

## President's Message

Welcome to the August 2020 edition of the *Knolls News*! After a month off, the contributors, editor, and publisher are back at it. For those of you who did not dial into the July Board of Directors meeting, you will have missed the announcement that we have a new incoming General Manager in August. Capri Butler joins AKW starting on the 10<sup>th</sup> of August. There will be a week-long transition and hand-off period, with Justin's last day at AKW being the 14<sup>th</sup> of August. CMC is reassigning Justin to another CMC property and we wish him well and thank him for his service.

You may be wondering what is going on with elevator number 2. At the July meeting we discussed that a bolt related to the braking mechanism failed and needs replacing. Otis was not able to find the part so it had to be custom fabricated which takes a considerable amount of time. The expected date for the work is also the week of the 10<sup>th</sup> of August. Having an elevator out-of-commission for such a long period of time has been challenging, especially during the present pandemic, as we are limiting elevator capacity. Because we want to avoid a repeat, the Board voted to have the braking mechanisms on the other two repaired as well, in anticipation of their failure, given the similar age and condition.

Finally, the hydrojetting project will take place beginning on the 10<sup>th</sup> of August. Be sure you read the notice and that you are prepared as there will be some disruption. (What a busy week that is shaping up to be!)

Enjoy these fleeting days of summer and time on your balcony while you can!

## Board Meeting Highlights

### Reported Financials

	<u>June</u>	<u>May</u>
Total Cash and Investments	\$2,004,403	\$1,951,699
Year-to-Date Income	\$1,040,474	\$ 868,228
Year-to-Date Expenses	\$1,067,995	\$ 828,379
Delinquencies \$	\$33,449	\$ 33,089
Delinquencies %	1.68%	1.67%
YTD Reserve Expenditures	(\$11,584)	\$ (11,584)
Total Reserves	\$1,517,683	\$1,480,183

Delinquencies for June were \$31,592 with 10 units accounting for 94% of the total and another 10 accounts making up the 6% balance.

### Board Action

- Approved \$14,500 to Otis Elevator to manufacture and install new brake assemblies for Elevators 1 and 3.



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## **Project Update: C/D Garage Deck Reconstruction**

The next big project on the horizon at AKW is the major structural work to be done on the C/D Parking Structure, the first of the three to see work and the deck in the greatest need. On the 31<sup>st</sup> of July, AKW's overseeing engineers were onsite to meet with construction firms who may bid on the job. Bids are due on the 21<sup>st</sup> of August to the engineer firm. Once they have the bids they will analyze them and provide that analysis and recommendations to the Association. Unfortunately this analysis and recommendation package will not arrive in time for the August Board of Directors meeting, which means that we may have to have a Special Meeting to take up the issue; otherwise, the timing is such that we would not be able to complete the project this season. Given the condition of the structure we want to wrap-up work in the fall versus holding it over for 2021. During the project half of the deck will be off-limits and parkers in the area where active construction will occur will be relocated to visitor parking, which will have impacts community-wide, so be on the lookout for disruption notices in late August/early September.



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## **COVID Corner**



Remember that you are required to wear a mask or face covering while in in public, which includes the common areas of the building. We have heard for months that wearing masks protects those around us in the event that we unknowingly have COVID. New research suggests that wearing a mask may indeed also have benefits for the wearer and may prevent the wearer from contracting the disease or may result in a lower viral load being taken in by the wearer. So, for those among us with a disregard for their neighbors, there is an additional reason to want to comply with this requirement. Also, please note that we may bar visitors and contractors from the building if they refuse to wear a mask, so please tell your contractors and visitors that they will be asked to leave if they refuse to comply.

