

The Quaker Hill Quill

November 2024

New 2025 HOA Assessment Fees

Monthly homeowner association fees will rise in 2025. The proposed 2025 budget was adjusted to maintain our reserve funds at recommended levels (per the 2022 Reserve Study) and to meet current contractual obligations, rising maintenance costs, and anticipated community repairs. The 2025 monthly assessments are as follows:

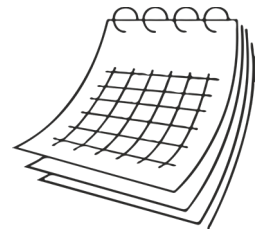
- Condominiums: \$72.64
- Townhomes: \$128.67
- Single-family homes: \$120.19

HOA assessment fees may be paid by using direct debit or by using the coupons mailed to homeowners. Step-by-step instructions are posted on the SFMC website (www.sfmccinc.com) by checking the FAQ section. If you do not receive confirmation of enrollment, contact SFMC. Direct debits are processed on the second business day of the month and are deducted from the participant's bank account on or about the fourth business day of the month. Please monitor your bank account to ensure payments are being processed.

Mailed payments are sent to SFMC in Phoenix, AZ, not the local SFMC office in Manassas, VA. Payments received by the Manassas office are forwarded to Phoenix, which may delay credit to your account and generate a possible late fee.

Annual Community Meeting— November 14, 2024

All homeowners are invited to attend the annual Quaker Hill Community Association (QHCA) meeting on Thursday, November 14, 2024 at 7:00 p.m. via teleconference. Resident sign in will begin at 6:30 p.m. The purpose of the annual meeting is to elect residents to the QHCA Board of Directors and to brief residents on the financial and physical health of the community. Three Board positions are up for election: two positions for a term of three years each and one position for a term of two years. Candidates will be given an opportunity to make a brief statement regarding their interest in serving.



SFMC has mailed information packets, including ballots, to all homeowners. If you have not received this information or have questions about the upcoming meeting, please contact jlee@sfmcinc.com.

Because the meeting will be held via ZOOM, homeowners are requested to submit their ballot by November 13 even if you plan on attending the meeting. Homeowners can either mail the completed ballot to the address noted on the form or email it to jlee@sfmcinc.com.

The official meeting notice will be mailed to all homeowners prior to the meeting. It will include call-in information for the meeting.



Reminder: Board Members are Your Neighbors!

Please remember that Board members are volunteers and Quaker Hill residents...just like you! There have been a few incidents in which residents have been disrespectful and hostile to Board members. Please be considerate of their time and commitment to our community!





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

Quaker Hill participates in the city-wide Transportation Management Program (TMP) that promotes mass transit usage.

Part of our monthly assessment fee funds this program. As a bona fide Quaker Hill resident, you are eligible to add benefits to your SmarTrip cards at a 50% discount. SmarTrip cards are good for use on Metro rail, bus, and parking facilities as well as for use on other participating transit agencies.



ITEM	COST TO YOU
Transit benefit: \$250 maximum benefit per household per month (specified by resident per SmarTrip card)	\$125.00

How to Set Up a TMP Account:

1. Purchase a SmarTrip card(s) at any Metrorail station or commuter store (the nearest one is located in Shirlington). A SmarTrip card costs \$10 (\$2 for card and \$8 in stored value).
2. Send the card(s) serial number and resident's name to SFMC to set up an account. The card MUST be registered with SFMC to add transit benefits.
3. A maximum of four cards may be registered with SFMC.

How to Add Fare to your SmarTrip card:

1. After your card(s) have been registered with SFMC, send a check to SFMC requesting the amount to be added to each card.
2. Memo on check must note "FOR TMP BENEFITS".
3. Mail check to Quaker Hill Community Association, c/o SFMC, Inc., 9464 Innovation Dr., Manassas, VA 20110.
4. The outside of the envelope should include "Attn.: TMP Benefits".

All orders must be paid in full in advance before SFMC will add benefits. TMP benefits are added electronically between the 1st and 21st of each month and will be available the 1st of the following month. You cannot register cards issued by an employer through an employee benefits program.

Cards/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

Marci Greenberger, President
Dominique Mack, Vice President
Lennin Lopez, Secretary
Rose Gillespie, Treasurer & Newsletter
Mark Vaughn, Director

Clubhouse Telephone

703-823-1911/1912

Service First Management and Consulting

(703) 392-6006 x285, jlee@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. 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

Clarification of the Covenants Citation Process

In response to community comments, a clarification of the covenant citation process and work extension requests is noted below. The QHCA Board of Directors appreciates resident feedback and looks forward to continued communication with residents on this issue.

