



MARK YOUR CALENDAR ...



The Alexandria Knolls West Condominium's Council of Co-Owners Annual Meeting will be held on Tuesday, September 24, 2019. Registration and Proxy verifications will begin at 6:30 pm, with the Annual Meeting convening at 7:00 pm in the Community Room. Please plan to attending so we are able to achieve our quorum. New members for the Board will be elected, so your participation is really necessary!

President's Message

Welcome to the August edition of Knolls News.

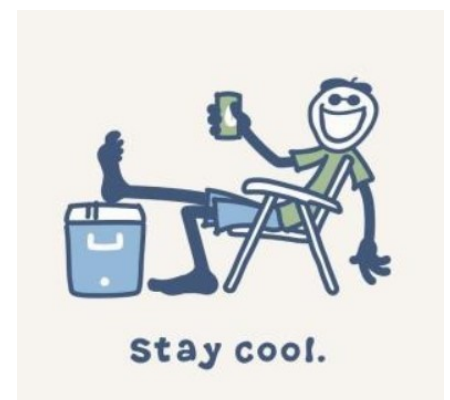
In this edition of our community newsletter, see the article on the topic of HVAC Moisture. Thankfully the majority of us are unaffected by this issue but there are some important things for us to do avoid the experience—read the article on page 2. For those who have been spending the summer with wet walls and leaks, I'd offer my personal thanks for your patience and would especially thank our neighbors in the 02 and 06 Tiers who have been particularly impacted. It has taken the Association a lot of work, time, and resources to get to the root causes of the issue; all of which will be in our arsenal when and if the problem appears in other places in the building. The partnership and communication of those in the 02 and 06 Tiers have been essential in getting to the answer on these problems.

Also in this issue, see the article "Let's Not Be Idiots" on page 6 which covers some truly outrageous behavior on the part of some of our neighbors and some tips for what you can do about the nonsense described in that piece. Thank you to the editors of our newsletter for giving me the spots to write two articles this month. Enjoy the rest of your summer!

Board Meeting Highlights

Reported Financials

	<u>June 2019</u>	<u>May 2019</u>
Total Cash and Investment	\$1,616,178	\$1,576,962
Year-to-Date Income	\$1,003,862	\$839,796
Year-to-Date Expenses	\$949,137	\$789,942
Year-to-Date Net Income	\$54,726	\$49,854
Delinquencies \$	\$50,035	\$51,783
Delinquencies %	2.2%	2.6%
YTD Reserve Expenditures	\$154,140	\$151,183



Delinquencies were concentrated in 7 accounts (94%) for \$47,159. The balance is in 14 accounts (\$2,876).

Board actions include:

- \$6,500 to VGS for repair of HVAC condensate damage in one owner's unit.
- \$3,600 to VGS to clear HVAC condensate drains in Tiers 02, 05 and 06.
- \$9,600 to VGS to clear HVAC condensate drains in Tiers 01, 03, 04, 07, 08, 10, 11 and 12.
- \$16,493.12 to Environmental Enhancements for landscape services for 1/2019-12/2021
- The Board considered a \$4,800 proposal from AquaSafe to extend the pool season through September and concluded it was cost-prohibitive. The pool will close on Labor Day, September 2.

Quade Whitmire reminded residents that AKW does not provide welfare checks. If there is concern about a neighbor's well-being, the police should be called. AKW staff will accompany the police on a welfare check, unlock the door and the police will enter the unit; staff will remain outside the unit. The Front Office also does not provide concierge services, such as calling a taxi.

Pat Quinn reported that notice was sent to all Owners on July 16 with a reminder that the Annual Meeting will be held on Tuesday, September 24, 2019. The terms of two Board members will expire (both for three-years). The vacancies are filled by a vote of the Owners and Owners are encouraged to consider becoming a candidate.

Nominations for the open seats should be submitted to the General Manager by August 15. The official notice of the Annual Meeting, with a list of candidates and a proxy form, will be sent by September 1. The Board Secretary will host a forum prior to the election so owners can meet and question the candidates, as well as speak on their behalf.