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## **New FDA Hand Sanitizer Warning**

A July 30 update in City of [Alexandria eNews](#) reported that the Food and Drug Administration (FDA) is seeing an [increase in reports of methanol poisoning](#) due to the use of several hand sanitizer brands found to contain the dangerous chemical commonly used to create fuel and antifreeze. The FDA's ["do not use" list](#) of hand sanitizer brands testing positive for the presence of up to 80% methanol also continues to grow. If the label of any hand sanitizer product you have matches the identifiers on the list, the FDA strongly urges consumers to stop use immediately and treat its disposal as hazardous waste. Do not pour or flush it down the drain, or mix it with other liquids. Methanol exposure can result in nausea, vomiting, headache, blurred vision, permanent blindness, seizures, coma, permanent damage to the nervous system or death. Consumers experiencing any of these symptoms should [seek immediate medical attention](#) and report confirmed methanol poisoning to the FDA's [MedWatch](#) safety information and adverse event reporting program. While not always convenient, washing your hands for at least 20 seconds remains the best way to completely disinfect and sanitize your hands and stop the spread of COVID-19.

## Saw Something, Said Something

In the latest episode of *Saw Something, Said Something*, an AKW'er spotted a contractor dumping paint down an on-property storm drain and reported it to the Office. Our security cameras produced evidence of the illegal dumping. AKW contacted the City and received responses from three agencies, two of which personally visited AKW. The dumping contractor can expect to be cited for this violation.



There is a moral to this story: People who come to AKW and break the law will be cited and/or prosecuted. Ask the woman who stole the birdbath last year and the guy who stole the container of sanitation wipes from our trash room in the spring. If we can assist law enforcement officials in apprehending and prosecuting those who commit crimes at AKW, we will.

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## Landmark Mall Update

Excerpted from [Alexandria Living Magazine](#), July 2, 2020



The last open store at Landmark Mall is closing. Sears has advertised merchandise at deep discounts. A closing date is dependent on how soon merchandise and store fixtures are sold.

While the 51-acre site has had redevelopment complications for years, in 2018 the Howard Hughes Corp. came to an agreement with Seritage, the Sears real estate holding company, to [include Sears in the redevelopment plans](#). By mid-2019 redevelopment seemed to be moving forward with plans [for a mixed-use development](#) including a supermarket, movie theater, fitness center, homes, office space, parks and civic use space. The [thenewlandmark.com](#) web site says, "The new Landmark will transform the 50-year-old mall into an active and welcoming hub to Alexandria's West End—a community destination for the entire city."

A few months after the Seritage agreement, key Howard Hughes players heavily involved in Landmark Mall's redevelopment left the company in a corporate overhaul. At that time, Howard Hughes Corp. announced it was selling much of its development portfolio, but Landmark Mall was not on the list of those properties. However, the change left [Alexandria residents wondering](#) if the redevelopment, in planning since 2006 when previous owner General Growth Properties announced their intention to redevelop the site, would ever occur. Earlier this year, a Howard Hughes representative told Alexandria Living Magazine they had no update on the status of redevelopment plans. In June 2020, Chief Financial Officer David O'Reilly was announced president of the company.

In Mayor Justin Wilson's April 2020 [Council Connection](#) email, he wrote, "There have been discussions between the City and Howard Hughes about potential public/private partnerships that will help spur the redevelopment, but as Howard Hughes continues with a restructuring, it remains to be seen who will ultimately bring Landmark through redevelopment." He continued: "While no one should be convinced until they see bulldozers knocking down the existing mall site, there is a lot going on. ... The redevelopment of the Landmark Mall site has been a long time in coming to fruition. I am optimistic that we are finally making real progress in this effort."





## HVAC Inspection Updates

We continue to have some owners who have not submitted passing HVAC inspection forms to the Office. This requirement was instituted because of damage caused to some units as a result of owners' failure to properly clean and maintain their HVACs. Notices were sent to owners on April 24, May 14, and after the policy change was announced in February. The topic appeared in February, March and May editions of *Knolls News*. On July 24, a reminder was sent to those who had not yet complied to let them know that AKW is now engaging with a third party vendor to undertake these inspections, at the owner's cost.

