

The Quaker Hill Quill

August 2022

New Community Management Company

The Quaker Hill Board of Directors selected Service First Management and Consulting (SFMC) as our new community management company, effective August 1, 2022. This selection was the culmination of a long and extensive process. As reported in the previous Quill, the Board, with the support of residents who participated in the selection committee, began the search for a new community management company in March 2022. At that time, the selection committee identified potential management companies in our area and then issued a Request for Proposal (RFP). The RFP covered standard management responsibilities, including strong process management capabilities, responsive customer services, and up-to-date technology resources, as well as needs specific to our community. Eleven potential management companies expressed interest in responding to the community's RFP. The eleven were then whittled to four based on availability, resources, and services offered.

The Selection Committee asked the four companies to submit proposals, each of which was extensively reviewed and evaluated in terms of services provided and their costs. Reference checks were conducted on each of the four companies and each company was asked to do community walk-throughs and provide a presentation of their company's capabilities, which culminated in an in-depth interview. Community members were invited to attend

multiple meetings that were held throughout the process and provide feedback. The final open meeting was held on June 15, 2022, at which time the selection committee discussed their analyses and made recommendations. Acting on the selection committee recommendations and community feedback, the Board selected SFMC as the new community management company, effective August 1, 2022.

SFMC has more than 17 years of experience in the community association management profession. It is fully accredited and licensed by the Commonwealth of Virginia and is headquartered in Manassas, Virginia. As noted in the recent SFMC letter sent to community members, online services, such as paying HOA fees, can be done via its website. Owners have been sent unique login information to create a personal account.

Northern Virginia Management (NVM) elected to not participate in the RFP process. It has fully transitioned community information and its services to SFMC. Thank you NVM for the many years of service and interest in our community. Your assistance in moving projects from the conceptual stage to successful completion has been greatly valued, and your administrative support to Board members has been much appreciated. We send our best wishes to Tim Kirchner and his staff in all their future endeavors.

New Monthly Assessment Coupons

SFMC recently sent information to homeowners on how to set up a new account, which can be done online and should be completed as soon as possible. All payments should be sent to SFMC beginning August 1, 2022. If you have not received these instructions or if you have discarded and/or cannot locate the information, please contact SFMC at 703-392-6006 (9 a.m.-5 p.m., Monday-Friday) or email them at sfmcinfo@sfmcinc.com.

After you set up your account, you will be able to pay assessment fees online and view the status of your account. You also will be able to access direct debit forms to set up future payments.



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 Resource Recovery Division, 703-746-4311 or check the city of Alexandria website at www.alexandriava.gov/RefuseCollection 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

How to Place an Order for SmarTrip cards:

1. Contact SFMC at (703) 392-6006 x285 and leave a message.
2. Email SFMC at sfmcinfo@sfmcinc.com or use the online portal at www.sfmcinc.com.

Please note that all orders must be paid in full in advance before SFMC 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 SFMC. A maximum of four cards may be registered with SFMC.
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:
SFMC, Inc.
9464 Innovation Drive
Manassas, Virginia 20110
4. If the household has registered multiple cards with SFMC, 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

Mary Beth Cockerham, President, mbcockerham@comcast.net
 Marjorie Stein, Vice President
 Lennin Lopez, Secretary
 Rose Gillespie, Treasurer & Newsletter
 Marci Greenberger, Director

Clubhouse Telephone

703-823-1911/1912

Service First Management and Consulting

(703) 392-6006 x285, sfmcinfo@sfmcinc.com
www.sfmcinc.com
 9464 Innovation Drive
 Manassas, Virginia 20110

The Quaker Hill Community Association Board of Directors meets via teleconference at 7:00 p.m. on the fourth Thursday of every month except for November and December. The November

meeting is held a week earlier due to Thanksgiving. If you wish to participate, email SFMC at sfmcinfo@sfmcinc.com before 5 p.m. on the day of the meeting or subscribe to the email notification list at the above address to get call-in information. Questions, concerns, and comments may be emailed to SFMC by noon on the day before the meeting.

