

The Quaker Hill Quill

February 2017

Board of Directors

Board officers were elected at the January 26, 2017 Association meeting. They are:

President: Marjorie Stein
Vice President: Stephen Kahn
Secretary: Stephen Stein
Treasurer: Rose Gillespie
Director: Ed Lacy (ARHA)

The Board encourages all residents to attend Association meetings held at the clubhouse on the fourth Thursday of every month at 7:00 p.m.

Automatic Association Fee Payments

Homeowners may wish to consider setting up automatic debit payments for association fees by contacting Northern Virginia Management (NVM). Bank (or credit union) accounts are debited on the 10th of each month or the closest business day if the 10th falls on a non-banking day. Otherwise, fees may be paid using coupons mailed to homeowners at the end of December. If you have not received your coupon book by now, please contact NVM at nvm@northernviriniamanagement.com or 703-941-9002.

Want to view past issues
of our newsletter?
You can find them at
www.QHCA.org.

Annual Meeting Highlights

The Quaker Hill Community Association's (QHCA's) annual meeting provided an opportunity for residents to hear about important issues and upcoming projects. President Marjorie Stein opened the meeting by reviewing Board responsibilities, such as the management of maintenance contracts, oversight of financial investments and long-term reserve studies, and the development of community policy resolutions and interaction with Alexandria City staff.

The Board reports that QHCA has renewed its contract with American Pools for the 2017 swim season with one major change. The contract will provide a second lifeguard for four hours/day, Monday through Friday, from 3-7 p.m. The days and times may be adjusted during the season, depending on peak usage.

QHCA's Treasurer, Rose Gillespie, reviewed 2016 expenditures and the factors that determined 2017 assessments. Specifics of the 2016 pool, pond, landscape and tree maintenance contracts were presented and expectations for the coming year were discussed. It was noted that several major projects (not identified by the latest community reserve study) were undertaken by the Board to address urgent needs and safety concerns, including the replacement of a broken fire hydrant on Dartmouth Court, the purchase and installation of all community mailboxes, and the implementation of erosion mitigation measures, such as the new sidewalk from Quaker Hill Drive to the shopping center.

Sgt. Plank, police liaison to QHCA, reported that the majority of calls in our area (excluding the shopping center) in 2016 related to property damage or theft, including multiple car break-ins last May. Other calls requesting police assistance involved several reports of trespassing, 12 assaults, 4 drug-related incidents, and 1 robbery.

Condo Association News

As many residents have observed, work is underway to replace the condominium roof. The high-definition shingles have a lifetime warranty and are the color of weathered wood. The project is expected to be completed by the end of February, depending on the weather.

The Condominium Association would like to remind its members that monthly board meetings are held the third Monday of every month at the community clubhouse. If a holiday falls on the third Monday, then the meeting is held on the second Monday. Residents are encouraged to attend to hear about important issues and upcoming projects.



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 per household, per month 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.

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

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
 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

ARHA News

As reported in previous newsletters, ARHA is in the process of redeveloping several of its properties over the next few years, including Cameron Valley, which is located between Yale and Ellsworth. ARHA issued an RFP (request for proposal) in 2014 to solicit proposals from qualified partners to redevelop seven ARHA properties. Working through the RFP process, ARHA narrowed down the number of properties slated for redevelopment to five and selected partners for each site. They are:

- Cameron Valley (built in 1985)—Bozzuto/Wesley Housing;
- Andrew Adkins (built in 1969)—Alexandria Opportunity Housing (ARHA affiliate);
- Samuel Madden (built in 1945)—Alexandria Opportunity Housing;
- Hopkins Tancil (built in 1945)—EYA/Penrose/JBG; and
- ARHA headquarters (built in 1950)—EYA/Penrose/JBG.

The Adkins and Madden properties are the first ARHA sites slated for redevelopment under the RFP process. In accordance with the approval process agreed upon by the City and ARHA, redevelopment plans for the Adkins and Madden properties will be presented before the Alexandria Planning Commission and City Council in December 2017, followed by the ARHA headquarters building, and the Hopkins-Tancil site in June 2019. The decision to select Adkins as the first site for redevelopment was based on its prime location near the Braddock Road metro station, among other factors. ARHA and Alexandria Opportunity Housing held a kick-off meeting for the affected community on December 18, 2016.

Plans for the redevelopment of Cameron Valley are expected to come before City Council in December 2020. Bozzuto and Wesley Housing will partner with ARHA to redevelop Cameron Valley. Like other ARHA redevelopment projects, Cameron Valley will rely on developer fees and low-income housing tax credits to finance the project.

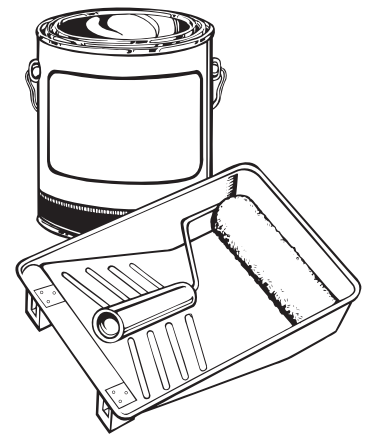
In other news, Mr. Roy Priest, ARHA Executive Officer, will resign in mid-2017 after serving the community for the past nine years. A search is underway to find his replacement.

