



President's Message

I hope your 2019 is off to a positive and exciting start. We are getting very close to putting the final touches on the refreshed spaces updated as part of the Ground Floor Project. Special thanks to my colleagues on the Board—Becky, Sharon, Pat, Bill, Kay, and Valmy—and to retired member Wendy, for the work of this and the previous Board of Directors in bringing about and helping execute this project. Thanks also to the dozens of AKW's owners and residents who attended meetings, provided feedback, and supported the undertaking. A sincere note of appreciation to the staff for their coordinating efforts. And, thank you to the vendors who performed the work, including the ever-patient Juanita and Alex of PLACE, LLC, for their vision and for their commitment to AKW. There is more on the GFP wrap-up later in this edition of KN and in a forthcoming final update newsletter.

In other news around the property, look for installation of emergency lighting in the hallways to commence soon. This is an important safety upgrade that the Board has been working on for a couple of months. We're looking forward to the peace of mind of knowing that back-up system will be there. And, you'll be able to ditch your storage room key—that door will soon be added to the key fob system that supports the four entry doors and the gym doors.

Finally, in a couple of weeks we'll be welcoming our new **General Manager, Justin Meltzer**. Justin currently serves as assistant manager for three condominium associations and previously did work in IT. Those who attended the January Board of Directors meeting have already met Justin and the rest of the community can look forward to seeing him in mid-February. In the meanwhile, we are glad to have our temp Jeri Cooper at the office desk. Thank you for your support Jeri and welcome Justin!

Board Meeting Highlights

Reported Financials

Year-end financials were not available at the Board meeting; they'll be reported at the February Board meeting. Delinquencies are 2.07% and are concentrated in four accounts (\$38,404, 91%), with the balance over 20+ accounts. Collection efforts are ongoing. Reinvested two CDs totaling \$500,000 (rates: 2.1% and 2.3%), maturing in mid-February and mid-March, respectively.

AKW received a \$1,145 rebate on its employee health plan costs. The rebate is a requirement of the Affordable Care Act if the insurer spends less than 85% of premiums collected.



Board actions follow:

- \$19,000 to AquaSafe Pool Management for 2019 pool contract.
- \$84,858 to VGS for installation of illuminated exit signs in corridors, stairwells and first floor, and emergency lighting in the stairwells and on the first floor.
- \$3,800 to Gardner Engineering to investigate the cause of excessive condensation on the HVAC supply water pipes in several units and devise a recommendation for remediation.
- \$6,163.78 to SeeView Security to install fob access control on the storage room and office doors.
- Ratified an e-vote for \$3,300 to VGS for emergency insulation of the lobby water pipes.

What's New on the Ground Floor?

There's been a lot of progress in the past month on the Ground Floor Project and we're in the final stretch toward completion. If you haven't had a look at the seating area in the party room or the upgrades to the bar, you should make a point of checking it out. The facelift is remarkable and the feedback from residents has been overwhelmingly positive. Just this past week we saw the completion of the lobby, with the installation of the BuildingLink monitor. We're excited to see it there and are looking forward to bringing more of BuildingLink's features online in the near future. The one outstanding item that will not be here for several more weeks is the final piece of furniture for the bar area: a counter-height table and matching chairs. Those will go under the trio of pendant lights near the wet bar. Also coming soon is the installation of a television in the bar area along the south wall.

One feature of the renovation that is currently on-hold is the replacement of flooring in the elevator cabs. The final design plan calls for the floors in all three to match that of the rest of the lobby. The additional flooring has been purchased and is in AKW storage. Meetings with the flooring contractor, Otis, and PLACE, LLC—the project leaders, revealed that this part of the project will be far more complicated—and costly—than anticipated. We still plan to complete this facet of the project but for now it has to yield to other competing projects.

With the relocation of the mailboxes and the redesign of the bar area we are seeing a greater and better use of the space. And, what an upgrade we're enjoying to the bathrooms near the gyms! The project has been a very heavy lift for the community but it's gone relatively smoothly. Look for one final Ground Floor Project Update newsletter to wrap things up. Of course, we're still working on other upgrades to the common elements, like new emergency lighting throughout the building, and installation of key fob a reader on the storage locker door, allowing you to ditch that key and giving you keyless access throughout the ground floor. We hope you enjoy these upgrades, big and small!



Paddle Me ... Please

Making your way past the lobby and in to get your mail or workout in the gym? Don't push your way in ... paddle your way in. You see, the new door was installed to ADA standards, complete with a paddle that automatically opens the door. And, pushing the silver paddle will make the door last longer. So, paddle your way in and out ... save your energy and the door!

ALERTS!