If you have not had your inspection done you must contact the Office immediately to let them know that you have scheduled your inspection with the certified vendor of your choice. If we do not hear, you will be added to the list of owners to have the inspection done by the third-party overseeing vendor. Contact the Office if you have questions about this. The [policy](#) and [form](#) are located [here](#).

## Resident Surveys

We are still awaiting Resident Surveys from some owners and residents. The purpose of this drive is two-fold:



*First*, to make sure we have accurate contact information for you, including emergency contacts, and

*Second*, to ensure you have the correct type and amount of insurance.

Specifically, you are required to have \$25,000 in "loss assessment" coverage. This requirement actually protects you because, in the unfortunate event that there is a fire, flood, or other catastrophe in your unit—whether it was accidental or due to negligence—you are responsible for the first \$25,000 of damage to your and other units. If you do not have this coverage, \$25,000 is a LOT of money to have to come up with! So, if you have not provided your proof-of-insurance or the survey form, please take the time to do that now.



***Your Volunteering IS a gift to our Community!***



We are (joyfully!) accepting resumes for candidates for election to our Board of Directors for the 2020-21 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!*





## **Be Sure to Mark Your Calendar: 9/22/2020**

The Alexandria Knolls West Condominium’s Council of Co-Owners Annual Meeting will be held on Tuesday, September 22, 2020. Registration and Proxy verifications will begin at 6:30 pm, with the Annual Meeting convening at 7:00 in the Community Room (if

possible). Please plan on attending so that we are able to achieve our quorum. New members for the Board will be elected, so your participation is necessary!



## **New Residential Development**

Excerpted from [Alexandria Living Magazine](#), July 1, 2020

Construction has started on a major residential development in Alexandria’s West End. Monday Properties purchased 1500, 1600, 1800 and 2000 N. Beauregard Street for around \$20 million. The project, now under construction at the southwest corner of the intersection of North Beauregard Street and Seminary Road, will only replace the office building formerly at 2000 N. Beauregard.



The [residential complex at 2000 N. Beauregard St.](#), designed by architects Davis Carter Scott, will be a seven-story building wrapped around a garage. The building will have about 300 residential units and many community amenities. Monday Properties stated, “2000 N. Beauregard is the epitome of contemporary architecture paired with stylish interiors and state of the art amenities, including an outdoor pool, fitness facility, gaming and collaboration spaces and ample parking. At 2000 N. Beauregard, our residents will think of home as their retreat.” A “secondary lobby” will feature co-working space for residents and the building will have a pet-grooming facility for residents, as well. The project should be completed in early 2022.



## **Yum! Try Something New**

[Restaurant Week](#) is a great way to try a new cuisine or a known favorite at a discounted price. Choosing from one of 60+ restaurants will be tough but the pick-up will be easy. You have a 10 days to try as many as you can!

See more details at [Visit Alexandria.com](#).

### **2020 Board Meeting Dates**

August 25                      September 22  
October 27                     November 17  
December 15

### ***MARK YOUR CALENDAR***

November 3

General Election



## The City of Alexandria warns us all—

The City of Alexandria and the Alexandria Health Department remind everyone that you are **safest at home**. Older adults and persons with underlying medical conditions are at risk for severe disease and are advised to minimize potential exposures as much as possible. Please keep at least 6 feet of distance from others. Everyone is required to wear a face covering in most indoor public settings. Residents are required to wear masks in any indoor common area such as lobbies, elevators, and mailrooms. New evidence from the CDC and others continue to prove that consistent and correct use of masks over the nose and mouth can reduce Covid-19 infections. *Your neighbors and loved ones are counting on you to stop the spread of Covid-19.*

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## Gadsby's Tavern Museum to Reopen

