



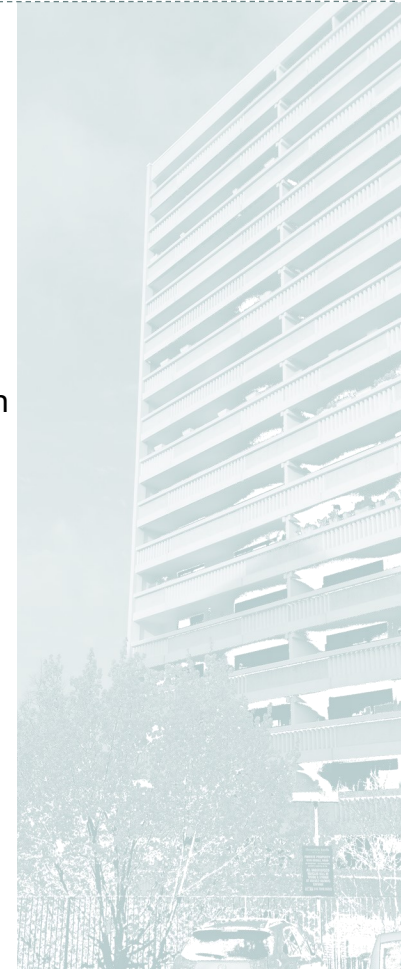
President's Message

This month's Knolls News brings you information about the 2020 budget and news about a change to the visitor parking sign-in method, among other helpful and interesting pieces.

At its October meeting, the Board approved next year's budget, which had been presented in the September Book and initially presented in a budget meeting in August. Impacting the budget in 2020 are expected expenditures related to the roof and the common-element pipe insulation issue. Also upcoming are the considerable costs associated with the C/D parking deck repairs; we have been advised to expect that project to cost a half million dollars, a swoon-inducing figure, to be sure.

A further matter that the Board voted on was related to the path forward with the roof. At the November meeting we anticipate a full update to those present. Because the matter has been part of a negotiation between the Association and the roof's installation company and warranty provider, legal counsel has advised us to hold discussions in Executive Session and to not share information in Open Session. I lean heavily toward transparency and it has been difficult for me not to keep the community abreast of developments. Our legal counsel advised us to wait until he properly communicates AKW's decisions on this matter. We expect that to happen very soon so I look forward to updating you when we meet in November. Also in November we will entertain proposals from engineering companies to oversee the C/D deck repairs.

Finally, on behalf of AKW, we welcome our new Maintenance Technician, Luis Andres, and our new indoor porter, Dion Westpoint, to the AKW family.



Board Meeting Highlights

Reported Financials

	<u>September 2019</u>	<u>August 2019</u>
Total Cash and Investment	\$1,701,278	\$1,667,255
Year-to-Date Income	\$1,497,531	\$1,335,887
Year-to-Date Expenses	\$1,468,018	\$1,328,881
Year-to-Date Net Income	\$29,513	\$7,006
Delinquencies \$	\$61,211	\$55,642
Delinquencies %	3.2%	2.9%
YTD Reserve Expenditures	\$165,187	\$154,140

Board actions follow:

- Approved the 2020 Budget, which includes a 4.0% increase in residential assessments and a +\$5 increase (to \$25/month) for those owners with additional parking spaces.
 - Authorized its General Counsel to accept the roof replacement warranty offer. Details forthcoming at the November meeting.
 - Reported the court-authorized foreclosure sale of unit 1807. The Board voted to remove the \$37,627 in delinquent payments to a collections account. AKW did not benefit from the foreclosure, with other entities having mandated priority over any proceeds realized on the sale of the unit. An extant property lien will trigger any new opportunities to collect funds from the previous owner.
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New AKW Employees

Please say hello and welcome to our new employees as you see them about the building.

Dion Westpoint joined us on 10/16/19 as indoor Porter. Dion previously worked at the St. James Sports complex and MGM Grand.



Luis Andres started as AKW's Maintenance Technician on 10/28/19. Luis worked for Red Coats, a company that provides maintenance services in commercial buildings.



Report **SUSPICIOUS** **Activity**

Sometimes it's just a matter of looking out your window. See something or someone that looks suspicious? In a place that looks different? Go ahead and call the non-emergency police number (703-746-4444) and ask them to do a drive-around of the property. (If you see something that looks like an emergency, dial 911 and then report to the Office or Guard for their follow-up.)

