

The Quaker Hill Quill

November 2012

New Association Fees

Based on our current capital reserve study, the Quaker Hill Community Association budget was adjusted to meet financial recommendations. The study recommended an increase in the Association reserve funds and annual increases of three percent going forward. The Study assumed a return on Association investments of two percent. In fact, the Association is currently receiving only a one percent return. As a result, the 2013 monthly homeowner fees will increase slightly: approximately \$2.46 for townhomes and single family homes, and \$1.85 for the condominiums. New coupon books will be mailed before the end of the year. Estimated new homeowner fees are as follows:

Condominiums: \$60.85

Townhomes: \$88.04

Single Family homes: \$79.80

Want to view past issues
of our newsletter?

You can find them at
www.QHCA.org.

Annual Meeting

The annual Quaker Hill Association meeting will be held on Tuesday, December 4, 2012, at 7:00 p.m. at the community center. For record-keeping purposes, attendance registration begins at 6:30 p.m. Two Board directors will be elected for three-year terms. Residents interested in serving on the Board should contact Northern Virginia Management (NVM) to get the required candidate forms.

All residents are encouraged to attend the meeting. Important community issues and recent and upcoming projects will be discussed. If you cannot attend the meeting, please send your proxy vote to NVM via mail, fax, or email. NVM contact information is provided on page 2.

Reserve Study

A condition assessment and reserve fund plan for Quaker Hill was updated in August 2012 by Mason & Mason Capital Reserve Analysts, Inc. The study assessed the conditions of the Community's assets such as roads, sidewalks, pool, community center, retaining walls, pond, lighting, and other fixtures. Recommendations were made regarding preventive maintenance and asset replacement. It also provided a timeline to 2031 for replacement and repair and assumed costs for that period. The study then examined our financial reserves and discussed several funding methods to address the items noted above.

Specifically, the reserve study indicated that asphalt restoration needs to be completed and identified the Quaker Hill Drive loop as a priority. It also recommended white coating the pool interior to seal the surface in order to help prevent water infiltration into the structure. Other projects needed to be completed over the next three years include repairs to the pool cover, pool deck, and sidewalks.



Leaf Collection

Chapel Valley Landscape Company will remove leaves from common areas and townhomes between November 1 and December 31, 2012. Two leaf collections have been scheduled during this period. Please consider using leaves to mulch your flowerbeds and shrubs to provide protection during the cold winter months.





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) 751-5872 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)	\$17.50

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@northernviriniamanagement.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

Covenants: Vacant
Landscape: Becky Kilgore
Newsletter/website: Rose Gillespie

Clubhouse Telephone

703-823-1911/1912

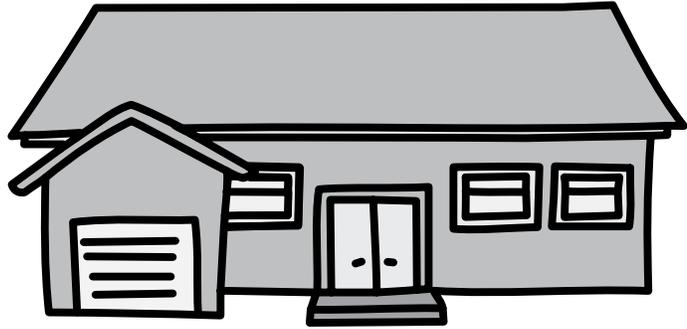
Northern Virginia Management

703-941-9002
nvm@northernviriniamanagement.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.

Police Report

Lieutenant Gaunt, Quaker Hill community liaison, reported several incidents in recent weeks. Two break-ins occurred mid-morning, November 1. Police responded to an alarm at a Quaker Hill Court residence around 10:30 a.m. The front door was kicked in; nothing appeared to be taken. The alarm probably saved the homeowners from significant loss. The other break-in occurred at a vacant ARHA unit. The door also had been kicked in. The police said there were no witnesses to either incident.



In the early morning hours of September 27, an unidentified individual was caught stealing property from a car parked in Quaker Hill Court. The individual was startled by a resident and ran away. Subsequently, a police report was filed. A similar incident was reported on October 20. In light of these incidents, the Alexandria Police recommend the following guidelines to keep your home safe and secure and to prevent vehicle and property theft.

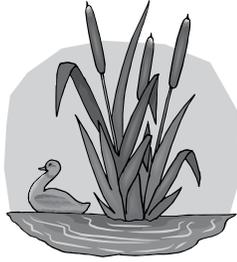
- Lock your doors at all times, even when checking the mailbox or carrying groceries from your car to your home.
- Use your alarm system if you have one and ensure that it's in good working order.
- Light the outside of your house, especially near doors, windows, and garages. Report nonworking street lights to NVM or Dominion Virginia Power.
- Report suspicious or "out of the ordinary" activities to the police. Don't dismiss it; trust your gut.
- Lock your vehicle at all times, even when refueling, and pocket the key. Do not hide your spare keys in the car.
- Lock valuables in the trunk or remove them from the car.
- Consider keeping the automatic garage door opener with your car keys. If your garage door opener is left in the car and your car is stolen, then thieves will have access to your home. Typically, doors from a garage into a home are hidden from the street, making your home an easy target.
- Remove the GPS unit when not in use.
- Cut the back of inspection and city stickers to prevent their removal.
- Install an anti-car theft device or alarm if you do not have one.
- Consider purchasing 1) anti-theft style lug nuts to prevent wheel and tire theft and 2) smooth, non-flared inside lock buttons for your vehicle doors to prevent thieves from lifting door lock buttons with a coat hanger or similar tool.

