

# The Quaker Hill Quill

February 2023



## 2022 Year in Review/ Looking Ahead to 2023

The Quaker Hill Board of Directors tackled several important issues in 2022 in efforts to keep the community an attractive and safe place to work and live. Top among these was a search for a new management company. The process began in February and culminated with the selection of SFMC in July. In addition to the Board members, two citizens participated in the drafting of the request for proposal, solicitation of bids, evaluation of all responses and selection of a new company. Many thanks to Paul Hoftzyer and Sue Wolski for generously sharing their time and expertise.

In addition to transitioning our management company, we evaluated landscape companies and awarded the 2023 contract to Marquez Landscaping. Their crews have already been on site, taking advantage of the mild winter and cleaning out beds in the common areas.

Stormwater management and erosion remain top concerns in Quaker Hill. Several projects were funded in 2022 to control erosion, improve drainage and preserve the health of the pond. The Board will continue to invest in erosion improvements in 2023.

The community completed a Reserve Study in 2022, evaluating the condition of all community assets (streets, pool and pool house, sidewalks, etc.) and the expected maintenance/replacement schedule and associated costs. While the overall condition of our community remains good, we were advised to increase our monthly homeowner fees in order to have sufficient funds to cover these capital expenses.

The Board hopes to increase residents' engagement in community projects in 2023, soliciting volunteers to serve on various ad hoc committees. In January we implemented a new Architectural Review Committee comprised of four resident volunteers and one Board member. This committee will review all new Design Review Applications for compliance with our design standards. The Board also convened an ad hoc parking committee staffed by community volunteers. This committee will evaluate options for our visitor parking enforcement and submit a recommendation to the Board. If you would like to help the Board and serve on a committee, please watch upcoming issues of The Quill for opportunities.

The Board will continue to invest in infrastructure in 2023. As anyone who walks around the pond knows, the trickle stream was not functioning for most of 2022. That repair is a top priority for this year and quite possibly a costly one. In addition, much of the pump room pipe infrastructure in the pool house is aged and requires significant repairs.

We enjoyed greater community participation at our monthly Board meetings in 2022 and hope to continue this trend into 2023. We will continue to hold virtual meetings this year — please join us on the fourth Thursday each month. Watch for call-in details and an agenda in monthly emails from SFMC. Thank you!

## Newly Elected Board of Directors

The Quaker Hill Board officers were elected at the January 26, 2023 Association meeting. They are:

**President:** Mary Beth Cockerham

**Vice President:** Marjorie Stein

**Secretary:** Lennin Lopez

**Treasurer:** Rose Gillespie

**Director:** Marci Greenberger





## 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](http://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 <b>per household, per month</b> 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 [JLee@sfmcinc.com](mailto:JLee@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](mailto: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](mailto:sfmcinfo@sfmcinc.com)  
[www.sfmcinc.com](http://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](mailto: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](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)

# 2023 QHCA Board Meeting Schedule and Information

2023 Meeting Dates	General Meeting Information
February 23	<ul style="list-style-type: none"> <li>• Meetings start at 7 p.m.</li> <li>• Meetings are held the fourth Thursday of the month (which is not always the last Thursday), except for the November and December meetings.</li> <li>• For call-in information, email SFMC at <a href="mailto:sfmcinfo@sfmtcinc.com">sfmcinfo@sfmtcinc.com</a> before 5 p.m. on the day of the meeting OR sign up for the email notification list to get call-in information.</li> <li>• Questions, concerns, and comments may be emailed to SFMC by noon on the day before the meeting.</li> <li>• Agendas will be provided to homeowners on the email notification list and those who contact SFMC for call-in information.</li> </ul>
March 23	
April 20	
May 25	
June 22	
July 27	
August 24	
September 28	
October 26	
November 16	
December 5 ( <i>tentative</i> )	

## Are you a Condo Owner/Resident?

Please note that SFMC is the community management company for Quaker Hill common areas, including the pond and pool, townhomes, and single-family homes. Condominium owners may contact SFMC for pool-related issues (access, passes, etc.) and for the transportation management program (TMP)—the discounted metro fare program. Other condo-associated issues should be directed to Astria Contee at First Service Residential (the condominium management company). Ms. Contee may be contacted at 703-679-1531 or [Astria.Contee@fsresidential.com](mailto:Astria.Contee@fsresidential.com).



First Service Residential manages the condominium grounds, supervises building maintenance/repair, and responds to work requests. To send a work request to First Service Residential, sign in to the resident portal at <https://portal.connectresident.com>. After you sign in, please follow the directions below to file a work request:

- ✓ Click on the “Quick Actions” tab located on the right top of the page.
- ✓ Select “Service Requests” (second category on the right).
- ✓ Select from the drop-down list (16 categories are listed).
- ✓ Write a description of the request; options for attaching an image or document are also available.
- ✓ Click Submit.