The Safety & Security Committee reminds us again how important it is for each of us to BE AWARE so that our Community stays as safe as possible. And add our emergency numbers (from the back page) on your speed-dial (landline) or Contacts (mobile phone) – so you'll know where to find them when you need them!

NEW BUDGET for 2020

Alexandria Knolls West 2020 Budget

	2017	2018	2019 Budget		2020	Change
	Actual Costs	Actual Costs	Budget	Projected Costs	Budget	%
Assessment Income*	\$ 1,805,583	\$ 1,863,324	\$ 1,906,660	\$ 1,907,597	\$ 1,985,650	4.00%
Other Income	\$ 75,146	\$ 69,812	\$ 69,400	\$ 84,079	\$ 78,400	12.97%
Total Operating Income	\$ 1,880,729	\$ 1,933,136	\$ 1,976,060	\$ 1,991,676	\$ 2,064,050	4.14%
Administrative	\$ 56,954	\$ 20,030	\$ 28,250	\$ 27,320	\$ 21,475	-23.98%
Communications	\$ 9,833	\$ 6,825	\$ 7,000	\$ 6,038	\$ 4,465	-36.21%
Payroll & Benefits	\$ 288,951	\$ 298,519	\$ 342,000	\$ 321,575	\$ 337,100	-1.43%
Insurance	\$ 61,834	\$ 57,407	\$ 100,000	\$ 75,004	\$ 95,000	-5.00%
Utilities	\$ 342,351	\$ 298,609	\$ 350,000	\$ 306,480	\$ 335,000	-4.29%
Landscaping	\$ 30,323	\$ 21,204	\$ 30,500	\$ 23,497	\$ 26,500	-13.11%
Operations	\$ 5,262	\$ 5,510	\$ 4,750	\$ 6,215	\$ 4,700	-1.05%
Contracted Services	\$ 198,868	\$ 249,592	\$ 250,600	\$ 255,657	\$ 262,500	4.75%
Repair & Maintenance	\$ 285,277	\$ 359,999	\$ 228,100	\$ 298,368	\$ 314,450	37.86%
Professional Services	\$ 151,012	\$ 127,192	\$ 138,860	\$ 144,614	\$ 156,160	12.46%
Taxes	\$ 4,450	\$ 6,532	\$ 8,000	\$ 6,700	\$ 6,700	-16.25%
Reserves	\$ 330,000	\$ 420,800	\$ 488,000	\$ 459,000	\$ 500,000	2.46%
Total Operating Expenses	\$ 1,765,116	\$ 1,872,218	\$ 1,976,060	\$ 1,930,469	\$ 2,064,050	4.45%

*Includes +\$5/space) increase in monthly charge for additional parking spaces.

Review of the September spending details provided a closer look at the operating expenses in 2019 and revealed the need for additional funding for 2020 activities. In contrast, we reduced operating costs in all categories with the exceptions of:

- Contracted services, which typically see a small year-over-year increase.
- Repair and maintenance, which include expenditures for ongoing HVAC condensation issues, including cleaning the condensate lines in each tier of the building, and repairs to the roof and owner units due to the boiler room leak. Some of these costs will be ongoing into 2020.
- Professional services, primarily attorney fees that will include incurred and future costs associated with the roof and HVAC projects, as well as collections.

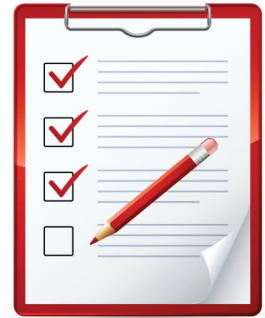
We will also add \$20,000 to the 2020 Reserve Account for future spending.

On Saturday, November 2nd, before you go to bed, reset your clock **back** one hour so you'll have the correct time when you get up on Sunday morning!



HVAC Inspection Policy Proposal

At the height of last summer's HVAC moisture issue, the Association spent considerable resources to track down the cause of the problem. You'll recall—especially if you were one of the impacted units—that there were a number of causes. Some of those were the responsibility of the Association and it has been working through those and also on the lookout for new issues so they can be addressed more quickly.



As part of the search for the cause of these moisture problems, unit-by-unit inspections were undertaken. Observations of HVAC units, particularly the older original models, often showed HVACs that were inoperable, not maintained or, in some cases, to be causing damage to neighboring units because of poor maintenance.

