



President's Message

As we shake off the chill of winter we're looking ahead to warmer days and what the spring and summer hold for us.

Pool season begins next month and the Pool Committee has been working with the maintenance staff to get this important amenity in shape for your enjoyment. This includes repair of the pool's white-coating and some leak repairs.

From a safety standpoint the most important project now underway around the community is installation of the hallway emergency lighting. This vital upgrade sees the installation of battery-powered back-up lighting to illuminate the hallways in the event of a power outage. We're fortunate that power outages at AKW are exceedingly rare and brief but this upgrade is a missing link in our safety infrastructure and the Board and staff are happy to be addressing it.

On the communications front, we are testing out *AKW Updates*: brief, as-needed community notices on projects meant to keep you current on Association projects that impact and benefit you. The first of these updates was sent Friday the 29th and more will be headed your way as warranted. [Let us know](#) what you think about them and how they could be more useful.

Finally, I'd call your attention to a schedule revision: the April Board of Directors meeting has been moved to the final Tuesday in the month, the 30th. As always, all are welcome to attend and the Open Session Board Book will be available for review beginning the Friday before the meeting. Wishing you a happy April!

Board Meeting Highlights

Reported Financials

	<u>February 2019</u>	<u>January 2019</u>
Total Cash and Investment	\$1,596,994	\$1,587,667
Year-to-Date Income	\$336,784	\$171,305
Year-to-Date Expenses	\$336,723	\$150,846
Year-to-Date Net Income	\$61	\$20,460
Delinquencies \$	\$41,071	\$41,946
Delinquencies %	2.21%	2.26%
YTD Reserve Expenditures	\$24,994	\$15,320

Three accounts represent 84% of delinquencies (\$34,482); the remaining 16% are in 21 smaller accounts (\$6,589).



Board actions follow:

- \$1,280 to AquaSafe Pool Management to conduct a plumbing pressure test of pool-related pipes.
- \$7,990 to AquaSafe to repair/resurface/replaster the pool interior and related areas (required prior to pool season by Alexandria Health Department).
- \$46,439 to renew AKW's insurance coverage for a 12-month period.
- \$6,950 to Reserve Advisors to conduct an update to the reserve study, which includes examination of building components and their useful anticipated life.
- \$5,200 to Freestate Electrical to replace a pool area junction box and related wiring.
- \$1,563 to Freestate Electrical for replacement of the lighting in the boiler room.
- \$1,791 to Signs by Tomorrow for fabrication and installation of an "Alexandria Knolls West" sign for the interior of the management office.
- \$2,800 to VGS to install a quartz countertop in the kitchen, completing the work in that area.



Landmark Carnival to open in April

Carnival ride equipment arrived in the parking lot at Landmark Mall in Alexandria's West End during March. The carnival, with rides, food, games, and activities will be open April 4 to April 28 in the parking lot outside the former Macy's – now the temporary home of **Carpenter's Shelter**. Actually, the Ferris wheel is a dead giveaway that a carnival is coming!

The only store still open in the Mall is *Sears*. As we've mentioned previously, the Howard Hughes Corp. is working with the City on redevelopment plans for the entire 51-acre site, in addition to roadway improvements in the surrounding area. This might be the last time we'll be able to take advantage of this springtime event, so be sure to take it in during the month!



What a convenience!

Although this happens in May, we thought advance notice would be welcome.

THIS IS A GREAT CHANCE TO GET RID OF ANY PAINT!!

Get your potential discards organized and ready to go!



YOU ARE INVITED
RE/MAX 100 ANNUAL
SPRING CLEANING EVENT

Saturday May 4th, 9:00 am-12:00 noon
5501 Backlick Road, Springfield, VA 22151

- *Papers safely and securely shredded on site
- *Old Electronics (TVs/Stereos/Computers/Printers)
- *Old propane tanks + paint, thinners, etc.
- *Coats, clothes, blankets and sleeping bags

When It's YOUR Move ... CALL PATSY !
(703) 609-3791
Patsy A. Feinberg, Realtor - RE/MAX 100



Groceries to Go, from *Senior Services of Alexandria*

In partnership with Giant and Harris Teeter, SSA provides a much-needed grocery delivery program to Seniors 60-plus living in the City of Alexandria (*that's where we are!*). Screened volunteers deliver groceries year 'round every other Thursday. Groceries are based on your own personal shopping list. There's no minimum order, and no delivery fee.

Volunteers deliver groceries between 10:30 and noon to client's home, and if requested to do so will put those groceries away and loosen tight-fitting lids! Through this program, SSA volunteers provide a vital link to the community and outside world for seniors who otherwise have limited mobility. This program is an important addition to SSA's larger Senior Nutrition Program, with the intent of increasing senior safety, health and nutrition.

Contact Sandy Freedman at 703-836-4414 x 119, or groceries@seniorservicesalex.org. If you are able to become a Volunteer with this program, Sandy will be pleased to get your call!

Save the date: Tuesday, April 23, 2-3:30pm, Beatley Library.
Monthly Healthy Food lectures and Cooking Demos.

