

The Quaker Hill Quill

May 2017

Important 2017 Pool Season Information

The Quaker Hill pool opens on May 27, 2017 at 10:00 a.m. Pool information packets have been mailed to all residents and should have been received by now. If you have not received the information, contact Northern Virginia Management (NVM) at 703-941-9002 or nvm@northernvirginiamanagement.com

Pool Use Process

Homeowners must complete a pool-use application and send it to NVM for verification. NVM will maintain a master list of authorized pool users for each household and will also provide the list to lifeguards, who will confirm that you are registered. You must sign in every time you use the pool. Only those persons listed on the pool application will be allowed entry into the pool area. In the interest of pool safety and rule enforcement, lifeguards may exercise their discretion and ask pool users to leave the premises. Please do not allow others to abuse your pool privileges. This could result in liability issues to the homeowner, the pool company, and our community. Misuse may result in the temporary or permanent loss of pool privileges.

NEW Pool Admission Rules

This year the Quaker Hill Community Association (QHCA) will be implementing new rules for pool use. Please expect the rules to be strictly enforced.

- Government-approved Identification must be provided by all pool users 16 years of age and older.
- Children under sixteen (16) years of age must be accompanied by an eligible pool user who is 18 years of age or older.
- Adult only swim time is from 7:30-8:00 p.m. daily.

Please use the table below as an easy-to-use guide to Quaker Hill pool admission requirements.

QUAKER HILL POOL ADMISSION			
Age	Identification required	Can attend alone	Can bring guests
18 or over eligible user	Government-approved ID*	YES	YES
16 or over	Government-approved ID*	YES	NO
Under 16	Not needed	NO	NO
Guests, no matter the age, cannot attend alone. They must be accompanied by an eligible pool user 18 years of age or older. The maximum number of guests per household is 5.			
*For example, a driver's license or a DMV issued ID card.			



Trash Disposal

Residents of single-family detached homes and townhomes are reminded that trash containers may not be placed outside earlier than 5:00 p.m. on the evening before collection and must be returned to storage not later than 7:00 p.m. on the day of collection. Please put your trash can out of view on non-pick up days.

The regular trash collection day is Tuesday. During a week when Monday or Tuesday is a holiday, you may call the City's Office of Solid Waste at 703-746-4410 or check the city of Alexandria website at <http://ci.alexandria.va.us> for information on trash collection.

TMP

The City of Alexandria requires Quaker Hill to participate in the city-wide Transportation Management Program (TMP) that promotes the use of mass transit. Part of our monthly assessment fee funds this program. As a bona fide resident of Quaker Hill, you are eligible to purchase certain mass transit media at a reduced price. The TMP offers:



ITEM	COST TO YOU
50% off Metrorail fare	
Amount to be specified by resident per SmarTrip card	
Maximum benefit per household, per month is \$250	\$125.00
SmarTrip Card	\$ 1.00
Alexandria DASH pass (1 month unlimited rides)	\$ 20.00

How to Place an Order for SmarTrip cards or Alexandria DASH passes:

1. Call Northern Virginia Management at (703) 941-9002 and leave a message.
2. Email Northern Virginia Management at nvm@northernvirginiamanagement.com.

Please note that all orders must be paid in full in advance before NVM will send your media. Make checks payable to Quaker Hill Community Association.

How to Add fare to your SmarTrip card:

1. Register your SmarTrip card with NVM. A maximum of four cards may be registered with the NVM.
2. The \$250 maximum benefit may be split among the four registered cards. You cannot register cards issued by an employer through an employee benefits program.
3. Mail your payment in advance to:
Northern Virginia Management
4306 Evergreen Lane, Suite 101
Annandale, Virginia 22003
4. If the household has registered multiple cards with NVM, the card number must be noted, along with the amount to be added per card.

Cards and benefits may not be sold or transferred to others. Misuse may result in the temporary or permanent loss of TMP benefits.

Quaker Hill Community Association Information

Board of Directors

Marjorie Stein, President
Stephen Kahn, Vice President
Stephen Stine, Secretary
Rose Gillespie, Treasurer & Newsletter
Ed Lacy, Director

Landscape Committee Chairperson

Mayada Logue

Clubhouse Telephone

703-823-1911/1912

Northern Virginia Management

703-941-9002
nvm@northernvirginiamanagement.com
4306 Evergreen Lane, Suite 101
Annandale, Virginia 22003

The Quaker Hill Community Association Board of Directors meets at 7:00 p.m. on the fourth Thursday of every month at the Quaker Hill community center. Association members who wish to bring an issue before the Board should write to the Board in advance, c/o NVM, 4306 Evergreen Lane, Suite 101, Annandale, Virginia 22003, or call any Board member. Meeting date changes will be posted on the clubhouse bulletin board.

