

November 2025

New 2026 HOA Assessment Fees

Monthly homeowner association fees will rise in 2026. The proposed 2026 budget was adjusted to maintain our reserve funds at recommended levels (per the 2022 Reserve Study), to meet current contractual obligations, and to address anticipated community repairs. The 2026 monthly assessments are as follows:

Condominiums: \$81.79Townhomes: \$137.47

• Single-family homes: \$128.36

HOA assessment fees may be paid by using direct debit or by using the coupons mailed to homeowners. Step-by-step instructions for enrolling in direct deposit are posted on the SFMC website (www.sfmcinc.com) by checking the FAQ section. If you do not receive confirmation of enrollment, contact SFMC. Direct debits are processed on the second business day of the month and are deducted from the participant's bank account on or about the fourth business day of the month. Please monitor your bank account to ensure payments are being processed. *Mailed payments are sent to SFMC in* Phoenix, AZ, not the local SFMC office in Manassas, VA. Payments received by the Manassas office are forwarded to Phoenix, which may delay credit to your account and generate a possible late fee.

Annual Community Meeting—November 20, 2025

The Board invites all homeowners to attend the annual community association meeting on Thursday, November 20, 2025, at 7 p.m. One Board position for a 3-year term is up for election. The meeting will be held in person. Please note that for in-person meetings, the community center meeting room capacity is 25 people.

All homeowners are encouraged to attend the meeting to hear about important community issues and recent and upcoming community projects. If you cannot join the meeting, please complete and return your proxy vote to SFMC. It must be received by close of business (5 p.m. EST) November 19, 2025. A 25% quorum of all homeowners (75 homes) is needed to conduct the meeting.

Delivery Truck-Related Noise Behind Alexandria Commons

Residents who live near the Alexandria Common Shopping Center have experienced an uptick in delivery trucks arriving between 11 p.m. and 7 a.m., which is a violation of the Alexandria City noise ordinance [Sec 11-5-4(4)]. The Alexandria Police Department (APD) has established a task force to work with shopping center management and businesses to crack down on the late night and early morning deliveries. Residents are encouraged to provide photos and videos of specific vehicles violating the noise ordinance to Sergeant Matthew O'Malley (matthew.omalley@alexandriava.gov), our community's peace liaison. If preferred, residents may send the photos and videos to SFMC, which will forward them anonymously to APD. Thank you for your help in making our community more peaceful and enjoyable for everyone.

Want to view past issues of our newsletter? You can find them at www.QHCA.org.

Sign up for the Quaker Hill notification list by contacting SFMC at sfmcinfo@sfmcinc.com



Trash Disposal

Residents of single-family detached homes and townhomes are reminded that trash containers may not be placed outside earlier than 5 p.m. on the evening before collection and must be returned to storage not later than 7 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 Resource Recovery Division, 703-746-4311 or check the city of Alexandria website at www.alexandriava.gov/RefuseCollection for information on trash collection.

TMP

Quaker Hill participates in the city-wide Transportation
Management Program (TMP) that promotes mass transit usage.
Part of our monthly assessment fee funds this program. As a bona fide Quaker Hill resident, you are eligible to add benefits to your SmarTrip cards at a 50% discount. SmarTrip cards are good for use on Metro rail, bus, and parking facilities as well as for use on other participating transit agencies.

ITEM

COST TO YOU

Transit benefit: \$250 maximum benefit per household per month (specified by resident per SmarTrip card)

\$125.00

How to Set Up a TMP Account:

- 1. Purchase a SmarTrip card(s) at any Metrorail station or commuter store (the nearest one is located in Shirlington). A SmarTrip card costs \$10 (\$2 for card and \$8 in stored value).
- Send the card(s) serial number and resident's name to SFMC to set up an account. The card MUST be registered with SFMC to add transit benefits.
- 3. A maximum of four cards may be registered with SFMC.