Healthy Eating trends are constantly changing. Ever wonder which ones are right for you? A Nutritionist from Giant Foods will explain flavors and food trends, including a tasting experience. Co-sponsored by Beatley Library and SSA, they're **free** but please register at 703-836-4414, x 119.

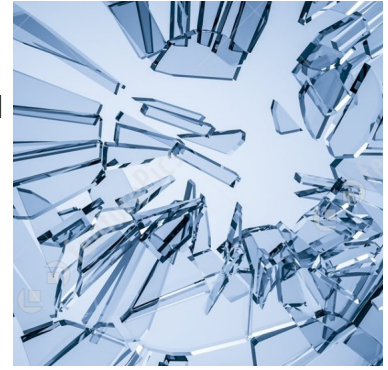


A handy-dandy resource for you: The *Directory of Resources for Older Adults and Persons With Disabilities* is a 57-page booklet of all that's available through SSA, covering subjects such as day care centers, adult protective services, assisted living placement, caregiver resources, pension rights center and more! Everything is categorized, alpha-listed with brief explanations of each, plus phone numbers. We have a dozen-or-so that are now in our Library. They're **free**, so please take one if you need it. (If you take the last copy, or they're missing when you look, tell Justin and we can get more.)

Also in the Library is *Retirement Living's Sourcebook*, a quarterly magazine that is a "Complete SOURCE for EVERY Senior Living Option." You can also contact the Division of Aging at 703-746-5999 or at www.alexandriava.gov/Aging. Sourcebook can be contacted at 800-394-9990 or at www.retirementlivingsourcebook.com. Check 'em out!

Prohibited Hazardous Waste

Alex Harrington (#1006) spoke up at the March Board meeting about the continuing problems with prohibited items being discarded in the trash chute. He spoke to the repeated reminders that have been provided on this problem — a number of times in *Knolls News*, recurring emails and currently on the Building Link site — and submitted a suggested approach to raising awareness to the seriousness of this problem.



Once again, recently, a staff member was injured by broken glass discarded into the chute. While in a plastic bag, the glass ripped through bag and sliced the arm of one of our staff.

Repeated here from the December issue:

Every single thing you send down the trash chute gets compacted and must be managed in the trash room by our Porters. Everything you throw down the chute is pushed into large plastic tubes, which the Porters must handle. **Anything** sharp will come through the bag and has the potential for serious harm—even small jars and bottles. When it hits the ground floor it breaks and the shards are sharp, dangerous for our employees, and damaging to the compactor.

Separate your glass items and either take them to the ground floor trash room or **leave them in the trash room** on your floor. Porters visit the trash room on each floor daily to retrieve glass bottles and jars; this service is to make it easy to properly dispose of glass items.

Please use common sense and help protect our employees.

Phone numbers for your home Speed-Dial or mobile Contacts:

Guard cell phone: 571-565-5591
Policy *non-emergency* 703-746-4444 *Emergency* 911

- ◆ Enjoy your balcony but don't throw cigarette butts (or anything else) off the edge
- ◆ Don't let plant watering dribble down to your neighbor's balcony
- ◆ If you're driving, watch out for those walker, bikers, joggers, animals
- ◆ If you're bicycling, wear an approved helmet
- ◆ Wear bright, easily visible clothing when you walk in the evenings
- ◆ Keep your pets under leash control when out of your Unit
- ◆ Large BBQ tanks and wood fires are not permitted on our balconies; only small electric grills and one-pound propane bottles are permitted



BE AWARE, BE ALERT, and report suspicious activity to the Office, Guard, or Police

Who Do You Recommend?

At one time or another each of us had had the opportunity to use vendors for jobs like painting, electrical, plumbing, wall papering, etc. If you have some favorites, please let us know! Email office@akwcondo.com and it will be entered into that Services area on the Residents' page in our website, so all of us can have this resource. Of course, the Association can't endorse these folks, but it's easier than trying to pick someone from the Yellow Pages!

Financial Spring Cleaning Tips

(Abridged, but many thanks to Terri Hansen)

- Review your credit report. By law you're entitled to order one a year from the three credit bureaus, at no cost from www.annualcreditreport.com. Anything inaccurate? Be in touch with the 'store' and the credit bureau to make corrections.
- Organize and/or shred old financial documents. Sort through bank and pay statements, bills and other financial records and keep only those absolutely necessary, keeping anything related to the IRS for 6 years. Don't just toss in the trash; information on these documents will leave you open to identity theft!
- Record your financial passwords and store records in a safe place. Make sure you're not using the same passwords and log-in information on all your accounts. Even if you're on a secure site, there's always the possibility of being hacked. Storing records can be those encrypted and on a thumb-drive. Store in a safe-deposit box at your bank, especially for stock or bond certificates, for instance, or on an online secure vault.
- Review your budget. Is your budget up to date? Noted any increases or decreases in your income? Make sure you're reporting expenses accurately and make some room for savings account contributions. Use a Personal Budget Worksheet to help organize your finances.
- Set up Automatic Bill Pay. "Spring cleaning" isn't only about de-cluttering, it's also about making things more efficient. Set up auto bill pay linked to your primary checking account. This will eliminate the chances of missing a payment and paying those pesky late fees!
- Pay off holiday debt once and for all! What does your current debt load look like? Spring is a good time to look at your total outstanding debts and see which loans or credit cards could be paid off quickly (and that means saving on the interest charges on those debts!). Cleaning up this debt can put you in a much better financial position for the rest of the year!



