

The Quaker Hill Quill

May 2016

The Quaker Hill Community Pool Opens on May 28, 2016

The Quaker Hill pool opens on Saturday, May 28, 2016 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@northervirginiamanagement.com.

New Pool Use Process

This year the Quaker Hill Community Association (QHCA) will be implementing a new pool pass system. *Please note—previous pool passes are null and void.* The Community tried a new identification process last year to properly identify authorized pool users. The Board received a lot feedback on last year's system, both pros and cons, and as a result the process will be revamped once again. Homeowners will receive a pool-use application packet that must be completed and sent to NVM for verification. NVM will maintain a master list of authorized pool users for each household.

Here's how it will work: Rather than sending identification cards to enrolled pool users, the identification cards will stay on file with NVM and the pool company. Lifeguards will confirm that you are registered, and you must sign in *every time* when you use the pool. Only those persons listed on the facilities pool application will be allowed entry into the pool. 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 misuse your pool privileges. This could result in liability issues to the homeowner, the pool company, and our community. Misuse may result in the temporary and/or permanent loss of pool privileges.

Guest Passes and Fees

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

New Pool Company

The QHCA Board hired American Pool to manage the pool for the 2016 swim season. American Pool began work in April, preparing the pool and pool areas for the required safety, legal, and use inspections. Company representatives met with the Board at the April 28 community meeting to review community rules and issues that led to the release of the last pool company. Please expect the rules to be strictly enforced, especially the requirement to sign in and to ensure that guests and/or younger swimmers are accompanied by an age-appropriate resident at all times. The Board appreciates the feedback and input provided by the residents on the performance of our last pool company and looks forward to continued feedback.

Important Rules to Remember

The comprehensive list of pool rules are posted on the Quaker Hill website at www.qhca.org. A few important rules to remember are highlighted here. The Board has instructed the lifeguards to strictly enforce the rules. Because of several situations last year, residents are asked to pay special attention to rules No. 4 and No. 5. Also, please note the change in pool rules to include an adult swim at the end of the day (see rule No. 1).

1. The pool will close to swimmers at 8:00 p.m. The Board has agreed to a trial adult swim (18 years of age and older) from 7:30 p.m. to 8:00 p.m. each day.
2. Lifeguards will call swim breaks at 10 minutes before the hour, every hour, except for the last hour of the day.
3. Children under 12 years of age MUST be accompanied by an adult who is 18 years of age or by an authorized pool user who is 16 years of age and is a member of the same family and resides at the same address. If an adult leaves the pool area, then the child must also leave.
4. No profanity, screaming, or other boisterous behavior in the pool area or community center. On several occasions last summer, a few swimmers used

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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

Ever wonder what the Transportation Management Program (TMP) is? As a condition of approval for a multifamily development project, the City of Alexandria requires most communities to participate in a city-wide program that promotes the use of mass transit. Part of our monthly assessment fee funds this program. As a bonafide resident of Quaker Hill, you are eligible to purchase certain mass transit media at a reduced price. The type of media, the pricing and how to obtain them are published in this newsletter. It is an excellent benefit of living in this beautiful community!



Transit media are available for half-price through the Quaker Hill TMP. The Program 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.

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 People You Should Know

Board of Directors

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

Committee Chairpersons

Landscape: Vacant
Newsletter/website: Rose Gillespie

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

www.QHCA.org

profanities, making families with young children uncomfortable and hastening their departure from the pool. This is unacceptable. Lifeguards have been advised to ask the offenders to leave the pool area and apply suspensions if necessary. Please remember that Quaker Hill is a residential community.

5. Entering the pool area when the facility is closed is trespassing. If you witness trespassing or vandalism, please report it to the Alexandria Police Department.

Trespassers will be banned from the property and charges will be filed.

6. No running, pushing, wrestling, dunking, standing or sitting on another's shoulders.
7. Swimmers must wear proper bathing attire. No cut-offs, jeans, or similar clothing.
8. Keep the facility clean by placing refuse in trash receptacles.

ARHA Redevelopment Update

Ms. Connie Staudinger, an ARHA representative, provided an update of the agency's redevelopment plans at the QHCA board meeting on March 24, 2016. As noted in previously newsletters, ARHA is moving ahead with its plans to redevelop several of its sites, including Cameron Valley, which is located between Yale and Ellsworth. According to ARHA, Bozzuto has been selected as the prime developer for all its sites. Founded in 1988, Bozzuto is a real-estate development, construction, and management company headquartered in Greenbelt, MD. As of May, the developer's plans for the ARHA sites were not publicly available pending final approval.

The sequencing of redevelopment of the five sites has not been determined. Ms. Staudinger stated that if it were up to her, the Cameron Valley site would be one of the first redevelopment projects because of its serious unstable soil issues and related building problems. In scheduling site redevelopment, ARHA will consider whether building construction can be phased in at a site so that displaced families can be housed. She noted that more information will be available this summer.

The City of Alexandria small area plan for our neighborhood will govern site development. The plan recommends residential townhomes with a maximum height of 45 feet; commercial zoning will remain predominately along Duke

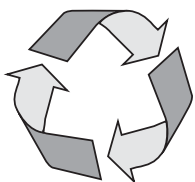
Street. The redevelopment will include mixed-income housing and is likely to include more buildings. No pool amenity is planned for the new development. According to Ms. Staudinger, it is too early in the process to know whether the new community will have an HOA.