ALEXANDRIA KNOLLS WEST

An added feature on the AKW site is a new Alerts page that provides general guidance on inclement weather and power/water outages, and their impact to AKW residents. The information is complementary to local and national news media, utilities (Dominion Energy, Virginia American Water), and governmental agencies (City of Alexandria, Commonwealth of Virginia, FEMA). It provides information on standard AKW procedures in inclement weather as well as guidance on water and power outages. Take a look so you'll know what to expect and what AKW staff will be doing in such circumstances.

Informed Delivery® by USPS®

A new option offered by USPS is "Informed Delivery." After signing up for this tool, you can digitally preview your mail and manage your packages scheduled to arrive soon. Informed Delivery allows you to view greyscale images of the exterior, address side of letter-sized mail pieces for items processed through USPS automated equipment. You can also track packages, but USPS is unable to provide a similar image.

Stay more informed about items on their way to you!

Reaching out is easier

The Board works hard to make itself more accessible to you. Part of that is being available to all Residents via email, and we've made it easier to remember those addresses. Write to any Board Member by using their first name followed by @akwcondo.com. We hope you'll find this an easy way to communicate.



A Happier Happy Hour

The Happy Hour Club (HHC) is officially open for business every Thursday evening in the new Bar!

Happy Hour members pay monthly dues of \$15, which covers beverages and snacks. A

February special relaunch discount of 3 months for \$40 paid in advance is available. A single evening and/or guests are \$7. The last Thursday of each month is Pizza Night and attendees pay \$5 to share the meal cost.

All residents are welcome to participate in Happy Hour through BYOB (\$5 includes mixers and snacks) or attending and not imbibing. Happy Hour is all about the company and conversation.

Come end your tough day in a nice relaxing swivel chair, warm atmosphere, drink of choice and pleasant conversation. It's a new Happy Hour Club and we are proud to show off.

Hope you join us Thursdays at 6:30.



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 Contacts, 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. *Remember:* the guard can’t tow from your private space!!)

*If you ever feel unsafe at night coming home from the parking areas, do call the **Guard (571-565-5591)** and ask for an escort. Put THAT number in your Contacts, too!*

News about new in-unit HVACS

Announced at the January Board meeting, we found out that HVAC Unlimited, Inc., (“HUI”), the company that replaced and installed our new HVACs a couple of years ago, no longer carries the “Krueger” models that many of us have. Their current brand is “Daikin Hi-Rise Fan Coils”. HUI is eager to work with any Resident who might need to change from the original “Trane” units which, more and more, are no longer working (putting out heat!). If you need to explore this replacement, do call Dylan Deloach at 703-455-6000 (www.hvac-unlimited.com). They are offering installation of ¾” insulation on the outside wall for the cold water riser pipes. Of course, AKW does not endorse any specific vendor and you are encouraged to seek other options and estimates.

It’s been so long, perhaps you’ve forgotten

For as long as we’ve been a community, the rule has been that no hazardous materials (especially paint) can be stored in the individual units in our Storage area. With the comings-and-goings of folks moving in and out, many units have stored cans of paint left over from a change in wall color. The Board reaffirmed at the January meeting that paint (or other hazardous materials) cannot be permitted, and are asking that Residents get rid of those cans. *One can in one unit* may not seem dangerous, but consider if all 190 cages each had one can! As we’ve noted before, they cannot be dumped in the trash room, but must be taken to the Hazardous Collection site for the City of Alexandria on Colvin Street (headed toward Old Town).

Wendy will be glad to assist (w-shelley@comcast.net) if you need help sorting out the disposal requirements, Thank you for your compliance!

<u>Future Board Meeting Dates</u>	
February 26	March 26
April 23	May 21
June 25	July 23
August 27	September 24
October 22	November 26
December 17	

Furniture Donation Program

Hate to simply throw away that once-loved chair or bookcase? And far too difficult to dispose of?

One option is to DONATE. Alexandria’s ALIVE! program collects furniture donated by City residents and **weekly** on Saturdays delivers to Alexandrians in need. They pick up from our 22304 zip code, among others. Clients need mattresses, beds, tables, chairs, sofas, dressers and chests of drawers, and lamps. They don’t take king beds, trundle beds, armoires/hutches, entertainment centers, sleeper sofas, appliances, patio furniture, office furniture, or rugs. They accept scratches and other normal wear, but can't accept items that need repair.

To donate furniture, email furniture@alive-inc.org and provide your name, address, phone number(s), and a list of the needed items (see above) you would like to donate. Donation offers are not taken by phone. Things to note:

- The program is managed by volunteers. They strive for prompt response, but it may be several days before you are contacted.
- They have no warehouse and their capacity each Saturday is limited by time, number of volunteers, and the necessity to match donations to the needs for that week. Pick-up on a particular Saturday can't be assumed in advance.

