

The Quaker Hill Quill

February 2015

Board of Directors

Board officers were elected at the January 22, 2015 Association meeting. They are:

President: Sam Hayes
Vice President: Marjorie Stein
Secretary: Stephen Stine
Treasurer: Rose Gillespie
Director: Ed Lacy

The Board encourages all residents to attend Association meetings that are held at the clubhouse on the fourth Thursday of every month at 7:00 p.m. The meetings offer residents an opportunity to discuss issues and hear about recent and upcoming projects.

Community Association Fee Coupon Books

Association fee coupon books are printed once a year and are mailed to homeowners at the end of each year. Homeowners should have received their coupon books by now. If you have not, contact Northern Virginia Management (NVM) at nvm@northernvirginiamanagement.com or 703-941-9002. If you sell your home, please remember to provide the new owner with your coupon book.

Homeowners may want to consider setting up an automatic debit for association fees by contacting NVM. Accounts are debited on the 10th of each month or the closest business day if the 10th falls on a non-banking day.

Letter from the Board President

Happy New Year to all! I am pleased to report that the Quaker Hill Community Association enters 2015 in good financial shape thanks to conservative financial management.

Last year was relatively low key in terms of spending on capital improvements. Our biggest expenditure, by far, was the pedestrian pathway between Quaker Hill Drive and Alexandria Commons, which was constructed at the request of our residents who use the path to walk to the shopping center and the bus stop on Duke Street. Other expenses included landscaping, tree maintenance, a new electrical panel, and new umbrellas for the pool.

We continue to plan for the needs of the community by following the recommendations contained in the reserve study that the Board commissioned in 2012. We have also entered into multi-year contracts for landscaping and pool maintenance in order to lock in lower prices for those services. By anticipating future outlays, we have been able to budget for our priorities with only a minimal increase in dues for 2015, despite the low rate of return on our interest-bearing accounts.

As always, I would like to thank my fellow board members, as well as those serving on the Landscape, Covenants, and Newsletter committees, for their hard work over the past year. I would also like to thank our property manager, Tim Kirchner, and his staff at Northern Virginia Management for their daily efforts to respond to the requests and concerns of our members.

Lastly, I would like to thank our members for their input and support. I look forward to continuing my service on the Board of Directors.

Sincerely,

Sam Hayes
President
Quaker Hill Community Association

Police Report

Our police liaison, Sgt. Plank, reported that there has been a rash of package thefts at a nearby community. He asked that everyone be vigilant and report any suspicious activities to the non-emergency police number at 703-746-4444.



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
\$20.00 Metrorail farecards (limit 3 per household per week)	\$10.00
SmarTrip cards	\$2.50
Alexandria DASH pass (1 month unlimited rides)	\$20.00

You can place an order for these items in one of the following ways:

1. Call Northern Virginia Management at (703) 941-9002
2. Email Northern Virginia Management — nvm@northernvirginiamanagement.com
3. Send your order by mail to:
Northern Virginia Management
4306 Evergreen Lane, Suite 101
Annandale, VA 22003

Northern Virginia Management will send out your media, along with an invoice and stamped, return addressed envelope. Northern Virginia Management will honor resident's requests to mail media on a scheduled basis. For example, if a resident uses the Metrorail passes on a regular basis, then we can arrange to send the passes each week or every other week. Please note that all orders must be paid before subsequent orders can be processed.

Quaker Hill Community Association People You Should Know

Board of Directors

Sam Hayes, President
Marjorie Stein, 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, x206
Association President: Robert Bracken, 703-309-3087

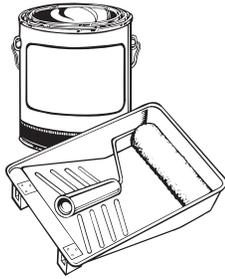
Spring Covenants Review

Covenants inspections are conducted each spring to assess needed repairs and updates to homes in our community. Please don't take notifications of needed repairs too personally—the responsibility of living in a homeowner association requires each homeowner to maintain their residence to meet the design standards and guidelines.

(The Quaker Hill design standards and guidelines are posted on our community website at www.qhca.org under "Updated Design Standards 8/25/10.")

As noted in the Design Standards and Guideline handbook, the primary purpose of the design covenants is to maintain environmental and architectural design standards for the entire community. The enforcement of design standards not only enhances the physical appearance of our community, but also protects and preserves property values. Some of the most common items cited for repair/upkeep are:

- ✓ Fences in need of repair,
- ✓ Paint that needs to be refreshed,
- ✓ Dormer windows on the roof showing exposed inner beams, and
- ✓ Window muntins that need to be replaced/repaired.



Late Night Solicitors

Residents have reported incidents of sales people knocking on doors late at night and being overly assertive with their sales pitches. Because most of Quaker Hill streets are private property, solicitors can be told that no soliciting is allowed. In situations where there is a possible safety concern (insisting you open the door, scoping out your house and property, etc.), the police have advised us to be safe, try to get a description of the person and/or vehicle, and call the police at 703-746-7444 or 911, depending on the situation. Do NOT tell the person that you are calling the police. A reputable business should not harass a person to get work.

Dangers of Pond Ice

After a few days of frigid weather, ice may form around the edges of the Quaker Hill pond, but don't be fooled into thinking the pond ice is safe to walk on. Three aerators keep the water moving in the immediate area, and moving water takes a longer period of time to freeze. We all have read about recent tragedies involving children falling through ice, a story all too common this time of year. It's important to remind everyone, particularly, children, of the dangers of unsafe ice conditions. Children are advised to stay off the ice!

Pedestrian Access Project

The pedestrian access project was completed in November 2014, and the Board has received favorable feedback from many residents. The "before" and "after" pictures show the remarkable transformation.