On the Topic of HVAC Moisture

Quade Whitmire, President

I've written three notices to the community on this topic. I hope you had a chance to read them and I apologize for the length of each; I know they were long but there was a lot of information to share. Those who are impacted by this are keenly tuned in. For them and also especially for those who are not tuned in, here are some tips to help keep you—and your neighbors!—from moisture issues:

- ⇒ Make sure your HVAC units are in good working order and are regularly serviced. Maintenance and upkeep of individual HVACs are an owner responsibility, as is damage resulting from individual HVACs, including to neighboring units.
- ⇒ Make sure your filters are changed regularly and monthly do a visual inspection of your filter to see if it needs changing. The Association buys these in bulk and passes them through to owners at the cost it pays for them. The cost is **\$2.25** per filter, so keeping current on this will not break the bank.
- ⇒ Do not block either the air intake or the outflow of your unit. If you've got stuff in front of the intake—like clothes or boxes or anything—find another place for those items. This is important: if you are blocking the outflow purposefully with paper or boxes to regulate the flow, you are promoting mold growth. Only regulate the flow with the metal grate and regularly wipe that down to prevent dust build-up.
- ⇒ Do not leave windows or the sliding balcony doors open while running the HVAC; it brings in outside humidity and promotes moisture build-up.



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On the Topic of HVAC Moisture (cont'd)

⇒ Clean your unit's vents—intake and outflow—at least weekly to prevent dust build-up. Dust builds up in these areas promotes mold growth.

The most important thing to remember is that we own our individual HVACs and that we are individually responsible for them. If your neglect results in damage to your or other owners' units, you will be held individually responsible for that damage. Equally important—this one is for those owners with the original unit—if you require a new unit, there is a lead time of months to get one after you order. Do not wait until it fails as you'll be without heat or A/C for a considerable period of time.

This issue has really come to the fore this summer and it deserves our collective and individual attention.



AUGUST EVENTS IN ALEXANDRIA

Alexandria Restaurant Week is [August 16-25](#). More than 70 restaurants will feature a \$35 3-course dinner for one or a \$35 dinner for two. More than 35

restaurants will also offer lunch menus at \$15-\$22 per person in addition to the dinner specials. Brunch lovers can enjoy brunch menus for \$15-\$22 per person at nearly 20 restaurants. Those cover the Old Town, Del Ray, Eisenhower, Carlyle, and West End areas. Call your favorites and see if they are included, or check via the link above. These opportunities let us off the hook for preparing and cleaning up, so that's a good thing!

Summer Parking Discount – park at City-owned garages and open lots for a flat rate of \$2 after 5pm on weekdays and all day on weekends! Parking at meters is free on Sundays. And parking in Del Ray is always free!

Alexandria Sidewalk Sale – on August 10 and 11 is for the 'deal-grabbing' tradition as 50+ boutiques throughout [Old Town](#) (and [Del Ray](#)) offer deeply discounted items (up to 80% off!). Many stores open at 9am on Saturday. Look for the bright yellow balloons. There are giveaways and music, and a chance to win an overnight stay at the [Kimpton Lorien Hotel & Spa](#) on August 10th! View participating stores and activities [here](#).



Your Volunteering IS a gift to our Community!