Other Donating Options

Organization	Contact Information	Range of Operation
<i>Furniture and Clothing</i>		
Salvation Army	satruck.org 703-642-9270	Northern Virginia, D.C. Metro
Goodwill of Greater Washington	dcbgoodwill.org	Northern Virginia, D.C. Metro
Bethany House (career clothing)	bhmv.org 703-658-9500	Alexandria
Dress for Success (career clothing)	washingtondc.dressforsuccess.org	Washington, DC
Green Drop	Gogreendrop.com 888-944-3767	Pick-up and drop-off in Alexandria
<i>Furniture & Appliances</i>		
Habitat for Humanity	habitatnova.org 703-360-6700	Northern Virginia
American Rescue Workers	ministry@rescuedc.com 301-336-6200	Northern Virginia, D.C. Metro
Community for Creative Nonviolence	theccnv.org 202-393-1909 ext. 229	Northern Virginia, D.C. Metro

Remember: AKW residents are responsible for reserving the elevator as needed
for donation pick-ups.



DID YOU KNOW? Homeowner Insurance

From articles in previous issues of **Knolls News**, you know about leaks from a toilet and possible deterioration of the wax ring. The main point is *“If a leak originates in your unit, any resulting damages to other units – and the building – are fully and completely your responsibility.”* Our Master Deed provides that the Council will maintain insurance on the building (Handbook pg 46), BUT, **“Owners of individual units shall obtain additional insurance (HO-6)”** that will cover repairs and renovations from water leaks or fires or other calamities. The Board can also ask for proof that you have this insurance, and would include Renter’s Insurance (usually less than \$200 per year!) for those Units leased by an Owner. And Absentee Owners need to carry their own insurance for things not covered by a Renter. ***If you don’t have this required insurance, any kind of damage assessment can bankrupt you and could certainly lead to losing your home!***

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 struggle to return 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!

From the “Farmer’s Almanac”



Always on February 2nd, it traditionally marks the midpoint between the winter solstice and the spring equinox. Farmers used this date to determine when to plant crops. Pennsylvania’s “Punxsutawney Phil” has announced spring’s arrival since 1887.

We are happy to report it was overcast at his den and he predicted an early Spring. We can hope he’s right, but remember what February is usually like around here! Thanks, Phil!



Hints, Advice & Friendly Reminders

- If you get a new washing machine, AKW provides heavy-duty hoses to handle the water pressure. Arrange with the Office to schedule this safety amenity for your machine installation.
- Batteries can be thrown in the trash, except for the small button batteries. More information about this and all kinds of City rules, regulations, hints and directives can be found at www.alexandriava.gov.
- Do you have a smoke alarm? You are strongly urged to get one. The ceiling sensor in your unit is a *horn*, not an alarm or smoke detector. It sounds only when someone pulls the alarm switch in the hallways. Our security system calls the fire department, *but the alarm continues until the fire department turns it off!*
- *See Something, Say Something* doesn't apply to just Safety & Security. We can't fix it if we don't know it's "broke." Comments, questions, problems should be put in writing (it's easy to forget when it's spoken!) to the Office or email at office@akwcondo.com, or report it through BuildingLink.



Getting you involved

We are always looking for residents to participate in committee meetings. Committees address the affairs affecting the safety and wellbeing on everyone in our Community, ensuring the continuing stable financial position of our corporation, as well as maintaining the integrity of our infrastructure. Needless to say, committees are an essential part of managing our Community. Each committee identifies a need/problem, discusses possible solutions/actions, and presents recommendations to the Board for discussion and decision. If you are interested in being involved – *just come on down to a committee meeting (usually listed on the last page) and tell us you're here!*



Building & Grounds (B&G)
Budget & Finance (B&F)
By-Laws Amendments
Fitness Center Facilities
Communications
Landscaping
Pool

Kay Wilmoth
Sharon Grant
Becky Martin
Bill Munson
Quade Whitmire
Kay Wilmoth
Pat Quinn



**See something.
Say something.**

This security message applies to AKW as well as elsewhere! If you see someone attempting to gain access to the building without authorization, or trying to "tag onto" your entry into the building, notify the Office (or Security) immediately. If neither is available and you have reason for concern, consider calling the police.

We want to keep our building safe and secure! Often we don't recognize new folks or others not seen regularly. **ASK** if they live here (*they should have their key fob out!!*) and then ask them to use the vestibule phone for entry. (Yes, we know that's hard to do.)

We encourage your participation at Board meetings!