ARHA anticipates demolishing all the buildings at the Cameron Valley site because of the soil issues and the anticipated cost of renovating existing buildings likely will exceed the spending limits set forth by HUD for housing renovation. ARHA indicates that the earliest signs of redevelopment will occur in 2018 due to the availability of tax credits, which occurs once a year in March, and financing.

The QHCA Board suggested that ARHA consider the redevelopment project's effect on the Quaker Hill community, especially as it relates to our recreational facilities. Forty families currently residing at Cameron Valley now use the Quaker Hill pool, and additional pool users may exceed capacity. Moreover, the loss of ARHA families would increase monthly assessments to make up for the loss of ARHA's financial contribution to pool income.

ARHA offered to attend monthly Board meetings to provide redevelopment updates and reiterated that extensive outreach events will be part of the redevelopment process.

Changes in Recycling Rules



Alexandria's recycling processor no longer accepts plastic bags, such as grocery bags, or plastic film of any type. Although plastic bags are recyclable, they jam recycling equipment, cause problems at compost facilities, and blow off landfill sites—often making their way to waterways. Disposable plastic shopping bags and other plastic film are best recycled at dedicated collection points such as grocery and department stores. Please do not put recyclables, such as newspapers, in plastic bags.



TMP Glitches

Due to Metro programming limitations, SmarTrip cards registered with the Quaker Hill TMP will not show the total value of the card if part of the value was added through the TMP and part was personally added by the homeowner. The card reads the value of the SmarTrip card as two different ‘wallets’ within the same purse. For example, if you add \$20 through TMP (wallet #1), then personally add \$20 to your card (wallet #2) for a total of \$40, and then use \$5 for a trip, the card balance will show a total of \$15. Although the \$20 personal portion (wallet #2) was added to your SmarTrip card, it will not show until the first \$15 (Wallet #1) has been used.

Metro has not been able to correct this issue and advises that personal cards and cards administered through community programs such as ours should be maintained separately. As noted on page 2, SmarTrip cards that receive employer benefits cannot be used for the Quaker Hill program. Benefits cannot be loaded from two different online programs.

Police Report

A residential burglary was reported on the afternoon of May 1, 2016 at the Quaker Hill condominiums. The suspect entered the residence through an unlocked front door and stole several items. As of the date of the newsletter, the police did not have any leads. Please remember to lock your doors at all times.

City Implements Measures to Improve Traffic Congestion in our Neighborhood

Several traffic changes were made along the Quaker Lane and Seminary Road corridors after neighbors raised concerns about pedestrian and vehicular safety, with more than 250 residents signing a petition in support of speed limit changes. Subsequently, the City conducted a traffic study this spring and found that vehicles traveling on Quaker Lane and Seminary Road routinely travel in excess of 45 mph. The study also reported that there were more than 60 crashes on Quaker Lane and Seminary Road over the past five years.

Recent traffic changes include:

- ✓ Reduction of speed limits on Quaker Lane and Seminary Road from 35 mph to 25 mph.
- ✓ Installation of speed indicator signs on these roads to remind drivers to slow down.
- ✓ Increased traffic enforcement.
- ✓ Adjustment of the stop bar at the intersection of West Taylor Run and Duke Street to provide more “staging” space between the service road and Duke Street.
- ✓ Optimization of traffic signal progression along Duke Street.

City staff will perform a follow-up study this fall to evaluate compliance with the new reduced speed limit and its effects on traffic congestion. Later this year, residents can expect to see separate signal phasing for the service road at West Taylor Run Parkway when funding is secured. In the long term, funding for the study, design, and construction of a new signal on Duke Street at the westbound ramp to Telegraph Road, which received community support during outreach meetings, will be considered during the City budget process.

Happenings in Alexandria— Farmers' Markets

Del Ray

Saturdays, year round, 8:00 a.m.–noon
Intersection of East Oxford and Mount Vernon Avenues
www.delrayfarmersmarket.com

Four Mile Run

Sundays, year round, 9:00 a.m.–1:00 p.m.
4100 Mount Vernon Avenue
www.4mrmarket.org

Old Town

Saturdays, year round, 7:00 a.m.–noon
Market Square (free parking in Market Square garage during market hours)
www.alexandriava.gov/FarmersMarket

West End

Sundays, May–November, 8:30 a.m.–1:00 p.m.
4800 Brenman Park Drive
www.westendfarmersmarket.org



More Bike Lanes Under Consideration

Alexandria City officials are considering extending bike lanes on upper King Street, from Janneys Lane to Radford Street (near T.C. Williams High School), as part of the pavement resurfacing program this summer. The installation of bike lanes along King Street in 2014 caused some controversy among residents who argued that the bike lanes would make roads less safe and remove needed on-street parking. Since then, the City transportation department officials have called the bike lanes a success and indicated that vehicular crashes have decreased since the bike lanes were installed. Residents who answered a recent City-sponsored online survey overwhelmingly supported the extension of bike lanes.



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