How to Add Fare to your SmarTrip card:

- After your card(s) have been registered with SFMC, send a check to SFMC requesting the amount to be added to each card.
- 2. Memo on check must note "FOR TMP BENEFITS".
- Mail check to Quaker Hill Community Association, c/o SFMC, Inc., 9464 Innovation Dr., Manassas, VA 20110.
- 4. The outside of the envelope should include "Attn.: TMP Benefits".

All orders must be paid in full in advance before SFMC will add benefits. TMP benefits are added electronically between the 1st and 21st of each month and will be available the 1st of the following month. You cannot register cards issued by an employer through an employee benefits program.

Cards/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

Dominique Mack, President Laura Evans, Vice President Ashley McCurry, Secretary Rose Gillespie, Treasurer & Newsletter Lester Simpson, Director

Clubhouse Telephone

Manassas, Virginia 20110

703-823-1911/1912

Service First Management and Consulting

(703) 392-6006 x285, jlee@sfmcinc.com www.sfmcinc.com 9464 Innovation Drive

The Quaker Hill Community Association Board of Directors meets via teleconference or in person at 7:00 p.m. on the fourth Thursday of every month except for November and December. For ZOOM meetings, email SFMA at sfmcinfo@sfmc.com

before 5 p.m. on the day of the meeting for call-in information, or sign up for the email notification list. Questions, concerns and comments may be mailed to SFMC by noon on the day before the meeting. Participation via phone, ZOOM, or other virtual process is not available during in-person meetings.

Quaker Hill Condominium Association

Management Company: First Service Residential, 703-385-1133 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.

Upcoming Board Meetings

2026 Meeting Dates	General Meeting Information
January 22 (IN PERSON at Community Center). Participation will not be available via phone, ZOOM, or other virtual process.	 Meetings are field the fourth Thursday of the month, which is not always the last Thursday. For call-in information, email SFMC at sfmcinfo@sfmcine. com before 5 p.m. on the day of the meeting OR sign up for the email notification list to get call-in information. Questions, concerns, and comments may be emailed to SFMC by noon on the day before the meeting.
February 26 (via ZOOM)	
March 26 (via ZOOM)	
April 23 (IN PERSON at Community Center). Participation will not be available via phone, ZOOM, or other virtual process.	
NOTE: For in-person meetings, the community center meeting room capacity is 25 people.	

HOA-Approved Paint Colors

A friendly reminder that community shutters, doors, and trim were originally painted with McCormick Paints. Approved paint colors are as follows:

Trim Colors

Wheat #108: Ellsworth, Yale, and Quaker Hill Court Amber White #101: Dartmouth Road, Dartmouth Court, and Quaker Hill Drive

Shutters and Front Doors (must be the same color)

#225 Old Colonial Red #220 Georgetown Green #215 Cobblestone Grey #117 Fawn #224 Deep Forest Brown #111 Tavern Beige #447 Patuxent Blue

Additional approved colors are #217 Farm House Red, #479 Cape Blue, and #449 Chesapeake.



While McCormick's current website does not showcase all the above colors, they can still produce them. Please note that when online, color chips are for reference only and depending on your monitor settings and lighting factors, they may not be precise.

Landscaping

The Board has approved several landscaping improvements for Spring 2026. They include new plantings around the completed drainage project between townhomes on Quaker Hill Drive and Dartmouth Road, new bed plantings at the entrance to Quaker Hill Drive, and replacement plantings and enhancements to several beds around the community. It will be a busy spring!







Leaf and Snow Removal

As a reminder, Marquez Landscaping, LLC will remove leaves from townhome front yards and common areas in November, December, and January. As part of the contract, Marquez Landscaping also will mulch mow Quaker Hill common areas in December to enhance the health and growth of turf by reducing moisture evaporation, adding nutrients to the soil, and keeping grass clippings out of landfills. Please consider using leaves to mulch your flowerbeds and shrubs. Leaves replenish soil nutrients and provide protection from cold temperatures.