The Association consulted legal counsel to determine the Association's rights and responsibilities to ensure owners are maintaining their HVACs so that their neighbors are not negatively impacted. Counsel advised us to develop an inspection program to ensure HVAC units are maintained.

The Board considered a proposed policy in its July 2019 meeting. There were suggestions from Directors and from owners present on changes to the initial proposals. The revised document was presented in the August meeting but was not discussed because of time constraints. It was presented again in the September meeting but was put on hold again because several Directors had questions and research they wanted to do individually. The proposed policy has been in the Open Session Book for the past three months; that Book is available in the Office for owners' and residents' review.

The policy, as proposed, would consist of a twice per-year program. There would be a mandatory filter change and visual inspection by the Association's staff or contractors each autumn. There would be an additional requirement that owners have their HVAC units inspected by a licensed professional once per year in the spring.

We expect further revisions to this draft policy proposal to be included in the November agenda and for the item to be discussed at the meeting. The goal is to arrive at a common-sense inspection program that protects each of us without unduly overburdening any of us.



Think about this ahead of time

The Office supplies "**Christmas tree bags**" that will make your life a lot easier at the end of your holiday time! Pick one up and position it over the trunk of the tree *before* you put the tree in its stand. When you're done with it, just pull the bag up around the tree and tie it off so the needles stay in the bag! Yes, there will be some needles falling on your floor or carpet, but those are easy to vacuum up. With the tree in the bag, you won't leave a trail from your unit to the trash room of the rest of the needles. *And pay attention to a notice from the Office of when the tree collection is scheduled by TrashAway; trees can't be left in the trash room for days at a time and we want to make it as convenient as possible to get it out of your unit!*



We had a full page article in the August *Knolls News*, but it's time to give an update while you still have time to follow through on this new law. [The Washington Post](#) reported more extensively on September 29:

“Nearly 40 percent of Americans don't have a REAL ID or any of the other forms of identification that will be required at airport security checkpoints come fall 2020. ... Even more troubling, 57 percent aren't aware that beginning October 1, 2020, the only driver's licenses that will be accepted for boarding commercial flights [or possibly, entrance to a federal building or installation!] will be those that meet federal REAL ID requirements. ... Although travelers will be able to use other credentials, such as *an active (unexpired)* US passport or a military ID, lawmakers fear millions who use state-issued identification to board domestic flights will be caught by surprise. ... Some states, including Virginia, are reporting that as few as 10 percent of their residents have the new identification.”

Continuing the [Post](#) reporting, “The process has been difficult. State motor vehicle administrations have encountered challenges ranging from computer system glitches, to long lines of applicants, to people seeking to get the REAL ID but are unable to provide the required documentation such as *an original Social Security card.*” [When they say “original”, they mean exactly that, and Xerox copies are not acceptable. The rigmarole to get a replacement original from the Social Security Administration is nearly as bad as getting the REAL ID because you have to supply many of the same documents to them it's a hassle!] **And making matters worse, actually, “Some states, like Virginia, are not even making the REAL ID mandatory, giving license holders the choice of a standard license or REAL ID.”** [Pay the extra one-time \$10 fee plus the \$20 license fee.]

“Because of these challenges, the U.S. Travel Association wants Congress and DHS to make some policy changes and update the REAL ID Act to make the process easier for states and residents with alternative screening procedures that can be used to clear passengers for example, travelers enrolled in programs such as “TSA Precheck,” the Global Entry card, and others using technology not available when the Act was passed [2005].”

If you're thinking you can wait until the middle of next year to start the process, think about this: “While frequent travelers may be ready for next year, those *infrequent* travelers may be most affected. ... Thanksgiving comes not long after the October 2020 deadline. The holiday marks the beginning of one of the busiest travel periods of the year; it's also a time when more amateur travelers are flying.”

Find instructions and rules about [REAL IDs in Virginia](#). You can complete an online application and choose from your best available options for proving your identity. You'll have 30 days to present yourself, your ID and a copy of the online completed application at a DMV service center to complete the transaction. Plan to spend A LOT of time at the DMV (take a book to read) 'cuz so far there's been only ONE line dedicated to this fiasco! (It took me 2+ hours; another Resident, 4-1/2!!). Recently, the Franconia Service Center had multiple windows handling READ IDs, although the wait wasn't considerably better at 1-1/2 hours.