The stages of the covenant process are as follows:

- **Stage 1:** Covenant inspections are conducted in the spring. Remediation needs are noted and written notices are sent to homeowners. Quaker Hill governing documents give homeowners 30 days to bring their home into compliance. The written notice also will note a follow-up covenants inspection date.

An Example of SFMC Letter to Homeowners:

You are requested to email Management at jlee@sfmtcinc.com to affirm and certify you have addressed the findings by submitting correction photos of the violations, or your intent to do so by a specific date. If you need an extension, you must also submit that in writing by email with details as to why you need the extension and what date the correction will be completed by. If you do not submit details to the community manager, the findings will be considered unresolved and you will be called to a Violation Hearing before the Board of Directors, which may also result in fines and/or legal remedies of the association. NO CLARIFICATIONS or CONTESTATIONS of findings will be acknowledged at that time, as ample time was provided for this with prior notices.

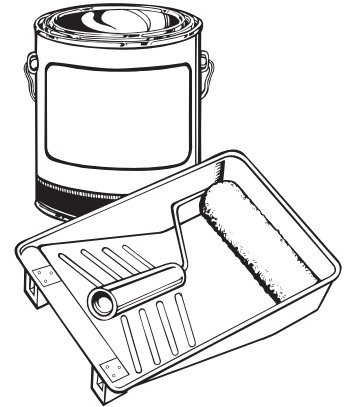
- **Stage 2:** A follow-up inspection is done to determine if remediation work has been completed.

If you do not receive a second citation, the Board assumes that the issue has been remedied and the file is closed.

**Note to Homeowners:* If you receive a second citation after the follow-up inspection, please continue to proceed with your remediation efforts. The Board recognizes that more than 30 days may be needed to hire a contractor and complete required work, depending on the complexity of the issue. At this stage, homeowners do not need to request an extension to complete work. However, a final inspection will be scheduled to determine whether remediation efforts have been completed.

- **Stage 3:** Third and final inspection. If remediation efforts are not completed, a notice will be sent to SFMC, the management agent for QHCA. At this point in the process, SFMC will get involved and ask for specific information about remediation efforts, e.g., details and photos of completed work. An example of the SFMC letter to homeowners regarding their remediation efforts is shown here.

**Note to Homeowners:* If remediation is ongoing but not completed at this point, then homeowners may ask SFMC for an extension.

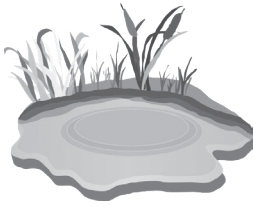


Covenants Committee

Thank you to several members of the community who are volunteering their time, energy, and talents to address, update, clarify and amend community design and covenants guidelines. The committee will specifically focus on deferred maintenance items, often referred to as aesthetic citations (e.g., mold and mildew), and provide practical guidelines for remediating this type of citation. The new covenant guidelines may help homeowners assess needed work as well as facilitate the development of future community-wide standards for covenants inspections.

The committee also may work on updating the Quaker Hill Design Guidelines, last updated in 2010. Updated Design Guidelines would be an important step in reactivating a working committee that could review and consider ongoing covenants issues in the community. The Covenants Committee is being led by Mark Vaughn and will meet in the near future.

Trickle Stream Repair



After a good faith effort and costly installation scenarios, the Board has hired a new company, Fountain Craft, to address the trickle stream repairs. (A new contract was approved at the October 2024 Board meeting.)

Fountain Craft will be able to use the custom pump that was ordered under the previous contract. Installation and repair will involve new pipes and water lines and a revamped infrastructure plan that should make future maintenance and repairs more easily accessible and less costly.

Erosion Management Project

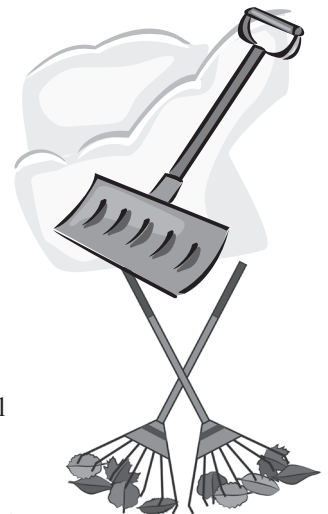
Phase II of the erosion management project is underway to improve surface drainage and reduce runoff and associated sediment into the pond. The project targeted a portion of the common area between the townhomes on Quaker Hill Drive and Dartmouth Road and involved regrading much of the area to redirect water flow. The topography of the area, plus the water flow from townhome downspouts, added to both the velocity and ponding of water during rain events. Native plant landscaping, which will further slow, absorb, and disperse surface runoff, will be assessed in spring 2025. Natural elements also will improve soil retention and discourage pathways through vulnerable areas.