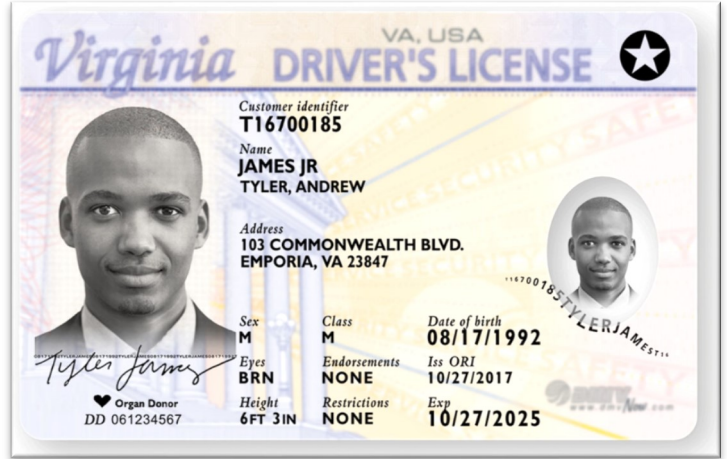
We are (joyfully!) accepting resumes for candidates for election to our Board of Directors for the 2019-20 year. If we haven't received yours yet, please don't delay – they go out very soon with announcement of our Annual Meeting. Submit to Secretary Pat Quinn by leaving in the Office for her Board box. *Our Association needs your skills, your experience, and your enthusiasm! Sign up today!*



Have you heard about “REAL ID” licensing?

Deciding whether to renew your standard driver’s license or identification card or apply for a REAL ID compliant driver’s license or ID card? The following information can help you make the right choice.

What is it? The [REAL ID Act](#) is a federal law that affects how states issue driver’s licenses and ID cards if they are going to be accepted for federal purposes, such as boarding domestic flights or entering secure military installations or federal facilities that require ID. *The credential shown has a star in the upper right corner to identify a REAL ID holder.*



Here’s what you need to get a REAL ID: It’s similar to getting the regular license. All applicants for a REAL ID compliant credential *must apply in person and provide DMV with physical documentation of the applicant’s:*

- Identity (unexpired US passport or US birth certificate)
- Social Security number (SS card or payroll check stub)
- Proof of Virginia Residency (two proofs required, e.g., utility bill, mortgage statement)
- Proof of any name changes (marriage certificate or divorce decree) (Note: if the name on your identity document is different from your legal name (for example, from adoption), you must show proof of your name change.)

About your REAL ID credential: REAL ID credentials are available for a one-time \$10 fee, in addition to standard driver’s license or ID card fees. In the upper right corner, REAL ID compliant credentials will be marked with a **star**, while others will display “**Federal Limits Apply,**” in order to comply with federal law.

The deadline for obtaining this license/ID card is October 1, 2020.

From personal experience: Birth certificate must be original, not a copy. Social Security card must be original, not a copy. Pay stub (which will show your entire 10-digit number) must be original, not a copy. Marriage license is not acceptable; certificate is. Passport must be valid (I have no idea why an expired passport wouldn’t be acceptable, but that’s the rule!) P.O. Box or company address are not acceptable for Residency requirement. Utility bill cannot be a cell phone bill (but cable bill is). Make sure you check *early enough* that you have original documents, so you can order them from state or court offices. *Be prepared to wait at the DMV for your number to be called!* So far, they use only one line for this process (and it’s lengthier than we’re used to) – mine was more than two hours (take a book to read).

What I’ve written above is only a brief overview of the process. Whenever you’re going by a DMV, drop in to get a copy of all the rules – they are extensive and can be confusing. People who are non-citizens have alternatives, but look at the rules. Temporary documents and photocopies of many items are not accepted. Most documents must be ‘originals’ although *some* Xerox copies are allowed. Doing this earlier than later will be to your advantage, if you need this REAL ID. The deadline is more than a year away, but don’t procrastinate too long that the stress of last-minute will get to you!



**From the Fitness Center
Improvement Committee:**

**Please do not perform floor
exercises in the Large
Fitness Room**

The large fitness room contains cardio equipment, free weights, and weight machines and is configured for exercises using that equipment. The spaces between the equipment are necessary for safe use of the machines and allowing users to safely move about the gym. It is not safe for the exerciser or the other gym users to attempt floor exercises in the spaces between the equipment or in the hallway leading to the sauna and the exit. Please do not attempt to perform floor exercises or stretching routines in the large gym.