Future Board Meeting Dates

November 19

December 17

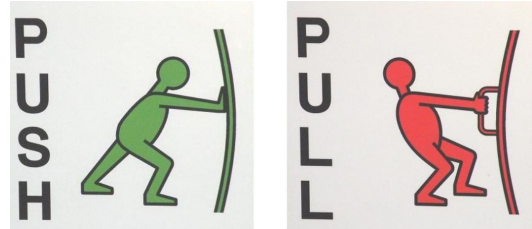
WHY are we still reminding people about this?

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.” And those who feel it is acceptable to allow their pets to urinate or defecate on the sidewalks need a serious reality check! AKW staff have plenty of daily tasks; cleaning the sidewalks shouldn’t be one of them. Folks, there is NO magical Poop Fairy coming along to make the area pristine. (Read the “Pet Rules” in the [Handbook](#), please.)



Thank you!!

To our staff for repairing the trash room sliding door!
What a huge difference it makes! No more of this:



Thinking ahead to that dreaded word SNOW

As dreaded as it is, the weather is turning colder and we are likely to get a snow storm in the coming months (or maybe just *weeks!*). We are fortunate to have a terrific staff and responsive snow removal contractor to help dig us out, as well as some generous AKW residents who come to the assistance of their neighbors.




A note for some of our new (and long-term) residents: **Empty parking spaces are privately owned property.** Do not shovel snow from your space onto someone else’s. You are ungenerously gifting them the task of shoveling twice as much. We know it is difficult to find space for all of it. Keep in mind that we are all in the same boat. It’s aggravating and an inconvenience, but please don’t “pile on” to your neighbor’s!

New Place to Vote!

In the event you didn't receive this notice, AKW has a new Polling Place at the Olympus Condo at 6301 Stevenson Avenue in the Party Room.

The next election is November 5. A comprehensive guide to the candidates can be found at [Alexandria Living magazine](#) or [Alexandria Voter Registration and Elections](#).



**CITY OF ALEXANDRIA
OFFICIAL VOTING INFORMATION**

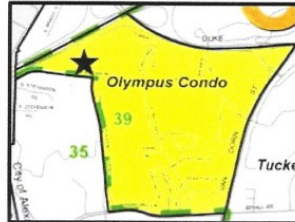


This is a reminder that your new voting location is
the Party Room at the
Olympus Condo
6301 Stevenson Avenue

Voting Hours on November 5 are 6 a.m. to 7 p.m.

If you have questions about voter registration, photo ID requirements, your polling place, sample ballots, or absentee voting, please check our website or call. Handicapped-accessible parking is available in the Olympus lot. Additional voter parking is available on both sides of Stevenson.

Voter Registration & Elections
132 N. Royal Street, #100
Alexandria, VA 22314
703.746.4050
www.alexandriavoter.org

Alexandria Electoral Board
Susan B. Kellom, Secretary
Bruce A. Brown, Chairman
Jack Powers, Vice Chair





November 15, enjoy [Ice & Lights](#) at the Great Waves Waterpark on Eisenhower Avenue

Tickets are available now for the new Ice & Lights at The Winter Village wonderland at Cameron Regional Park at 4001 Eisenhower Avenue (Great Waves Water Park). The winter park will feature an ice rink, beautifully lit photo ops, music and more! Grab a slice of pizza, roast a marshmallow over the fire pits, and enjoy the winter village.

The ice rink will be open 5 to 10 PM on Fridays, and 11 AM to 5 PM on Saturdays and Sundays, January 6 to February 28. See details and pricing at [Cameron Ice & Lights](#).



After you've finished, it's still your responsibility

Electronics and hazardous waste: (paints, solvents, old TV and computer) – take to the City of Alexandria facility on Colvin Ave (7:30-3:30 **only on Monday AND Saturday**). Further Info from the City operator at 703-838-4000. Go east (toward Old Town) on Duke to right on So. Quaker Lane (opposite the fire station) and one block to left onto Colvin. (Alternate: right onto Sweeley St. (next to CVS), right onto Colvin; up a few blocks on the left.) Easy to find; easy to drop off.

- And BTW, check in the next weeks when you're setting up holiday displays or when you're cleaning up from those holidays -- if those lights have seen better days (i.e., they aren't useful any more), these should be taken to the hazardous waste depot.

