **SUNDAY, May 28** at **4:30 PM**. Sign-up sheet is in the lobby. Everyone is invited to the Patio and Community Room to enjoy some camaraderie as we start the season. BYOB, and some pot luck contribution if you can!



What a change this would be!

A new development may be coming to Alexandria's West End. Greenhill Capital Corp. has plans for a center-type development in place of the current Van Dorn Station shopping center, the former Burger Delight location and Cameron Business Park and warehouses.

Greenhill owns 24 acres in 7 parcels and has submitted a plan to the Planning and Zoning Department for "Pickett Place" which would contain 3.1 million square feet of mixed-use development. The project would take over a decade to complete.

Pickett Place would be located between Cameron Station and residential Modera Tempo. It includes 628 South Pickett St., 501 South Pickett St., 611 South Pickett St., 5650 Edsall Rd., 5730 Edsall Rd., and 504 South Van Dorn St.

The City's plan calls for new streets with a mix of commercial, residential and retail uses and a new public square. Pickett Place would include 2,400 residential units, 150-room hotel, 300,000 square feet of retail and a small office component. Giant Foods has nine years left on its lease and would be included in the new development.

The project would be much bigger than the one planned for Landmark Mall where Howard Hughes Corp. will demolish the existing mall and former Macy's store and redevelop the 11.4 acres into 250,000 to 300,000 square feet of retail/restaurant, along with approximately 350 to 400 apartments.

One key component of the project: a multimodal bridge over Backlick Run and the Norfolk Southern tracks connecting the proposed site to the Van Dorn Metro station. Much depends on the cooperation of the city of Alexandria and Norfolk Southern.

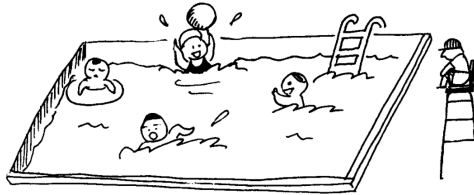
Excerpted from *Washington Business Journal*, 5/2/17



IMPORTANT DATES IN JUNE

- ◆ **Knolls Knitters** Sun, 6/5 and Sun, 6/19, 2 PM
- ◆ **Fair Housing Training** Wed, 6/7 at 7:15 PM
(with attorney Ed O'Connell)
- ◆ **Super Committee** Tue, 6/20
(Building & Grounds, Budget & Finance, Safety & Security)
- ◆ **Board of Directors Meeting** Tue, 6/27

The "Board Book" (containing what's on the agenda) is available in the Office for Residents' perusal on the Friday before the Board meeting.



IMPORTANT PHONE NUMBERS

Guard Mobile	571-565-5591
AKW Office	703-751-7541
Email: office@akwcondo.com	
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

Board of Directors

Quade Whitmire, President (Historian, Communications)	quade@akwcondo.com
Becky Martin, Vice President (By-Laws, Pool)	becky@akwcondo.com
Wendy Shelley, Secretary	wendy@akwcondo.com
Sharon Grant, Treasurer (Budget & Finance)	sharon@akwcondo.com
Kay Wilmoth (Building & Grounds)	kay@akwcondo.com
Bill Munson (Fitness Facilities)	bill@akwcondo.com
Deborah Miller	deborah@akwcondo.com

See the Knolls News in color at www.akwcondo.com