Quaker Hill Condominium Association

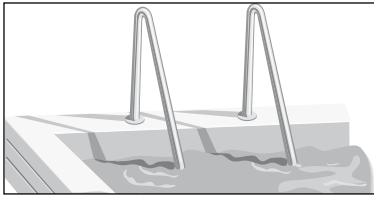
Management Company: Sentry Management, 703-642-3246
Association President: John Sesler, jsesler@comcast.net

Important Numbers to Remember

Police—Fire—Medical Emergency*	911
Police Non-Emergency	703-746-4444
Police Non-Emergency TDD line	703-838-4896
Online Crime Reporting	www.alexandriava.gov/police
National Poison Control Center	800-222-1222
Animal Control	703-746-4774

*The Alexandria Police Department is located at 3600 Wheeler Ave.; the closest fire station (#207) is located at 3301 Duke Street.

www.QHCA.org



Important 2017 Pool Season Information (continued)

Pool Company

American Pool will manage the pool for the 2017 swim season. Company representatives met with the Board at the April 27 community meeting to review the revised pool rules and issues that led to the recent changes in pool use requirements. American Pool began work in May to prepare the pool and pool areas to meet required safety, legal, and use inspections.

The Board appreciates residents' feedback regarding the performance of American Pool Company last season and looks forward to continued feedback. The pool company will attend the June community meeting to hear residents' feedback and discuss solutions.

Guest Passes and Fees

Guest passes will cost \$2 per day, per guest, and no more than five guests per household will be permitted. Guests must be accompanied by a homeowner who is 18 years of age or older at all times.

New Residents Who Arrive During Pool Season

NVM updates pool user records every Thursday to include completed and approved applications that were received the previous week. Please do not expect your paperwork to be on file any sooner and do not request the lifeguards or NVM to make an exception even if you have identification or paperwork showing that you now live in the community. Such identification does not automatically grant pool access.

The lifeguard's primary responsibility is the safety of pool patrons. If you are told that your information is not on file, please leave the pool area and contact NVM.

New Addition to Pool Bathrooms

American Pool Company will be installing diaper changing stations in both bathrooms. The changing stations are required by a new City code.

Quaker Hill Condition Assessment and Reserve Plan Update

Mason & Mason, Capital Reserve Analysts, Inc. recently completed the *2017 QHCA Condition Assessment and Reserve Fund Plan Update*. The QHCA Board uses the assessment, which is updated every five years, to fulfill its fiduciary responsibilities regarding the financial health of the community. The update evaluated the condition of common area assets, assessed our replacement reserve funds, and recommended maintenance, replacement, and funding schedules.

The assessment concluded that common assets appear to be in overall fair to good condition, consistent with their age, and the financial health of the community is sound. The most noteworthy findings are:

- The community's reserve fund is approximately 97 percent funded through 2016. This is a significant improvement from past years. The study recommends increasing assessments by 2.5 percent in 2018 and matching inflation thereafter. The inflation-adjusted increases will ensure that the reserve fund will be fully funded by 2036.
- A significant number of concrete sidewalk sections, curbs, and gutters at sidewalk interfaces and throughout the pool deck have settled and/or heaved. These deficiencies are a tripping hazard and need to be addressed as soon as practicable. A two-year schedule has been developed to remediate the problem. Most of the streets and sidewalks in Quaker Hill are owned by the community and thus must be repaired and maintained with community funds. Even some of our fire hydrants (e.g. Dartmouth Court) must be repaired/replaced by the community.
- The asphalt drive lanes on Ellsworth Street and Quaker Hill Court are nearing the end of their service life. A moderate amount of sub-base failure and significant cracking were observed. Restoration is scheduled for 2019. Other drive lanes throughout the community were restored in 2013 and 2015.
- The pool pump, strainers and filters, fire suppression system, and electrical switch gear in the pool pump room are dated and need to be replaced in the near term. A full restoration of the pool and ancillary equipment may be needed in 2022.

Condo News

The Quaker Hill Condominium Association has a new slate of officers:

President: John Sesler

Vice President: Anne Bentley

Corresponding Secretary: Anthony Cooney

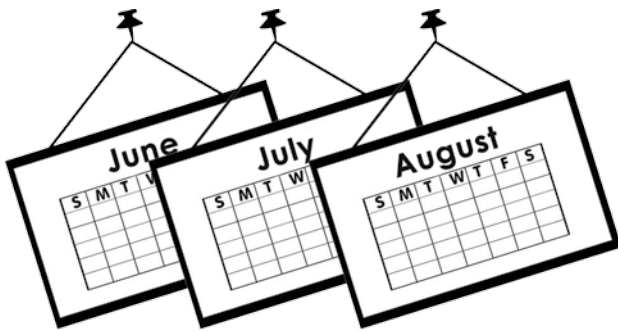
Recording Secretary/ARHA: Denise Thompson

Treasurer: Rob Brackens

Board meetings are held the third Monday of every month at the community clubhouse and all residents are encouraged to attend. If a holiday falls on the third Monday, then the meeting is held on the second Monday.