New Water Bill

Alexandria residents will now be receiving two separate bills for water usage and wastewater treatment. Virginia American Water will continue to bill you for water, and the Alexandria Renew Enterprises will cover wastewater treatment. More information is available at www.alexrenew.com.

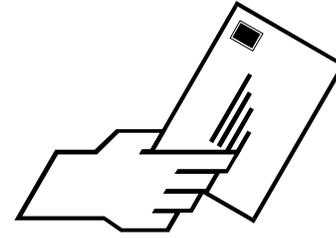
Contracts Approved

The Board approved several contracts at the September meeting. Continental Pools will continue to provide pool services in 2013, and Emery Snow Removal, Inc. will remain on board as well. Bartlett Tree Service also was awarded a contract to maintain the health and beauty of our trees.



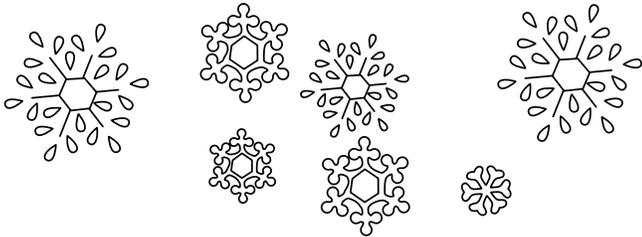
New Plantings

Have you noticed new plantings around the pond, Yale Drive, and Ellsworth Street? In addition to beautifying our community, the plantings serve a functional purpose. Many of the plants help to control erosion, filter water and debris from the pond, provide shelter for the ducks and birds, muffle sound, and provide shade and privacy. All that and beauty, too!



New Mailboxes

The Board approved the replacement of the multi-unit mailboxes in the community. Many of them are in bad condition and very old. Replacement choices are limited by the U.S. Postal Service (although they are not financially responsible for them.) Residents will receive new keys when the boxes are installed, which is expected to occur in November.



Snow Removal Reminders

As in the past, Emery Snow Removal, Inc. will remove snow on private streets in our community: Quaker Hill Court, Dartmouth Court, and Quaker Hill Drive west of the community center. Emery also will remove snow from the sidewalk on the west side of the pond. The City of Alexandria is responsible for removing snow on Ellsworth Street, Dartmouth Road, and Quaker Hill Drive in front of the condominiums.

Keep in mind that snow will be removed when it accumulates two or more inches. Homeowners are responsible (and liable) for removing snow from sidewalks in front of the homes. Residents are urged to clear areas around fire hydrants, mailboxes, and storm-water curb inlets.

Accuweather forecasts above-normal snowfall for the Northeast, mid-Atlantic and central and southern Appalachians, spanning western Massachusetts to northern portions of Georgia and Alabama, this winter. Philadelphia, Washington, D.C., Baltimore and Philadelphia are listed as cities that may receive more snow than usual. Normal snowfall in the Washington, DC area amounts to about 15 inches. Accuweather also forecasts a colder than normal February.



Happenings in Alexandria

Second Thursday Art Night

Where: Torpedo Factory Art Center, 101 N. Union Street
When: Second Thursday of each month, 6:00 p.m.-9:00 p.m.
Admission: Free
Contact: 703-838-4565

Visit the art studios, interact with the artists, and enjoy refreshments.



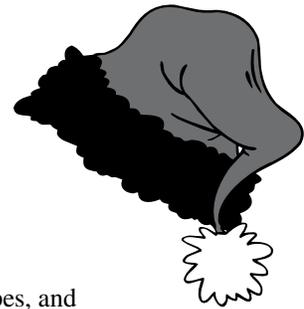
No Admission November

Where: Lee-Fendall House Museum and Garden, 614 Oronoco Street
When: Through November, Wednesday-Saturday, 10 a.m.-3 p.m.; Sunday, 1:00 p.m.-3:00 p.m.
Admission: Free
Contact: 703-548-1789/leefendallhouse.org

Located in the heart of Old Town, the Lee-Fendall House has been home to 37 members of the Lee family, hundreds of convalescing Union soldiers during the Civil War, and John L. Lewis, a twentieth century labor leader. All fees are waived during the month.

Scottish Christmas Walk Weekend

When: November 30-December 1, 2012
Where: Old Town
Admission: Free
Contact: www.scottishchristmaswalk.com



The Campagna Center, in partnership with the St. Andrews Society of Washington, DC and the Scottish government, hosts the 42nd annual Scottish Christmas Walk parade, featuring Scottish clans dressed in traditional garb, fife and drum corps, bagpipes, and antique cars. Santa makes an appearance on a fire truck.

Other weekend activities, such as the heather and greens sale, a designer home tour, and a children's tea party, are the largest fundraising activities for the Campagna Center, which provides child development programs for low-income families, extended-day child care, and a family literacy program for adults. Check the website noted above for information on the full range of activities and schedules.

Happy Thanksgiving!



Quaker Hill Community Association

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