

The Quaker Hill Quill

November 2022

Annual Community Meeting—

December 6, 2023

All homeowners are invited to attend the annual community association meeting on Tuesday, December 6, 2023. The meeting will be held virtually by Zoom. Sign in will begin at 6:40 p.m. The primary purpose of the meeting is to elect one Board member to the Quaker Hill Community Association Board of Directors.

Because the meeting will occur on a virtual platform, you are requested to submit the proxy ballot to the Association's management agent by December 5, 2022, even if you plan to attend the meeting virtually. Owners can either

1. Mail the completed proxy ball to the address on the proxy form, or
2. Email it to jlee@sfmcinc.com

Should you have any questions concerning this information or the upcoming meeting, please do not hesitate to contact our management agent at (703) 392-6006, ext 285.

Be on the lookout for your Annual meeting packet and materials!

Signing Up for Direct Debit

Traveling? Just plain busy? Can't find the coupon book for your homeowner assessments?

There's an easy way to ensure that your assessment payments are timely and updated with the new year! Direct debit is available, with step-by-step instructions on the SFMC (our management company) website. Check the FAQ (Frequently Asked Questions) and you will see the following:

How Do I Set Up An Automatic Debit Account to Pay My HOA Fees?

Simply complete the AUTOMATIC DEBIT LETTER (*the site provides a link*), attach a voided check (for bank account information) and fax (703) 392-5039 or mail to SFMC at 9464 Innovation Drive, Manassas, VA 20110. Please allow 14 business days for your account setup. If you do not receive confirmation of enrollment, contact us. Direct Debit/ACH is processed on the 2nd business day of the month and is deducted from the participant's bank account on approximately the 4th business day of the month.

Please monitor your bank account to ensure payments are being processed, the owner is responsible for ensuring payments are made on time.

Note: The completed form for the Automatic Debit Letter and voided check is mailed to SFMC in Manassas, Virginia but do not mail your payments there!

If you are mailing in your payment, please note that it is mailed to SFMC in Phoenix, Arizona, not the local SFMC office in Manassas, Virginia. Actual payments are mailed to:

Quaker Hill Community Association
c/o SFMC Inc.
P.O. Box 66571
Phoenix, Arizona 85082

Any payments received in the corporate office in Manassas are forwarded to Phoenix and may delay credit to your account, generating a possible late fee.

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 5:00 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

New 2023 HOA Assessment Fees

The Board conducted an analysis of the assessment fees based on past budgets, current trends and anticipated community repairs. It was then tied to the Reserve Study completed in 2022. Although new contracts have been negotiated which stabilized operating costs, the Reserve study noted a need to replenish current assets. Low interest rates over the past several years and current inflation rates have necessitated a bump in 2023, with future years anticipated to rise 3% per year. This will be evaluated annually, with another full Reserve study to be conducted in 2027.

2023 Quaker Hill Community Association Fees		
Condominiums	Townhomes	Single Family
\$70.70	\$120.41	\$112.27

Changes Coming to Duke Street Transit— Stay Informed!

“Duke Street in Motion” is a City-sponsored effort to improve transit in the Duke Street Corridor from the King Street Metro to the site of the former Landmark Mall.

While the primary goal is to improve the efficiency of bus transit by introducing Bus Rapid Transit (BRT), the project scope also includes provisions for improved bike travel and pedestrian use, as well as enhanced safety measures and green spaces.

The multi-phased project is funded by a \$87M grant from the Northern Virginia Transportation Authority. Phase 1 consisted of community visioning of possible improvements and was completed in 2021. The Project Advisory Group is currently working on Phase 2, which will result in two preferred conceptual designs presented to City Council next spring. The Advisory Group conducted extensive community outreach during October and is currently reviewing the results of completed online feedback forms.

All of the project’s meeting materials, presentations and FAQ’s are posted to the Advisory Group’s website. You can review these resources at alexandriava.gov/DukeInMotion. While the official period to share input ended on October 28, you can still contact the project manager with questions or comments: jennifer.monaco@alexandria.gov.

In addition to the BRT project, the City has also received a grant from the Virginia SmartScale Program to rework the Telegraph Road/Duke Street intersection and improve that bottleneck. Find details on this project and others under the “Related Projects” link on the DukeInMotion website.

Reporting Commercial Scooters

Seeing motorized scooters being left in the community? The City of Alexandria website provides information on how to report them for pick up. You should report the device to the company providing the service with:

- The location of the device
- Why you are reporting it (Perhaps note as abandoned)
- If possible, the device ID number

Taking a photo with the information is helpful. Operators noted on the City website:

- Bird e-scooters (black & white): 866.205.2442 or mail to: hello@bird.co
- Helbiz e-scooters (black & white) and Skip by Helbiz e-scooters (blue & white): 888.974.9074 or support@helbiz.com
- Lime e-scooters (green & white): 888.546.3345 or support@limebike.com
- Link e-scooters (grey & yellow): 844.701.8163 or support@superpedestrian.com



Erosion Management Project Update

The Community Board of Directors recently awarded the landscaping contract for the erosion management project to Down to Earth. The overall goal of the project is to reduce surface drainage and the resulting erosion and to minimize the amount of mulch and yard waste that is swept into the pond. Down to Earth completed the work specified for Phase 1 by Kimley Horn, the planning and design consultants managing the project.