Several improvement projects are planned for this summer. They include:

- ✓ Upgrading or replacing elevators
- ✓ Installing new trash compactors
- ✓ Developing a new website for condo residents

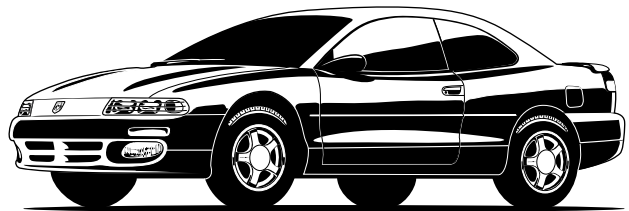


Reminder: Check Your HVAC System on a Regular Basis

A homeowner recently reported that several small gas leaks were found in the pipe connection coming into his house. The HVAC service contractor who discovered the leaks said they typically occur where two pipes are fitted together or at the junction between copper tubing and the steel/iron gas line. The small leaks were likely due to age and not to damage or abuse. This serves as a reminder to all homeowners to ensure that their HVAC systems are checked on a regularly basis.

Beware of Scammers in Alexandria

In recent weeks, residents have reported that a young couple was walking around the South Early/Duke Street area and looking in house windows. A resident videotaped them strategizing about their pitch to offer a free estimate to replace windows. The couple did not wear a uniform and did not carry a business card. Several neighborhood listservs also indicated that scammers were in the area and had already scammed a few neighbors.



Does Your Car Have a Wireless Key Fob Entry System?

There have been reports in Alexandria of unauthorized car entries that may be related to thieves using devices to extend the range of your car key fob. Keyless car entry systems usually have a limited range and must be relatively close to a car in order to open it. Devices are being manufactured, and sold cheaply, that extend the key fob range, allowing access to car key fobs found in your home and thus providing thieves with a way to unlock cars without forceful entry. One possible solution is to keep wireless key fobs in microwaves and freezers or to purchase other devices that act as a "Faraday Cage," which blocks electric fields. A Google search provided instructions on how to make a Faraday device and listed links to companies that sell Faraday-type key fob shields.

Did You Know?

Alexandria City residents can host a town hall in their home. All you have to do is supply the living room and a bunch of neighbors and friends, and Vice Mayor Justin Williams will answer questions about our City. Contact 703-746-4500/Justin.Wilson@alexandriava.gov to schedule a town hall.

Happenings in Alexandria

Farmers Markets

Alexandria's farmers markets offer residents a primary outlet for local fresh fruits, vegetables, fish and meat and a way to connect with local producers. We now have six farmers markets in Alexandria, and several of them operate year round. Check them out. The newest ones are listed first:



King Street Metro Station

Thursdays, 3:00 p.m.-7:00 p.m., May through September

Across from the metro station in the courtyard next to Embassy Suites Hotel (use 1755 Duke Street entrance);
30 minutes of free garage parking
www.localharvest.org



Old Town North

Thursdays, year round, 3:00 p.m.-7:00 p.m.

Montgomery Park, 901 N. Royal Street
www.oldtownnorth.org

West End

Sundays, May through October, 8:30 a.m.-1:00 p.m.

4800 Brenman Park Drive
www.westendfarmersmarket.org



Four-Mile Run

Sundays, year round, 9:00 a.m.-1:00 p.m.

4100 Mount Vernon Avenue; after Thanksgiving, market will be indoors at 4109 Mount Vernon Avenue (red building)
www.4mrmarket.org



Del Ray

Sundays, year round, 7:00 a.m.-noon

Corner of East Oxford and Mount Vernon Avenue
www.delrayfarmersmarket.org

Old Town

Saturdays, year round, 7:00 a.m.-noon

Market Square, 301 King Street (fee parking in Market Square garage during market hours); no pets allowed
www.alexandriava.gov/FarmersMarket

Old Town Arts and Crafts Fair

When: June 10, 2017, 10:00 a.m.-8:00 p.m.

Where: Waterfront Park, 1 Prince Street

Contact: 703-836-2176

Admission: Free

Volunteer Alexandria hosts this event that showcases arts and crafts, offers children's activities, and includes food and beer sales.

Celebrate Alexandria's Birthday

When: July 9, 2017, 5:00 p.m.-10:00 p.m.

Where: Oronoco Park

Contact: 703-746-5592

Admission: Free

Attendees are encouraged to bring lawn chairs, blankets and a picnic and enjoy a concert by the Alexandria Symphony Orchestra and fireworks. Food and beverages also will be available for purchase. In case of rain, fireworks will be postponed to Sunday, July 10.



Quaker Hill Community Association
c/o Northern Virginia Management
4306 Evergreen Lane, Suite 101
Annandale, Virginia 22003