Community Covenants

The Board reminds residents that the Quaker Hill design and covenants guidelines are posted on the Quaker Hill website (www.qhca.org) under “Updated Design Standards 8/25/10.” The standards cover rules regarding antennas and satellite dishes, decks, lighting, and paint colors, among other design considerations.

Requests to change approved designs, including paint colors, must be submitted through the Design Review application and approved by the Board. The application also is available on the Quaker Hill website.

- **Approved trim colors:**
 - McCormick #108 Wheat—homes on Ellsworth, Yale, and Quaker Hill Court.
 - McCormick #101 Amber White—homes on Quaker Hill Drive, Dartmouth Road, Dartmouth Court, and Princeton Boulevard.
- **Approved shutters and front door colors:** McCormick #111—Tavern Beige; #117—Fawn; #215 Cobblestone Grey; #220 Georgetown Green; #224 Deep Forest Brown; #225 Old Colonial Red; #447 Patuxent Blue; #217 Farm House Road; #479 Cape Blue; and #449—Chesapeake.
- **Shutters and doors** should be painted the same color.
- **Garage doors** must be painted to match the trim of the house or as closely as possible if the garage door is made of manufactured materials.
- **Approved metal railing colors:** McCormick #220 Georgetown Green, black, or painted to match house trim.





Follow-up Evaluation of Reduced Speed Limits and Safety Improvements

At the request of City residents, reduced speed limits on Quaker Lane and Seminary Road went into effect on March 25, 2016. Speed indicator signs also were installed along the two streets, and the Alexandria Police Department 2017 enforcement budget was increased. Since these measures were implemented, City staff conducted an evaluation and found the following:

- ✓ Speed decreased somewhat but still exceeded the new posted speed limit of 25 mph.
 - Average 85th percentile speeds decreased 15.4 percent on Quaker Lane and 6.3 percent on Seminary Road.
 - Average 85th percentile speed exceeded the posted speed limit by 11 mph (35.6 mph) on Quaker Lane and 12 mph (37.1 mph) on Seminary Road.
 - Prior to lowering speed limits, the 85th percentile speed on Quaker Lane was 42.1 mph and 39.6 mph on Seminary Road.
- ✓ Traffic volumes decreased slightly on Quaker Lane and Seminary Road.
 - Volumes decreased on Quaker Lane by 8.0 percent and Seminary Road by 2.7 percent.
- ✓ Traffic volumes and speeds on side streets have remained relatively the same, with little to no variation, and no clear trends in traffic diversion from Seminary Road and Quaker Lane.



Please Return Shopping Carts

The Condo Association has had an ongoing problem with residents who use Giant shopping carts to transport their groceries home but then do not return them. In recent months, shopping carts also have been abandoned along Yale Drive and near townhouses on Quaker Hill Drive. Please be respectful of our community and return the carts. Removing shopping carts from a store is considered a misdemeanor in Virginia.



Responsible Dog Ownership

Owners are required to clean up after their dogs, and winter is no exception. In recent weeks, residents have begun to see dog feces around the pond and the condo grounds. Remember to take a bag with you when you walk out the door and deposit the waste in a trash receptacle conveniently located at both ends of the pond, on Yale Drive, and on Quaker Hill Drive near the former playground area.

Happenings in Alexandria

Walk in GW's Footsteps

When: February 19 and 26, 2017

Where: Meet at Alexandria Visitor Center, 221 King Street

Admission: Free

Contact: 703-829-6640

Visit several of the sites connected to General Washington, such as where he filled his prescriptions or wined and dined with important Alexandrians.

George Washington Birthday Celebration Parade and Historic Alexandria Open Houses

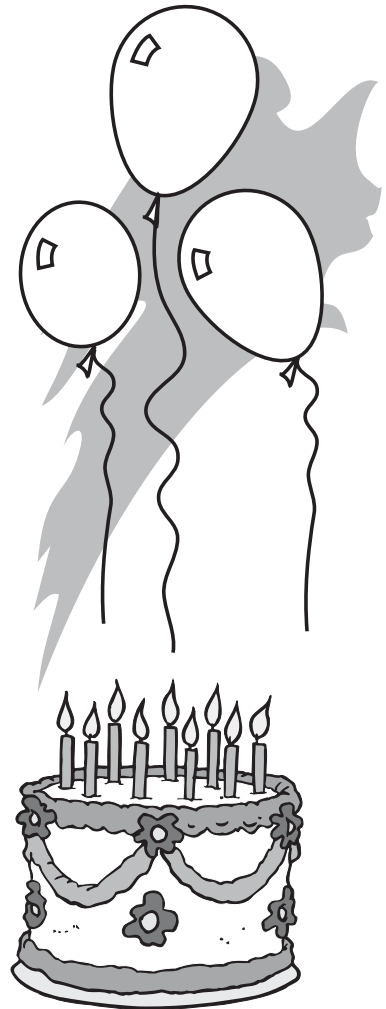
When: February 20, 2017

Where: Throughout Old Town Alexandria

Admission: Free

Contact: 703-539-2549

The parade honoring our first president is the largest and oldest in the country. It features fife and drum corps and high school bands. In honor of George Washington's birthday, admission is free at these historic Alexandria sites: Carlyle House, Christ Church, Friendship Firehouse Museum, Gadsby's Tavern Museum, Old Presbyterian Meeting House, Stabler-Leadbeater Apothecary Museum and The Lyceum: Alexandria's History Museum.





Quaker Hill Community Association

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