Coming SOON! AKW Community Garage Sale

The Board approved a request to host a community garage sale. **The date has been set for Sunday, May 19.**

If you're a crafter, looking to re-gift some White Elephants or have a "wish you hadn't purchased item," this is your opportunity. Sell your old treasures or buy someone else's!



Table rental will be \$8 for round tables and \$16 for larger rectangular tables. Availability is limited by room capacity and will be on a first-come, first-served basis. Contact Sharon at sharon@akwcondo.com if you're interested in helping her and Joann Wray (AKW neighbor and web consultant) with logistics, organization, or on the day of the event.

Watch for details soon!



If you get a new washing machine, AKW can provide the recommended heavy-duty hoses to handle the water pressure. Check with the Office.

This is part of the Resident Services Program, so take advantage!!

CAR WASHING REMINDERS

B&G Chair Kay Wilmoth reminds us that there are only two spots for this purpose: C-40 and C-41, the first two spaces on the right, under the tennis court. Residents may wash their cars during the months when the hose is hooked up and available – usually April thru October. Wash from 8am to 8pm; Visitor Parking from 8pm to 8am (and anything more than this may mean a tow!). There's other Visitor parking in that garage; remind your guests to sign in at the log book in the lobby. Guests (*and residents*) who don't sign the register are at risk of being towed – and some of us already know how expensive *and* inconvenient it is!!



From another Resident



When water shutoffs have to be done, it takes up to an hour for the Tier(s) to drain. The smart thing to do is have your plumber come at 10am or after. He doesn't need to be hanging around (running up your bill!) waiting for the all-clear signal! On the other hand, if he can make the repair that doesn't depend on water shutoff, definitely have him come as early as possible!

AARP Fraud Watch Network

Fight back against frauds and scams! Call AARP's Fraud Watch helpline at **877-908-3360** to speak with volunteers trained in fraud counseling. You can also sign up for [Watchdog Alerts](#), and they even have a scam-tracking map! **Resources** include the FBI's Internet Crime Complaint Center (<https://www.ic3.gov/default.aspx>), the Federal Trade Commission (877-382-4357) as well as the Consumer Financial Protection Bureau (855-411-2372). AARP also has links to other scams: at holiday times particularly; online shopping scams; the ever-present Gift-Card scam; and others. AARP encourages sharing their alerts with family and friends so they also know how to spot common strategies scammers use and have the tools they need to defend themselves against those tricks!



Future Board Meeting Dates

April 30	May 21
June 25	July 23
August 27	September 24
October 22	November 26
	December 17

CARRY-INS / DELIVERIES POLICY

[Handbook, pp 17-18]

This POLICY is to accommodate working Residents' schedules:

- **Saturday deliveries** are extended to between **9am and 4:30pm**. *(Remember the Office is closed 12:30 – 1:30 for lunch.)*
- **Sunday and holiday carry-ins** are permitted between **9am and 4:30pm**. This is to allow bringing home items transported in personal vehicles.
- **The freight elevator ONLY should be used for these items.** Pads will be routinely hung in this elevator during these hours. To prevent damage to the walls, carry-in items should not be brought in after the pads are removed.
- **If the pads aren't installed in the freight elevator, NO DELIVERIES. Period. And don't ask Justin or Sam (or anyone else!) to bend the rules!**
- *All other restrictions and definitions remain unchanged. Move-ins and Move-outs are NOT AFFECTED by this policy and REMAIN RESTRICTED TO WEEKDAYS ONLY. [See Handbook pp. 17-18]*



Why you need an expert!

About a year ago, an AKW resident decided to install in-unit shut-off valves so they could turn off their water whenever they chose. Since that time, residents in that tier complained about issues with the hot water in their bathrooms. The water needed to run for 5 minutes or more before it reached a temperature tolerable for a shower, and the water never really got hot. Even the resident who had the shut-off valves installed reported no hot water in the bathroom.

Maintenance Manager Davon Datcher and Densel researched and could not find the problem. The shut-off valves were assumed to be properly installed by a certified plumber. Very recently, in response to continuing complaints about water temperature, Davon checked once again and realized that shower diverter and the plumbing lines were connected incorrectly. Solution: The resident made arrangements with a licensed plumber to correct the problem.

Poor resident: They paid once to have the work done and again to get it corrected. The cheap solution isn't always the least expensive solution. Always contact a licensed and bonded professional to perform work in your unit!



IMPORTANT DATES IN MARCH

- ◆ **Knolls Knitters** **Sun, 4/6, 2 PM**
- ◆ **Board Meeting** **Tue, 4/30**

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
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