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.

www.QHCA.org

Residents who Arrive during Pool Season



New residents and those who have not yet submitted their pool-use application must submit their information to SFMC (SFMCinfo@sfmtcinc.com) in order to use the pool by the following weekend. (The application is available on the QHCA.org website under Services & Amenities.) Please do not expect your paperwork to be processed any sooner and do not request the lifeguards or SFMC 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. If you are told your information is not on file, please leave the pool area and contact SFMC at 703-392-6006.

As a reminder to all residents and to provide information to new homeowners, please refer to the table below as an easy-to-use guide to pool entrance requirements. The Board has instructed the lifeguards to strictly enforce the rules. Parents and guardians are advised to keep non-swimmers within reach; lifeguards are authorized to administer swim tests to ensure the safety of non-swimmers and young swimmers.

QUAKER HILL POOL ADMISSION			
Age	Identification Required	Can attend alone	Can bring guests
18 or over eligible users	Government-approved ID	YES	YES
16-17	Government-approved ID	YES	NO
Under 16	NO	NO	NO

- Children under 16 years of age must be accompanied throughout their stay at the pool by an eligible pool user who is 18 years of age or older.
- Guests, no matter their age, cannot attend alone. They must be accompanied at all times by an eligible pool user who is 18 years of age or older.
- The maximum allowable number of guests per household is 5.
- Dedicated lap swim time is from 7:15 p.m. to 7:45 p.m. daily.

New and Ongoing Projects

Trickle Pond Pump: As many of you are aware the trickle pond pump has not been working for a couple of months. After almost 30 years of service and multiple minor repairs, the trickle pond pump requires major repair or replacement. Rest assured, Solitude Lake Management, our pond management company, is working to diagnose the problem and determine if it can be rebuilt or a new one purchased. A new pump would require up to 3 months to deliver.

Erosion: As noted in previous newsletters, the Board is working with Kimley Horn on phase 1 of an erosion project on the west side of Quaker Hill Drive. Kimley Horn has developed a project plan that includes regrading the existing area to maximize drainage efficiency and replacing existing underground storm and drainage pipes. The Board has received a waiver from the City to move forward with the grading exceptions noted in the proposed scope of work. Detailed bids have been received, and the project is expected to move forward this fall.



Reminder:

METRO Yellow- and Blue-line stations south of Reagan National Airport will be closed from September 10-October 22,

2022 to build new tracks that link the new Potomac Yard station to the existing rail network. In addition, the Yellow line between Pentagon and L'Enfant Plaza stations will be shut down for 7 to 8 months beginning September 10, 2022. METRO will rehab the yellow line bridge spanning the Potomac River and repair tunnels between the two stations. During this much longer closure, riders will have to take the Blue Line to Rosslyn to cross over into D.C.

There is some good news in this upcoming shutdown: Virginia Railway Express will suspend fares systemwide in September and during October for travel between the six VRE stations most affected by the METRO shutdown: Backlick Road on the Manassas Line; Franconia-Springfield on the Fredericksburg Line; and Alexandria, Crystal City, L'Enfant, and Union Station on both lines as a way to mitigate the impacts of the Yellow- and Blue-line shutdown.



Alexandria Farmers' Markets

Alexandria hosts five farmers markets throughout the City. Several of the markets operate year-round. Check them out.

- **Old Town Farmers' Market**—301 King Street (Saturday, 7 a.m.-Noon; open year-round); free parking is available in the Market Square garage during market hours; no pets allowed.
- **Old Town North Farmers' Market**—901 North Royal Street (Thursday 3-7 pm and Sunday 10 am-2 pm; open year-round).
- **Del Ray Farmers' Market**—Corner of East Oxford and Mount Vernon Avenue (Saturday: 8 am-noon; open year-round).
- **Four Mile Run Farmers' and Artisans Market**—4109 Mount Vernon Avenue (Sunday 9 am-1 pm); accepts SNAP/EBT stamps.
- **West End Farmers' Market**—4800 Brenman Park Drive (Sunday 8:30 am-1 pm, May-November 15).