Leaf and Snow Removal

Marquez Landscaping, LLC will remove leaves from townhome front yards and common areas in November, December, and January. As part of the contract, Marquez Landscaping also will mulch mow Quaker Hill common areas in December to enhance the health and growth of turf by reducing moisture evaporation, adding nutrients to the soil, and keeping grass clippings out of landfills. Please consider using leaves to mulch your flowerbeds and shrubs. Leaves replenish soil nutrients and provide protection from cold temperatures.

Greenhouse Services will remove snow when two or more inches have fallen on private streets in our community: Quaker Hill Court, Dartmouth Court, and Quaker Hill Drive west of the community center. The City of Alexandria is responsible for removing snow on Ellsworth Street, Dartmouth Road, and Quaker Hill Drive in front of the condos. The snow removal company also will remove snow from the sidewalks on the side of the pond and on the north side of Quaker Hill Drive from the community center to the intersection with Yale Drive.

Several residents have volunteered to be liaisons between the Board and the community to report snow conditions and area needs. Dominique Mack, a Quaker Hill Board member, will lead this effort.



Reminder: re Holiday Packages

The Alexandria Police Department reminds residents that package thefts tend to occur more frequently during the holiday season. Citizen reports are the most effective way to deter these incidents. Citizen reports are the most effective way to deter these incidents. Call 911 if you witness a theft and provide as much information as possible. Residents are encouraged not to touch anything left behind by the thieves; fingerprints can be lifted from boxes that have been opened and left behind. If concerned about the security of your deliveries, all Quaker Hill residents are encouraged to use alternate shipping sites, such as a work address, Amazon locker, the FedEx office on Eisenhower Avenue, or ask a neighbor who works from home to be on the lookout for packages.

Raccoon Sightings

A resident reported a raccoon sleeping on their front steps one morning in early October. The animal was having difficulty moving its limbs. The resident contacted Alexandria Animal Control, and a handler was sent to pick up the animal. Animal Control indicated that three other similar cases were reported that same morning. Although the raccoon did not display aggressive behavior, the handler suggested it could be a case of distemper or an early sign of rabies. Odd behavior for a nocturnal animal for sure.

On October 23, the Alexandria Health Department (AHD) notified residents in the Taylor Run area that a raccoon in their neighborhood tested positive for rabies. The raccoon is dead and the dog that was in contact with the animal is under confinement. AHD issued a second rabies alert on October 30 for the Dora Kelley Nature Park Trail, which is about 4 miles from the Taylor Run area. If you or a family member have seen a raccoon behaving abnormally, please contact 311 and you will be connected to Animal Control; if you or a family member had physical contact with a raccoon, please call AHD at 703-746-4910 during business hours.

Pet Owners...Please Note

When pets are left unattended in yards and on decks and balconies, they do what comes naturally to them: bark! Dogs will bark a lot when they feel anxious or are protecting their territory. The Alexandria Department of Animal Control issues citations to dog owners for incessant barking by their pets. Please be considerate of your neighbors.

Clothes Dryer Safety

Homeowners often overlook the need to routinely clean the clothes dryer vent to ensure dryer efficiency and to reduce the risk of a clogged line causing smoke or a fire inside your home. Moreover, if the vent is blocked, mold and dust may accumulate and have nowhere else to go – except inside your house. This can result in serious health problems, maybe even respiratory difficulties.



Cleaning your dryer lint screen after each load of laundry is the first step in maintaining a safe and efficient system. Other important steps include ensuring the outdoor vent covering opens when the dryer is on, cleaning lint out of the vent pipe every few months, and replacing plastic or foil accordion-style ducts connecting your appliance to the vent with a rigid metal duct. If you have never done this DIY project, query for a YouTube visual and explanation. Or...hire a pro!

The National Fire Protection Association reports that firefighters respond to more than 13,800 home fires caused by clothes dryers every year, with the majority occurring in the fall and winter months. About 32% of dryer fires were caused by a “failure” to clean the appliance and vent.

Dangers of Pond Ice

After a few days of frigid weather, ice may form around the edges of the pond, but don't be fooled into thinking the pond ice is safe to walk on. Three aerators keep the water moving, and moving water takes longer to freeze. Tragedies involving people falling through the ice are all too common in the winter months. **Be Safe. Stay Off the Ice.**





Quaker Hill Community Association

c/o SFMC

9464 Innovation Drive

Manassas, VA 20110


HAPPY
THANKSGIVING