The small fitness room was configured to provide ample space for body weight exercise and stretching. This room features lots of free floor space, exercise mats, a barre along the wall, stability balls, light hand weights, a vertical raise/pull-up/dip bar, and a DVD player/TV combo that you can use to play exercise videos. There are even instructional posters with stretching, body weight exercises, and stability ball exercises that can show you new ways to work the muscle groups you want.

We want everyone to have the best exercise experience every time. THANKS from the FCIC!!



Taking a break this month...

The City's **Senior Services of Alexandria** took its vacation at the same time we did; they're now working hard to plan interesting events for the next "scholastic" year (September to June). We already know there will be tours to historical properties, as well as opportunities for any of us to volunteer with some of the programs – there's SO much to do in our area!! With any luck, we'll have some interesting items to pass on with our September **Knolls News**.



The problem with Anonymity

Every now and then we get complaints about something that relates to our building or Association or the Staff or the Board or our condo fees or noisy neighbors or construction or ... *whatever*. We don't mind getting comments and helpful hints. We also don't mind getting complaints *so long as they have a name attached!* If we don't know who you are, we can't be in touch for further information and consideration for solutions. If it's worth a note to the Board or the Office, it's worth knowing where it's coming from!, Better yet, submit your comments, suggestions or complaints via BuildingLink. Thanks!

Let's Not Be Idiots

Quade Whitmire, President

We've all seen neighbors violating the rules and have registered varying degrees of frustration. We all know that so-and-so doesn't pick-up behind their dog and that you-know-who refuses to take their shopping buggy back downstairs when finished with it. These are, of course, not allowed and they should be reported to the office. But, lately, we've seen some behavior that is both outrageous and illegal.

Recently, for reasons that escape the reasonable mind, someone launched fireworks from a balcony at AKW. The resulting noise and smoke led some to believe there may have been either an explosion or fire or both. The police and Fire Marshall responded to calls from residents about the issue. The Association is working with both on the matter and is lending video footage and whatever assistance it can and will assist in any prosecution of offenders that is undertaken by authorities. It is really an extraordinary act to put health, safety, and the risk of a fire as a secondary thought to the entertainment of setting off explosives on a balcony.

Also recently, we discovered that someone had scaled the fence of the pool and had gone into the pool when it was closed. Unfortunately the guard was on rounds and did not notice this. The guard has been strictly ordered that if this behavior is witnessed that s/he is to call 9-1-1 immediately and that the individual is to be arrested and charged with trespassing. Entering the pool area when it is closed is forbidden, dangerous, and unlawful trespassing. The Association will do everything it can to assist in any resulting prosecution.

It's important to remember that residents are responsible for the behavior of their guests and that guests are subject to the same rules while at AKW as residents are, including the pet policy, the pool regulations, and parking guidelines. If guests are found to be repeat violators and are deemed a nuisance, the Association may legally forbid offending guests from AKW property.

The Association's rules are designed to make living in a communal environment possible and enjoyable for all of us who call AKW home. Infractions are matters for us to deal with amongst ourselves through our internal processes. But, instances like the two described above, theft of or damage to Association property, and other activities that break the law will be handled through the Alexandria Police Department, Fire Marshall, and other law enforcement as appropriate. AKW has a zero-tolerance property for this type of nonsense. If you see suspicious or illegal activity you are strongly encouraged to **FIRST** call the police and thereafter notify the office or security guard. AKW's residents are the community's first line of defense against crime ... and idiocy.

Future Board Meeting Dates

August 27	September 24
October 22	November 26
	December 17

SUMMER
ice cream
sunshine
FLIP FLOPS
lemonade
BARE FEET
vacation
MEMORIES

SWIMMING

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.

IMPORTANT DATES IN AUGUST

- ◆ **Knolls Knitters** **First Sunday of the month, 10 AM**
- ◆ **Board Meeting** **Tue, 8/27**
- ◆ **Happy Hour Club** **Every Thursday, 6:30-8:30 PM
in the Bar Area**

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