## New Landscape Company

The Quaker Hill Board has hired Marquez Landscaping, LLC to provide landscaping services to our community beginning in January 2023. The contract covers townhome front yards and Quaker Hill common areas and offers the same range of services provided by our previous contract while at the same time holding down costs. Owner Herbert Marquez had worked with Quaker Hill in the past and is familiar with our property and its needs.

Mowing, edging and mulching is set to start in April. Some pre-seasonal activities, such as common area flower bed maintenance and a general spring cleanup will begin before April.

## Trickle Stream

As previously reported, needed trickle stream repairs have proven to be complicated. The Board is currently working with hydrologists and utility engineers to evaluate the scope of work and to explore possible alternatives. The Board has been advised that underground electrical panels must be protected and potential flooding must be prevented in the vault where pipes, drains, and a pump are located prior to repair and/or replacement work. We will continue to report on next steps in future issues.



## Quaker Hill Condition Assessment and Reserve Plan Update: Summary of Findings

Mason & Mason, Capital Reserve Analysts, Inc. recently completed the 2022 Quaker Hill Community Association Condition Assessment and Reserve Fund Plan Update. The Quaker Hill Board uses the assessment, which is updated every 5 years, to fulfill its fiduciary responsibilities regarding the financial health of the community. The update evaluated the condition of common area assets such as roads, sidewalks, pool, community center, pond, lighting, and other fixtures; assessed our replacement reserve funds; and recommended preventative maintenance, asset replacement, and funding schedules. The Update does not include condominium area assets, such as the retaining wall along the west side of the condominiums.

Overall, the community's common assets are in fair to good condition, consistent with their age. Specifically:

- Pool restoration, completed in 2021, is a major success. Restoration included a full concrete deck replacement, drain reconfiguration, pool shell overhaul, tile replacement, pool step extension, and pool fencing replacement. Other pool components such as pool furniture, chlorinator system, pump and strainer, and pool filter range from fair to good condition.
- The pool house/community building, partially restored in 2016/2017, is in good condition.
- Site features, such as stone entrance signage, concrete

pavers, timber walkways, retaining walls, street signage, and light poles and fixtures range from generally fair to good condition.

- The pond exit-drain grate, replaced in 2022, is well constructed and should provide many years of service.
- Pond evaluation should be done every 10 years at minimum to determine water quality and sedimentation levels.
- The concrete sidewalks and curbs/gutters generally are in good condition; however, a typical number of age-related deficiencies were observed. Deficiencies that pose a hazard to pedestrians should be corrected expeditiously.
- The asphalt drive lanes and parking bays on Quaker Hill Drive and on Ellsworth Street show moderate cracking and sub-base damage. These streets will require pavement maintenance and repair, including full-width profile milling and new compacted asphalt.

The Reserve Study also noted that the community's reserve fund was fully funded through 2021. However, to maintain fully funded status, the Study recommended the Board call for a "reasonable" single increase of approximately \$7,000 to reach a point where annual inflationary adjustments of 3 percent will maintain fully funded status through 2041. The single increase was incorporated into the 2023 Quaker Hill budget.



## Visitor Parking Reminder

Quaker Hill Community Association policy governs the use of the limited number of visitor parking spaces in our community. Residents may *not* use visitor parking as supplemental parking, and visitors may *not* use these spaces for more than 7 days in a 30-day period. If you feel you have an exceptional circumstance or a temporary situation that may require the use of a visitor space beyond the 7-day limit, please contact SFMC for approval.



## Potomac Yard Metro Station Update

The new Potomac Yard station is set to open in May 2023. As of early February, the station is 90 percent

complete. Remaining work includes finishing touches on the station, completing fire marshal checks, running simulated service, and getting concurrence from Metro's safety oversight body. WMATA announced that the Yellow Line stations from National Airport south also will reopen in May after extensive bridge and tunnel work closed the line for nearly 9 months.

Potomac Yard will be Metro's 98th station overall and its second infill station after NoMa-Gallaudet in the District. No other new stations are in the works at this time.



## MacArthur School Update

Level 1 corridors and classrooms have been framed and drywall installed. Roof installation is underway and is expected to be completed by the end of February. Other ongoing work includes interior framing and duct and plumbing work on levels 2 and 3, as well as elevator and sprinkler system installation. Beginning in late April, classroom equipment, furniture will be set up and fixtures mounted.

Building construction is projected to be substantially completed by July 2023, and students are expected to arrive in August 2023.

Want to view past issues of our newsletter? You can find them at [www.QHCA.org](http://www.QHCA.org).  
Sign up for Quaker Hill notification list by contacting SFMC at [sfmcinfo@sfmccinc.com](mailto:sfmcinfo@sfmccinc.com).



**Quaker Hill Community Association**

c/o SFMC  
9464 Innovation Drive  
Manassas, VA 20110

