

# The Quaker Hill Quill

August 2017



## Reminder: Pool Admission Rules

As a reminder to all residents and to provide information to new homeowners, please note the following rules:

- Government-approved identification must be provided by all pool users who are 16 years of age and older.
- 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.

Please use the table below as an easy-to-use guide to Quaker Hill pool admission requirements. The Board has instructed the lifeguards to strictly enforce the rules.

QUAKER HILL POOL ADMISSION			
Age	Identification required	Can attend alone	Can bring guests
18 or over eligible user	Government-approved ID	YES	YES
16-17	Government-approved ID	YES	NO
Under 16	Not needed	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 the age, cannot attend alone. They must be accompanied at all times by an eligible pool user 18 years of age or older.**

**The maximum number of guests per household is 5.**

In recent weeks, there have been reports of adults using profanities in the pool area and arguing with the lifeguard regarding rules. This behavior is unacceptable. The Board has advised lifeguards to ask offenders to leave the pool area and apply suspensions if necessary.

## Ongoing Projects

In August, several sidewalk sections, curbs, and gutters will be repaired throughout our community. The Quaker Hill Condition Assessment and Reserve Plan Update recommended prioritizing and addressing these repairs on an ongoing basis. To contain costs, additional repairs will be completed in 2018.





## 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

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 <b>per household, per month</b> is \$250	\$125.00
SmarTrip Card	\$ 1.00
Alexandria DASH pass (1 month unlimited rides)	\$ 20.00

### How to Place an Order for SmarTrip cards or Alexandria DASH passes:

1. Call Northern Virginia Management at (703) 941-9002 and leave a message.
2. Email Northern Virginia Management at [nvm@northernvirginiamanagement.com](mailto:nvm@northernvirginiamanagement.com).

*Please note that all orders must be paid in full in advance before NVM 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 NVM. A maximum of four cards may be registered with the NVM.
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:  
Northern Virginia Management  
4306 Evergreen Lane, Suite 101  
Annandale, Virginia 22003
4. If the household has registered multiple cards with NVM, 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

Marjorie Stein, President  
 Stephen Kahn, Vice President  
 Stephen Stine, Secretary  
 Rose Gillespie, Treasurer & Newsletter  
 Ed Lacy, Director

### Landscape Committee Chairperson

Mayada Logue

### Clubhouse Telephone

703-823-1911/1912

### Northern Virginia Management

703-941-9002  
[nvm@northernvirginiamanagement.com](mailto: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. Please email NVM to obtain the minutes of monthly QHCA board meetings.

### Quaker Hill Condominium Association

Management Company: Sentry Management, 703-642-3246  
 Association President: John Sesler, [jsesler@comcast.net](mailto: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	<a href="http://www.alexandriava.gov/police">www.alexandriava.gov/police</a>
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](http://www.QHCA.org)

## Police Report

Sgt. Plank, our community's liaison to the Alexandria Police Department, indicated there were no major incidents in our community. He reminded residents to remove valuables from their cars and to always keep doors locked. Sgt. Plank also reviewed general readiness tips during emergencies.

## Condo News

Several projects are either underway or scheduled for the coming months. They are:

- ✓ Cleaning and restoring metal roofs over building entrances and mailboxes during August.
- ✓ Significant tree pruning, removal, and replacement are expected to be done in late summer and early fall.
- ✓ Repaving the parking lot is scheduled for the week after Labor Day. Condo residents should be aware of the parking plan, which will be posted, and be prepared to use the Giant parking lot during repaving.

The Condo Board hopes that these projects will provide a more updated appearance to the neighborhood.

## Renting Units

With the advent and popularity of Airbnb, an online platform that enables people to lease or rent their personal homes or rooms for short-term rentals, homeowners are reminded that Quaker Hill Community regulations restrict leasing terms to a *minimum* of six months. The lease must contain a provision that the right of the lessee to use and occupy the home is subject to compliance with Association legal documents and rules and regulations. Owners may be liable for any costs incurred by the Association in addressing violations by the lessee. Additional requirements may be found in the Resident Manual at [www.qhca.org](http://www.qhca.org) under "Community Regulations."

In late March 2017, Governor McAuliffe signed legislation that enables local jurisdictions to regulate short-term rentals, such as Airbnb. Local governments may require Airbnb hosts to register and impose fees and/or penalties up to \$500 on people who fail to register. Registration provides local governments with needed information to regulate and tax rentals. In early 2017, there were 375 active Airbnb properties in Alexandria.

## Noise

The City of Alexandria prohibits excessive, unnecessary and unreasonable noise. The most common sources of noise include construction activities, loud parties and gatherings, leaf blowers, loud music ("boom cars" as noted by the City), barking dogs, and car alarms. In general, excessive noise is prohibited before 7:00 a.m. and after 11:00 p.m. Police Officers and City staff can investigate noise complaints and enforce City ordinances through fines and shutdowns. To lodge a complaint, visit Call Click Connect ([www.alexandriava.gov](http://www.alexandriava.gov)) or call 703-746-4357 during business hours or call police at 703-746-4444 after 5 p.m. during the week and on weekends and holidays. The general rules are:

### Contractors

Construction work is prohibited before 7:00 a.m. and after 6:00 p.m., Monday through Friday, and before 9:00 a.m. and after 6:00 p.m. on Saturday. No construction work is allowed on Sunday and holidays. Please remind your contractors of this Alexandria ordinance.