Our Community has always encouraged Volunteering by any and all of our Residents. One of the easiest ways is to come to a Board meeting and participate by asking questions and by bringing up comments and concerns during the Open Forum for Residents. At the January meeting, President Quade Whitmire enumerated many of the concerns the Board will have to address this year, including: pool repair (yes, it's still leaking!); the ongoing problems with the roof repairs; emergency hallway lighting; improvements to our use of BuildingLink; updating the Handbook; updating our Personnel Policies; deciding on a comprehensive Investment Policy; visitor parking. There's certainly **one** of these discussions that piques your interest!

Come on down (next one is Tuesday, February 26th, 7pm), and take part in our very own democratic process of running the building! It takes a *lot* more than just the seven directors. Your expertise can add a lot to our discussions. *Please join us!*

Bits from the Building & Grounds report

- Shopping carts: Fifteen carts (15) have been ordered and should be here by the end of February. Because we want to make certain that our Residents have them immediately available, we (all of us) will not permit vendors to use them to haul their stuff. Vendors should have their own dollies or handcarts.
- Asking for maintenance help: During this time of temporary personnel in our Office, ask our temporary staff Jeri to take a note, or send a message to Office@akwcondo.com. Once Davon and new General Manager Justin Meltzer are able to meet, we'll get back to a routine we can depend on. Thanks for your patience!
- Hot water problems: We are aware that the 9th Tier is experiencing problems with hot water being lukewarm and not great for showering! Maintenance is looking into this and hopes to have a solution quickly. This is another time for "thank you for your patience!"
- Emergency lighting: Thank goodness it hasn't happened too often, but when there's a general blackout the hallways can be scary. Following discussion of proposals to rectify the problem of "no light at all," the Board approved a proposal from VGS to provide lighted Exit signs and simple lighting in our hallways and stairs. The idea is to provide this lighting for 90 minutes following electrical outage, enough time for people to leave the building safely. The lighting packs run on batteries that will recharge automatically when electricity is restored.

Budget & Finance Committee



The Budget and Finance Committee will meet on Wednesday, February 20 at 6:30 PM for a discussion on acceptable investment options for AKW's reserve funds.

The goal is to identify investments that meet liquidity needs, preserve capital and optimize returns within appropriate diversification guidelines. Looking forward to participation from interested Owners!

Neighborhood News

[Washington Business Journal](#), 1/28/19

[Alexandria Living Magazine](#), 1/26/19

Abridged

We are several years from any major construction activity at Landmark Mall, but Alexandria and the mall's owner are now framing the parameters that will guide the nearly 6 million square foot redevelopment.

A series of draft recommendations were released and discussed at a January 26 Landmark Mall community workshop. The recommendations provide for a maximum 5.6 million square feet of development across the Landmark property. A minimum 20 percent of the uses are required to be commercial (office, hotel, retail, entertainment and institutional such as fire station, school, recreation center or similar). The development process would also set a target percentage of new onsite affordable residential units in market-rate buildings.

The recommendations call for 3.5 acres of publicly accessible open space across the site and an urban transit hub onsite to serve multiple transit options. Streets are to be designed to support all users — pedestrians, cyclists, transit and automobiles — while the fly-over ramp from Duke Street into the mall property would be removed. Duke and North Van Dorn streets would be reconfigured.



Duke Street by Landmark, reimagined without the flyover. Courtesy of City of Alexandria

The Landmark redevelopment process is four steps: Replanning sets the general rules for the development. A concept plan follows with additional details, followed by development special use permits by building or block, and then building permits. A concept plan was filed with Alexandria on January 18. The demolition of the current mall building may not start for a couple of years, with redevelopment taking place in phases over the next decade or more.



Van Dorn Street by Landmark would be reconfigured as well under the Landmark replanning. Courtesy of City of Alexandria

There is one more workshop planned for February 27 before the scheduled Alexandria Planning Commission and City Council public hearings in April.

Working Draft Recommendations and more information available at www.alexandriava.gov/Landmark.

IMPORTANT DATES IN FEBRUARY

- ◆ **Knolls Kneedlers** **Sun, 2/3, 2 PM**
- ◆ **By-Laws Committee** **Wed, 2/6, 6:30 PM**
- ◆ **Finance/Budget Committee** **Wed, 2/20, 6:30 PM**
- ◆ **Board Meeting** **Tue, 2/26**

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

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



NEED A NOTARY?

Sharon Grant is a Virginia Notary and offers services to AKW residents by appointment at no charge. Email sharon@akwcondo.com.

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)	becky@akwcondo.com
Pat Quinn, Secretary (Pool)	pat@akwcondo.com
Sharon Grant, Treasurer (Budget & Finance)	sharon@akwcondo.com
Kay Wilmoth (Building & Grounds, Landscaping)	kay@akwcondo.com
Bill Munson (Fitness Facilities)	bill@akwcondo.com
Valmy Awasom	valmy@akwcondo.com