Blue Sky Landscaping LLC will remove snow when one or more inches have fallen on private streets in our community: Quaker Hill Court, Dartmouth Court, and Quaker Hill Drive west of the community center. The City of Alexandria is responsible for removing snow on Ellsworth Street, Dartmouth Road, and Quaker Hill Drive in front of the condos. Blue Sky Landscaping also will remove snow from the sidewalks around the pond and on the north side of Quaker Hill Drive from the community center to the intersection with Yale Drive.

Several residents have volunteered to report on Quaker Hill snow conditions and specific area needs. Dominique Mack, a Quaker Hill Board member, will lead this effort.

Compost Recycling

For residents who take advantage of the City's curbside food waste composting service, please be mindful that normal trash guidelines apply. Set out composting bins no earlier than 5 p.m. on the evening prior to your pick-up day and return bins to storage no later than 7 p.m. on the day of collection. Refer to www.alexandriava.gov/waste/project/curbside-food-waste-composting for more detailed information.

New Quaker Hill Drive Sidewalk

The Board is working with a contractor on the design and installation of a concrete sidewalk at the left-side entry to the Quaker Hill Drive townhomes. An eroded area that is often used as a pathway will be paved and include a ramped access for wheeled vehicles such as baby strollers. The new sidewalk entry will be close to the first mailbox as you enter that area of Quaker Hill Drive and will exit onto the common area sidewalk. This should provide a safe pedestrian walkway and eliminate the need to walk on the street as you enter this section of Quaker Hill Drive. Please note that if the sidewalk is installed prior to the winter months, Blue Sky Landscaping LLC cannot salt the new concrete when it snows or is icy. Salting new concrete within the first year can cause scaling and internal cracking, affecting its durability.

Quaker Hill Due Process Resolution

The Quaker Hill Board approved an updated Due Process Resolution to comply with current State of Virginia and Association regulations and guidelines. The Resolution applies to 1) alleged violations for which the Board is contemplating imposing, or wishes to preserve the right to impose, charges against an Owner for infractions other than those related to nonpayment of assessment; and/or 2) suspending the right to use Association-provided facilities or services pursuant to the Articles of Incorporation Declaration or the Property Owners Association. The updated Due Process Resolution will be posted on the QHCA.org website under "Community Regulations."



Holiday Packages

As reported in previous newsletters, package thefts tend to increase during the holiday season. Citizen reports are the most effective way to deter these incidents, according to Alexandria Police. Call 911 if you witness a theft and provide as much information as possible. Residents are encouraged not to touch anything left behind by the thieves; fingerprints can be lifted from boxes that have been opened and left behind.

If concerned about the security of your deliveries, Quaker Hill residents are encouraged to use alternate shipping sites, such as a work address, Amazon locker, the FedEx office on Eisenhower Avenue, or ask your neighbor who works from home to be on the lookout for packages.



Reminder: Stay off the Pond Ice

Before cold weather sets in, the Board reminds residents, particularly children, to stay off the pond ice. Although ice may form around the edges after a few cold days, do not assume the ice is safe to walk on. Three aerators keep the water moving, and moving water takes longer to freeze. Tragedies involving people falling through ice are all too common in the winter months. Stay Safe!



New Transit Center

As part of the former Landmark Mall redevelopment project, the West Alexandria Transit Center opened for business on November 2, 2025. Located on Hecht Street—a newly created street within the former Landmark Mall site—the transit hub includes 6 bus bays, servicing existing DASH and WMATA routes, including DASH lines 30, 32, and 35 and Metrobus routes A25, A28, F23, and F24. It will also serve as a transfer point for two future bus rapid transit routes. According to the City's Transportation and Environmental Services Department, the West Alexandria Transit Center project allows for capacity expansion, electric bus charging stations, and operator facilities.



DASH bus service is fare-free for all passengers. This policy helps to alleviate the financial burden for many low-income riders and encourage bus ridership. MetroBus typically charges a regular fare of \$2.25 and an express fare of \$4.80.

Quaker Hill Community Association

c/o SFMC 9464 Innovation Drive Manassas, VA 20110