### Homeowners

Homeowners may engage in construction at their residence on Monday-Friday from 7:00 a.m. to 9:00 p.m. and on Saturday and Sunday from 9:00 a.m. to 9:00 p.m. Although homeowners are exempt from the construction-hours provision of the City's noise code (noted above), the exemption does not apply when power equipment is used or when a homeowner is acting as a general contractor or working for commercial purpose. Power equipment includes lawn mowers, edgers, and leaf blowers.

## Tips for Hiring a Contractor

The City of Alexandria Permit Center assists homeowners and small businesses through the construction permitting process. City staff will help you determine whether a permit is required, what type of permit is needed, and what requirements are mandatory for obtaining a building permit. The Permit Center, located at 301 King Street, Suite 4200, is open 8:00 a.m.-5:00 p.m., Monday-Friday.

All Building, Electrical, Plumbing, Mechanical, Fire Protection Systems, Sign, and Demolition Permit Applications must be submitted through the Alexandria Online Permit Center. For your convenience, the Alexandria Permit Center provides customer access to kiosks to submit permit applications electronically. Same day service is available but you must have all plans and applications submitted prior to 4:15 p.m.

Here are a few tips for obtaining a construction permit and for hiring a contractor:

- ✓ As a homeowner, you can obtain a permit for work in your own name, but it is always advisable that you list your contractor's name on the permit application. This indicates that the contractor is responsible for the work, and it gives City permit staff an opportunity to verify that your contractor is properly licensed by the state and has a valid Business Professional Occupational License. Moreover, issues can be resolved with less difficulty if the permit is issued in the contractor's name.
- ✓ You also can verify whether your contractor is licensed by Virginia by going to the Virginia Department of Professional and Occupational Regulation (DPOR) website at [www.dpor.virginia.gov/LicenseLookup](http://www.dpor.virginia.gov/LicenseLookup) or by calling 804-367-8500 (TTY 711).
- ✓ Read contractor reviews and ask friends and neighbors for referrals. A paid advertisement is not necessarily a good indicator of a contractor's quality of work.
- ✓ The Virginia DPOR recommends obtaining written estimates from at least three different contractors; don't automatically choose the lowest bidder. Ask for break downs on price variations. Be wary of deals that look too good to be true.
- ✓ Once you choose a contractor, insist on a detailed contract including agreed-upon start and completion dates. Licensed contractors are required by law to provide a written contract for residential work, signed by both parties.



- ✓ Negotiate the contract. Discuss with your contractor the possibility of making payments throughout the project, contingent upon completion of certain tasks. In general, do not pay 100% of the bill until 100% of the work is done and inspected.
- ✓ Get everything in writing, including warranties, guarantees, and promises. Review all documents before you sign them. Look for blank spaces that can be fraudulently filled in after you sign.
- ✓ Know your right to cancel a contract signed in your home within three days.
- ✓ Limit your down payment/deposit. DPOR indicates that a reputable contractor should be able to front the cost of most supplies without requesting a large sum of money from the homeowner. An initial deposit of no more than 10% down, or \$1,000.00, whichever is less, is a good rule of thumb. If the job requires custom-made items or special orders, you may consider adjusting the down payment to no more than 30% of the total value of the contract.

Remember, contractor scams come in many forms:

- Always be aware of door-to-door contractor solicitors.
- Be suspicious of contractors that offer deals because they have materials left over from a previous job.
- If a contractor is reluctant to obtain a permit for a job, it may mean they are unlicensed; a contractor may try to convince the homeowner to obtain the permit via an Affidavit of Permit Authorization to avoid being discovered as unlicensed.
- Contractors that only accept cash are a major red flag.

## Happenings in Alexandria



### Saturday Cinema in Carlyle

**When:** First Saturday in September and October, Sundown

**Where:** John Carlyle Street (John Carlyle Square)

**Admission:** Free

**Contact:** 703-746-5592

Bring a blanket or folding chairs to enjoy free movies in the heart of Alexandria. Plan a family friendly evening or make it a date night. *When Harry Met Sally* is showing on September 2 and *The Birds* on October 7. In the event of inclement weather, check the status of the showing at the Alexandria special events hotline noted above.

### Alexandria Restaurant Week

**When:** August 18-27, 2017

**Where:** Throughout Alexandria

**Contact:** [www.alexandriarestaurantweek.com](http://www.alexandriarestaurantweek.com)

Nearly 60 Alexandria restaurants will feature special pricing for lunch and dinner during this week. A list of participating restaurants is provided at the website noted above.

### King Street Art Festival

**When:** September 17, 10:00 a.m.-7:00p.m.; September 18, 10:00 a.m.-5:00 p.m.

**Where:** King Street, between Union and Washington Streets

**Admission:** Free

**Contact:** Alexandria Visitors Center, 703-746-3301

More than 250 artists from the United States and abroad will showcase their work, including paintings, sculptures, photography, ceramics, and jewelry. A variety of activities and performances also will be featured during the weekend.



## Reminder:

**Do Not Remove Shopping Carts from Giant!**



**Quaker Hill Community Association**

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