Phase 1 of the project consisted of replacing and regrading the entire drainage system behind the townhouses at 1237-1249 Quaker Hill Drive to increase capacity and redirect water from surface flow to the new drains. The storm drain at the top of the hill was also regraded to improve stormwater collection. Landscaping around the storm drain will be installed next spring.

Kimley Horn's Phase 2 recommendations include further grading and drainage improvements at the second storm drain in the common area. The project manager recommends monitoring drainage during rainstorms this fall and winter to assess results of Phase 1 before committing to follow-on work in 2023.

Trickle Stream Repairs

The compressor that runs the trickle stream by the pond and Community Center stopped running and there were numerous attempts to see if it could be repaired, rebuilt or replaced. Unfortunately, the age of the equipment and significant rust issues has caused complications. They were unable to remove the electric motor from the pump and pump housing without safety risks to the electrical panels. There was also a safety concern about the vault (which is underground and where the equipment is housed) flooding and causing possible electrical issues along wet grounds near the vault and pond area.



Work has been halted until professionals can be consulted. The health of the pond, along with aesthetic value of the trickle stream, will be evaluated against the costs of safely relocating the pump and electrical panels. Further updates will be provided as the project moves forward.

Alexandria Commons

A lot has been happening at our local Alexandria Commons Shopping Center! Hangry Joe's Hot Chicken (which actually has choices for spiciness levels), Jersey Mike's Subs and Frank Pepe Pizzeria Napoletana have all opened this year! Counting Starbucks, there are nine dining places in the Shopping Center, with even more across Duke Street!

Volunteer Alexandria

Looking for a way to contribute locally? Ready to put all those skills to work? Volunteer Alexandria (check out its website) coordinates hundreds of volunteer opportunities. Youth sport coaches, tour guides, drivers, food rescuers, even costume design and set builders are needed. Postings were noted for volunteers for computer classes, gardening, photographers and many other unique opportunities!

ALEX311

Wonder how to get in touch with the City about a service need? Trash pickup missed? City streetlight not working? Get familiar with Alexandria's 311 service on the City website! Most cited frequent service requests - missed collections, parking, potholes, trash and recycling containers, trees, street cleaning, yard waste and bulky items pickup. Note that for street related issues, Ellsworth, Yale, Dartmouth Road and the 1100 block of Quaker Hill Drive are all considered public streets and are under the City's purview.

Alexandria Speed Limit Changes

On October 25, 2022, the City announced approval of lower speed limits in several West End corridors. These include:

- North Beauregard Street (Entire Length). The posted speed limit was reduced from 35 to 25 miles per hour and the school zone speed limits were reduced from 25 to 15 miles per hour.
- West Braddock Road (North Beauregard Street to Quaker Lane). The posted speed limit was reduced from 35 to 25 miles per hour and the school zone speed limits were reduced from 25 to 15 miles per hour.
- North Howard Street (Lynn House Driveway to Braddock Road). The school zone speed limit on North Howard Street was reduced from 25 to 15 miles per hour.
- Seminary Road (Kenmore Avenue to North Pickett Street). The school zone speed limit was reduced from 25 to 15 miles per hour.
- King Street (Radford Street to Quincy Street). A new 15 mile per hour school zone speed limit will be installed.

The City also approved the installation of five cameras across Alexandria school zones with the goal of reducing speeds in those zones. The ordinance doesn't specify where the cameras will be placed but adds "photo speed monitoring devices" into the city code.



Community Volunteers Needed

Do you have some time to contribute to our community and some ideas to share? The Quaker Hill HOA Board is seeking several volunteers to work with the Board on two sub-committees:

Architectural Review Committee: This committee will review design applications submitted by residents for home and landscape improvements. The committee will consist of one Board member and at least two volunteers from the community. Note that this committee will not be responsible for covenants inspections and citations, but simply for reviewing an average of 1-2 applications/month. The review process will be done virtually via email distribution.

Guest Parking Committee: The current process for managing guest parking is cumbersome and time-consuming, involving daily monitoring of shared guest spaces. The Board is seeking two to three residents to assist a Board member and our management company in evaluating alternative solutions and making a recommendation to the Board.

If you are interested in serving on either committee, please email quakerhillboard@gmail.com by December 1st.

Happenings in Alexandria

Ice & Lights Winter Village at Cameron Run (Waterpark)



4001 Eisenhower Ave
Open November 18th to Jan 1st, 5-10 p.m.



Old Town Holiday Craft Show

John Carlyle Square Park
300 John Carlyle Street
December 10th, 11 a.m. – 4:00 p.m.



Quaker Hill Community Association

c/o SFMC
9464 Innovation Drive
Manassas, VA 20110