Gadsby's Tavern Museum will reopen to the public Friday, August 7. Museum hours will be weekly on Fridays and Saturdays from 11 a.m. to 4 p.m., and Sundays from 1 to 4 p.m. In an effort to keep volunteers and visitors safe during the COVID-19 pandemic, City museums will initially reopen operating at 25% capacity, with reserved, timed tickets required to be purchased from [The Alexandria Shop](#). Visitors will be able to tour the museum at their own pace and immerse themselves in the spaces and stories of the tavern. Take a selfie with the "Learned Pig." Reenact a ball as you dance to music in the ballroom. Learn how all social classes and people—free and enslaved, of diverse genders and races—were part of not just the tavern but the creation of Alexandria and our young nation. Tickets are \$5 or free for Alexandria residents and [Gadsby's Tavern Museum Society](#) members. Holders of [Key to the City](#) passes will have the option to schedule the time of their visits and should bring their passes with them to the museum.

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## Scams and Fraud are Unending

We continue with "Protecting Yourself from Cyberfraud" from the summer investor letter of T. Rowe Price.



- **Protect what you keep.** Sensitive documents go to a secure location (rent a vault box at your bank, e.g.).
- **Dispose of what you don't need.** Shred documents. Sanitization and recycling services for computers, smartphones and tablets are secure and environmentally sound.
- **Exercise caution with email.** Suspicious links and attachments may contain malicious software; *don't click on anything to open!* Don't give away any personal or financial information – your SS number, your medical IDs, etc.
- **Secure your passwords.** Keep those absolutely confidential!
- **Access information selectively.** Use only your personal device(s) for important personal and financial info. Never use a public WiFi or another person's device.
- **Verify contact information.** Scammers often use nearly perfect logo imitations, so be suspicious of emails, texts, and phone calls.
- **Be vigilant.** Review your financial accounts and personal credit report on a regular basis to ensure no errors or irregularities are present.
- **Take immediate action if anything is out of the ordinary.** Report internet crime to the [FBI](#) and refer identity theft complaints to local authorities and to the [Federal Trade Commission](#).

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## **From the Elections Office** **Preparing to Vote: What You Need to Know**



- **Registering to Vote:** If you have not registered in Virginia, or if you need to change your name or address, complete the Application (next paragraph) online through the site below, or a paper copy that you can obtain at the Elections Office in Old Town (call and they will mail it to you). Social Security Number is required on this form. Online is much easier and faster. Applications are returned to the Elections Office. If you are already registered, you do not need to do it again. Deadline to register is Monday, October 12<sup>th</sup>.
- You may **APPLY to register to vote via mail-in ballot** by going to the [Citizen Portal](#) site (or to the Virginia [Department of Elections](#) main site). *You will need your Virginia driver's license for identification,* as they use your license signature to verify the application. You may also call the City Elections Office to obtain a copy of the Application. You may apply **NOW**, but the deadline for the application to reach the Elections Office (address below) is Friday, October 23<sup>rd</sup> by 5pm, in order for the mail-in Ballot to reach you with time for mailing back (actually, this is cutting it pretty close; do it earlier to avoid problems!)
- The paper Application comes with a self-addressed envelope, *but without postage.* The actual Ballot also comes with that envelope *but will have postage.* The USPS handles all this mail; there are no "Ballot Boxes" as seen (on TV) in various states with extensive or exclusive mail-in voting. You may deliver your Ballot to the Elections Office as late as on Election Day (November 3 ).
- **In-person Absentee balloting** begins 45 days before an election – Saturday, September 19. The Elections Office is at 132 North Royal Street (middle of the block, across from the City Government plaza and just a few steps down from Gadsby's Tavern.)
- The City Office is generally open from 8am to 5pm, but will probably have extended hours; that information and any other 'rules' (are we still wearing masks, e.g.?) should be checked at the [Voter Registration](#) site closer to the election. They may also be reached at 703-746-4050.
- **Don't have a photo ID?** If you're planning to vote in-person on November 3, you'll need that. Driver's license is the easiest. [From instructions of the City's Election Office]: "There were recent code changes effective July 1, so the types of IDs will be expanded. With guidance from the State, our Offices are no longer producing Voter ID cards. Instead, if a Voter has no acceptable type of ID when they go to vote, there will be an affirmation that they can complete at the polls." Election Day the office is open from 6am to 7pm.
- **Military and Overseas Voters** should check with the Virginia website for registration and/or other instructions.
- **Other questions** about registering, absentee voting, satellite locations, etc., [email](#) the City Office or call the above number when we're closer to The Day.