D. Straub

Pedestrian Accessibility Project—Before



D. Straub

Pedestrian Accessibility Project—After

Mailbox Vandalism on Quaker Hill Drive and Ellsworth Street

Our mailman has reported a continuing problem with children breaking the parcel box keys for two mailboxes located on Quaker Hill Drive and one on Ellsworth Street. What a shame! The boxes provide secure parcel storage and protection from the weather. Without the parcel boxes, packages will have to be left on doorsteps. The community has incurred several hundred dollars' worth of repairs over the last two years, and continued vandalism could result in discontinued use of the boxes. Residents are encouraged to keep an eye out for the vandals and report them to the Alexandria Police, 703-746-4444.

ARHA News

As reported in the May 2014 *Quill*, ARHA has initiated the process to redevelop its eight sites in the City of Alexandria. The search for development partners began last year, and ARHA indicates there is a lot of interest in the sites. In an open letter to Alexandria residents, Mr. Roy Priest, the ARHA executive director, said "...partners will be selected by mid-year 2015, after which the sequencing of the development efforts will be determined, and each site will work through any rezoning requirements. The public procurement process to select partners and any subsequent rezoning should take approximately 18-24 months."

Mr. Priest noted that ARHA will select partners that will create sustainable, mixed-income, and mixed-use communities that will be part of the surrounding neighborhood. ARHA does not expect the redevelopment to cause the relocation of families until 2017.

ARHA intends to hold community outreach meetings to engage City residents in the redevelopment process. Regular updates on the status of ARHA redevelopment efforts will be posted on its website and through residential association meetings, emails, and flyers.



Reminder to Condo Residents

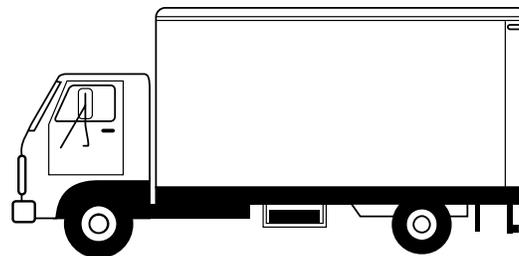
The Quaker Hill Condominium Association employs Sentry Management to provide condo facility services and to address residents' concerns. Therefore, condo residents should direct requests, comments and questions to Sentry Management (703-642-3246, x206)...not to the Quaker Hill Board of Directors or Northern Virginia Management (NVM). The Quaker Hill Board of Directors and NVM manage the common areas, including the pool and community center, and provide services to townhomes and single-family homes. Condo residents' concerns about the pool and community center may be directed to NVM.

Upcoming Pool Changes



Over the past several seasons, there has been an escalating issue with non-residents and former residents using the Quaker Hill community pool. This has created a liability issue for the community and is the impetus for changing our pool identification card process. This year we will institute a new procedure. New passes will be issued every year and will be issued to the household as a whole. The passes will not have picture identification. The passes are only current for the year they are issued (every year will be a different color.) While the process may be amended as we address issues, please pay attention to the pool packet that will be mailed to you in early May. Other changes include a four-guest limit per household and a fee increase of \$2 per guest. Please note that residents who loan their passes to non-eligible households may be fined and/or lose their pool privileges.

Commercial Truck Parking and Abandoned Vehicle on Residential Streets



A driver of a commercial truck (MD license plates) often parks his vehicle overnight on Quaker Hill Drive. It is illegal to park a commercial truck overnight in residential areas in the City of Alexandria. Be aware that a parking enforcement office will issue a citation for this infraction and will levy a fine.

To report illegal commercial truck parking, abandoned vehicles, or other infractions, call the Police Department. Parking enforcement is a shared responsibility with uniformed police officers. Either parking enforcement officers or police officers can initiate enforcement. The Police will place a 48-hour check on the vehicle and have it towed if it is not moved during that time.

Happenings in Alexandria

Annual Saint Patrick's Day Parade

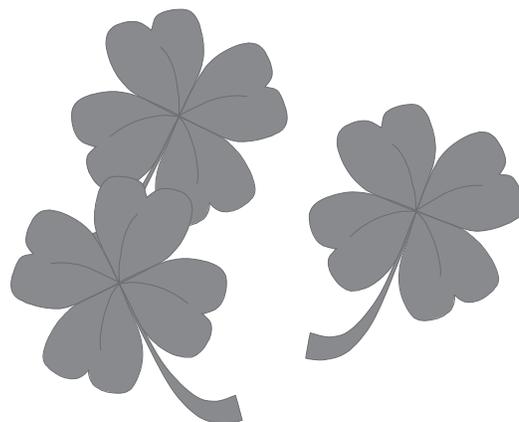
Date: March 7, 2015, 10:00 a.m.-noon

Where: Old Town

Contact: www.ballyshanners.org

Admission: Free

Hosted by the Ballyshanners, this year's parade will feature bands, Irish dancers, floats, and antique cars. Prior to the parade, the classic cars will be on display from 9:00 a.m.–10:00 a.m. on Pitt Street, between King and Cameron Streets.



Earth Day

When: April 25, 2015, 10:00 a.m.–noon

Where: Ben Brenman Park

Contact: 703-746-5418

Admission: Free

This event will include exhibits, tree sales, musical performances, children's activities, and food from local vendors.

Take 25

When: May 17, 2015, noon–4:00 p.m.

Where: Market Square, Old Town

Contact: 703-837-6112

Admission: Free

Stop by Market Square to get child safety information and enjoy the entertainment and child friendly activities.





Quaker Hill Community Association

c/o Northern Virginia Management
4306 Evergreen Lane, Suite 101
Annandale, Virginia 22003