Resident Ducks

As many of you know, the Quaker Hill pond has been home to two broods of ducklings this spring and summer. The first brood consisted of 11 ducklings, none of which survived. Speculation is that wild animals, such as local foxes, hawks, and/or snapping turtles, may have killed them while some may have gone over the spillway after a heavy rainstorm. We are all heartbroken when we lose them. The second brood arrived in late June and consisted of 7 ducks. As of publication date, three have survived. So far so good.

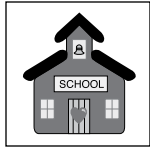
As a reminder to all, our resident mallard ducks are protected under the Migratory Bird Treaty Act of 1918. It is illegal for any person to take, possess, or transport the ducks without a permit. These wild ducks are physically designed to eat foods that naturally grow in their environment in order to stay healthy and fit for flying. Duck potatoes were planted in the pond along the pool wall in 2018 to provide a valuable food source and shelter for our wild ducks. In addition to vegetation in and around the pond, ducks especially like earthworms, meal worms, slugs, bugs and live snails. Supplemental feeding of our Quaker Hill ducks with foods such as bread, popcorn, and other items not found naturally in the environment does not offer nutritional value and can be harmful to their health over the long term, leading to fatty internal organs and additional weight. Moreover, popcorn and seeds in seeded breads can cause painful digestive problems. While we enjoy the beauty and presence of our pond's wildlife, please keep in mind that their diet should consist mainly of foods found naturally in their environment.

New Virginia Laws

Below is a summary of several new Virginia laws that may be relevant to residents in the City of Alexandria.



Bicycle Right of Way: Prohibits individuals riding side by side on bicycles, e-scooters, motorized skateboards and other electric powered mobility devices from interrupting traffic and requires riders to move into a single file as quickly as possible.



School Threat Assessment Teams: Requires school resource officers (SROs) to be part of a threat assessment team for any public school that employs an SRO. If a school does not have an SRO, the chief local law enforcement officer must designate an officer to receive state school safety training and serve as liaison to the school administrator.



Loud Exhaust System: Repeals a previous law that prevented law enforcement from stopping motorists solely for exhaust noise violations. It is now a primary offense to drive a vehicle with an exhaust system that produces an “excessive or unusual level of noise” and mandates that mufflers must be identical to its factory setting. Violations are punishable by a fine.



Grocery Tax: Reduces taxes from 2.5 percent to 1.5 percent on groceries and personal hygiene products beginning January 1, 2023.



Dog Owners and Private Property

Please be aware that all townhome front yards and large portions of townhome side yards (generally 6 to 10 feet out, depending on the plat lines) are private property and should be respected. Pet owners, as well as pedestrians, should know that these areas are maintained at a cost to the homeowner and are not common areas. Please be considerate and curb your pets and feet to the community-maintained common areas.

MacArthur Elementary School Modernization Update

About one-half of the concrete slabs on the second and third levels have been poured and steel structures in the classroom wing and gym have been erected. In addition, two stairs towers have been constructed and gym roof joists installed. Ongoing work includes erecting the remainder of the steel superstructure and fireproofing the first floor. Work also continues on exterior framing and installing drywall on the first and second floors. The new school is still on schedule to welcome students in August 2023.



Did you Know?

Alexandria was ranked eighth on *Travel & Leisure*'s best cities in the United States. The rankings are based on factors such as culture, cuisine, landmarks, friendliness, and shopping. Williamsburg was ranked twelfth.

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@sfmccinc.com



Quaker Hill Community Association

c/o Northern Virginia Management
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