Updates will be provided in the September and October ***Knolls News***.



## Duke Street Transitway

Excerpted [Alexandria Living Magazine](#), July 13, 2020

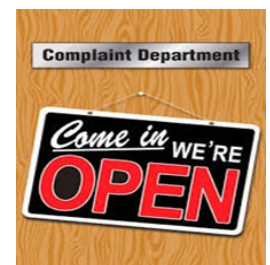
The [Northern Virginia Transportation Authority](#) has adopted a [FY2020-2025 Six Year Construction Program](#), which includes plans for a [Duke Street Transitway](#) in Alexandria. NVTA considered 41 projects after the organization issued a Call for Regional Transportation Projects in July 2019. NVTA conducted a public comment period, reviewed about 1,000 public comments and reviewed the projects, which requested a total \$1.44 billion in funding.



The [Duke Street Transitway](#) was Alexandria's only request with a total cost of \$87 million (the City earlier received \$12 million). The project funding includes "stations/shelters, buses, limited ROW (right of way), and utility relocation. It includes dedicated transit lanes along the corridor where six lanes exist today (between Landmark Mall and Jordan St. and between Roth St. and Diagonal Rd.). In the remaining section of Duke St. (between Jordan St and Roth St., transit will operate in mixed flow, and include queue jump lanes, and Transit Signal Priority (TSP) along the entire corridor to improve speed/reliability. The project will include new stations and pedestrian access and safety improvements at transit stations/intersections, and bike facilities as feasible." (See the projects and more information on an [interactive map here](#).)

## 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 sending a memo, it's worth knowing where it's coming from! **And remember, just carping to someone in the elevator about (whatever your complaint is) doesn't get to the person (i.e., the Office) who can do something about it or give an explanation of 'why'.** *Many thanks!*







## **Budget and Investment Policy Meeting**

A 6-month budget review will be offered via Zoom conference on Wednesday, August 6 at 6:30 PM. Expenses to date and projected costs will be reviewed.

Discussion at the June 23 Board meeting raised the question of alternative investments for AKW's Reserve Fund. We'll discuss AKW's current investment approach, arrived at after dialogue with the residents in a February 2019 meeting. The goal was to identify investments that meet liquidity needs, preserve capital and optimize returns within appropriate diversification guidelines, shown below.

- Cash or CDs (FDIC, NCUA or SIPC insured/guaranteed account)
- Security of a State government, rated Aa1 or AA+ or better
- Institution must earn a 5-star score on the Bankrate.com "Safe and Sound" system
- Investment cannot exceed FDIC/NCUA \$250,000 insurance threshold
- Maturities ranging from 3 months to 3 years
- Securities vehicles must be redeemable with no loss of interest or principal anticipated

A reminder notice, along with a link to documents for discussion, will be provided in advance of the meeting. All are welcome to attend.

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## **Craft Workshops and Retail Therapy**

[Alexandria Makers Market](#) celebrates its first anniversary with a "Work/Shop Week" pop-up at [The Seedling Collective](#) (121 South Royal), Aug. 3 – 7, providing an opportunity to learn new skills and shop from local creative artists. Masks are required for all on-site workshops.



Kids Camp is Tue, Aug. 4 to Fri, Aug. 7, with two different time slots available. Students will learn different skills and walk away with four fun completed projects — a Rope and Tassel Basket, Yard Dice, Create and Hang Banner, and Intro to Alcohol Ink. The camp is appropriate for students ages 8+.