Since we use a *private hauler* for our trash, we must use a **private hauler for METAL collection**. This would include appliances that for some reason haven't been taken by those who delivered your new ones. **TrashAway** is able to do this, *for a fee*. Phone them at **703-339-4560** and speak to **Neena** to make your own arrangements and payment. BTW, all of this stuff has to go to Lorton.

Wood, drywall, sinks, porcelain, ceramics (all used in construction) goes to 625 Burnside Road. This is NOT a City collection point and they WILL ask for proof of residency in the City (*this is where you are, in the "West End"*). 703-823-5009. There will be a small fee to use cuz this isn't a City affiliate. Come to think of it, your contractor should be taking this stuff with him!



Senior Services of Alexandria presents a monthly **CAREGIVER SUPPORT GROUP**, meeting on the first Wednesday of each month at the Immanuel Church-on-the-Hill, 3606 Seminary Road, Alexandria 22302. Mark your calendars for **November 14th** and **December 12th**, at 6:30 PM for about a hour and a half. Participants are fulltime caregivers or family or friends providing part time support. Participants provide support for each other and receive resources to assist them with caregiving. These programs are co-hosted by Griswold Home Care. Family caregiving is a great responsibility and can bring out many emotions that are difficult or impossible to share with those receiving care. If you need additional details, call 703-739-2273.



Mark the date: **Alexandria Senior Tour** is scheduled for Friday, **November 8th**, “**Local History**” and to meet at the Beatley Library (on Duke Street across from Cameron Station residences) from 10 AM to 1 PM. Limited to those 60 and over, maximum of 15. RSVP 703-836-4414 x110.

Mark the date: **2019-2020 Speaker Series**. Event on Thursday, **November 14th**, from 10 AM to noon; registration starts at 9:30. “**On the Move: Travel Near and Far**” at Westminster Presbyterian Church, 2701 Cameron Mills Road, Alexandria 22314. RSVP 703-836-4414 x110.

MUST READ: Changes to Parking Sign-in



Starting on November 1st, parking sign-in will move from being paper-based to being managed by an app. This article is meant to make you aware of the change, describe the new approach, and to explain why we are moving away from the tried-and-true pen and paper to something new.

Why The Change?

The current, paper-based sign in book has the benefit of being simple, reliable “technology.” But, it is a less-than-ideal tool for enforcing the parking policy and does not protect the privacy—including the telephone number—of the parker. The new app-based sign-in capabilities will

allow staff and the security guards to see the sign-in information from anywhere, including in the office or while out on patrol. It will also protect your visitors’ contact information.

The Good and the Bad News

The new sign-in method is going to be great for your repeat or regular visitors. Once someone has signed into the system, the system will remember them. Just by entering one’s telephone number the other relevant information will auto-populate. So, signing in will be quicker and easier; visitors will only need to update their current parking space. And, since your phone number is hidden from anyone but staff and the security guards, your privacy is better guarded.

The bad news? It’ll be much easier for staff and the guards to determine who has not signed in. But, that’s only bad news for parkers who are not obeying the parking policy, like those Highpointe guests who love our visitor parking spots!

How Does it Work?

When your guest arrives—or when you park in visitor parking during the allowed hours—proceed to the guard’s desk. First, tap on the tablet to sign-in. Next, type in the full name and then tap on the “next arrow.” Then select the options on the following screen until the “next arrow” again appears. **That’s it!** The last screen will show a message that restates the parking policy and it can even send that message as an email with a link to the full policy. Instructions will be at the sign-in platform as a reminder.

Please note that this change does not impact the [Parking Policy](#). It is your duty to ensure your guests are aware of the Parking Policy. The Association hates to tow cars almost as much as it hates parking violations!

And, please continue to notify the office and/or guard when you see Highpointe parkers in AKW visitor spots. If the guard or the office does not act on your tip, please make the Board aware of that during the Owner’s Open Forum at the next monthly Board meeting.

Happy Halloween!



IMPORTANT DATES IN NOVEMBER

- ◆ **Knolls Knitters** **Second Sunday of the month, 2 PM**
- ◆ **Election Day!** **Tue, 11/5**
- ◆ **Board Meeting** **Tue, 11/19**
- ◆ **Happy Hour Club** **Thursdays, 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

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