**Adult DIY Workshops**—Working with your hands is therapeutic time well spent. Invite a friend and learn skills such as leatherworking or Danish paper folding. You'll take home personal projects along with a sense of accomplishment. Afternoon and evening workshops available, some available virtually.

### **Update your Online Presence**

- Headshot Mini Sessions offer a great way to enhance your online presence and marketing materials. Each client receives 3-4 high resolution digital photos in a 15-minute session.
- Podcasting on a Budget workshop provides the resources you need to move from blogging to podcasting, showcase your experience and reach a larger audience.

**Retail therapy** your preference? [Shop](#) their retail section with products from ALL local featured workshop leaders. Retail hours are limited to non-workshop hours, and masks must be worn by everyone entering the shop.

See class dates and details [here](#)

## Contractors ... or Do-It-Yourself?



We all have things in our apartments that need doing. Upgrades and renovations, necessary upkeep and maintenance: from time to time the work just must be done. When that time comes, keep in mind that any contractor you hire must be *licensed, bonded and insured* to do the work they are performing on your unit. Why? Well, if someone performs work in your unit and a problem arises from that work, you are responsible for any damage caused to your neighbors' units. This is especially important to remember if you have a friend or relative who is "helping you out." A licensed, bonded, insured contractor is liable for any damage their work causes; your brother-in-law's or friend's work is ... well, it's *your* problem!

So, when you're having work done, make sure your contractor is a professional and is licensed, bonded and insured. *This Board has passed a policy and guidance document on the subject and it's available to you in the Office and in the BuildingLink library.*

The Office will notify us if (noisy) contractor/vendors will be permitted to work on a Saturday. You can make (noisy) repairs on Saturdays but observe hours "after 9am but stop by 5pm." Remind all vendors that parking is not allowed in the 30-min spaces *ever!*



Remember, your monthly condo assessment is due on the 1<sup>st</sup> of the month and is late as of the **15<sup>th</sup>**. The period between the 1<sup>st</sup> and the 15<sup>th</sup> is your *grace period*, so make sure to send or issue your payment in time.



## OUR 5<sup>th</sup> ANNIVERSARY !!!

WOW! This is a real milestone!

Who would have believed during the summer of 2015, that we could put out a **Knolls News** every single month (well, we DO take off in July) and that it would end up being a consistent 8-10 pages at a time? *There is SO much news that affects all of us!*

Your Editor and your Publisher are grateful for the support and encouragement we've received every month and thank you for your participation as well! We couldn't have done it without you!!



**DONATE**

## Furniture Donation Programs

Hate to 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](mailto: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

<b>Organization</b>	<b>Contact Information</b>	<b>Range of Operation</b>
<i><b>Furniture and Clothing</b></i>		
Salvation Army	<a href="http://satruck.org">satruck.org</a> 703-642-9270	Northern Virginia, D.C. Metro
Goodwill of Greater Washington	<a href="http://dcgoodwill.org">dcgoodwill.org</a>	Northern Virginia, D.C. Metro
Bethany House (career clothing)	<a href="http://bhvnv.org">bhvnv.org</a> 703-658-9500	Alexandria
Dress for Success (career clothing)	<a href="https://www.dcdressforsuccess.org/">https://www.dcdressforsuccess.org/</a>	Washington, DC
Green Drop	<a href="http://Gogreendrop.com">Gogreendrop.com</a> 888-944-3767	Pick-up and drop-off in Alexandria
<i><b>Furniture &amp; Appliances</b></i>		
Habitat for Humanity	<a href="http://habitatnova.org">habitatnova.org</a> 703-360-6700	Northern Virginia
American Rescue Workers	<a href="mailto:ministry@rescuedc.com">ministry@rescuedc.com</a> 301-336-6200	Northern Virginia, D.C. Metro
Community for Creative Nonviolence	<a href="http://theccnv.org/donate_materials.htm">http://theccnv.org/ donate_materials.htm</a> 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.

