

**Rolling Valley Section 8-D
HOA Annual Membership Meeting
Tuesday, 17 November 2015**

Minutes

Location: Springfield Government Center

Board Members Present

Michael Graves – President
Jeffrey Lins – Vice President
John Foley – Treasurer
Thomas Blume – Member & WKCA President
Jonathan Clough – Member
Joanne Zamfino – Member
Dennis Kurre - Member

Homeowners Present

Christel Schaefer
Mark Washechek
George Wake
James Stewart
Marianne Zacherl
Candice Wilson

Board Members Absent

Lisa Nelson – Secretary
Bob Hinson - Member

Opening Statements

HOA President Mike Graves called the meeting to order at 7:03 PM and opened by asking the Board to introduce themselves to those in attendance, after which he yielded the floor to John Foley.

Treasurer's Report:

HOA Treasurer John Foley handed out and reviewed the current budget report and checking account activity spreadsheets. The budget report indicated Actual Income of \$5,968.50 vs. a \$5,830.00 Budget and Actual Expenses of \$3,894.53 vs. a Budget of \$5,830.00. The primary cause of the lower-than-budgeted expenses was the absence of any Tree / Land Service charges to date against a budget of \$2,000. The report also indicated that all 191 homes in the HOA had paid their 2015 dues. The total reserves to date were \$17,073.50. Mr. Foley indicated that the large sum in reserve might provide a basis for a dues reduction or waiver in 2016 if the Board agreed at the January 2016 meeting.

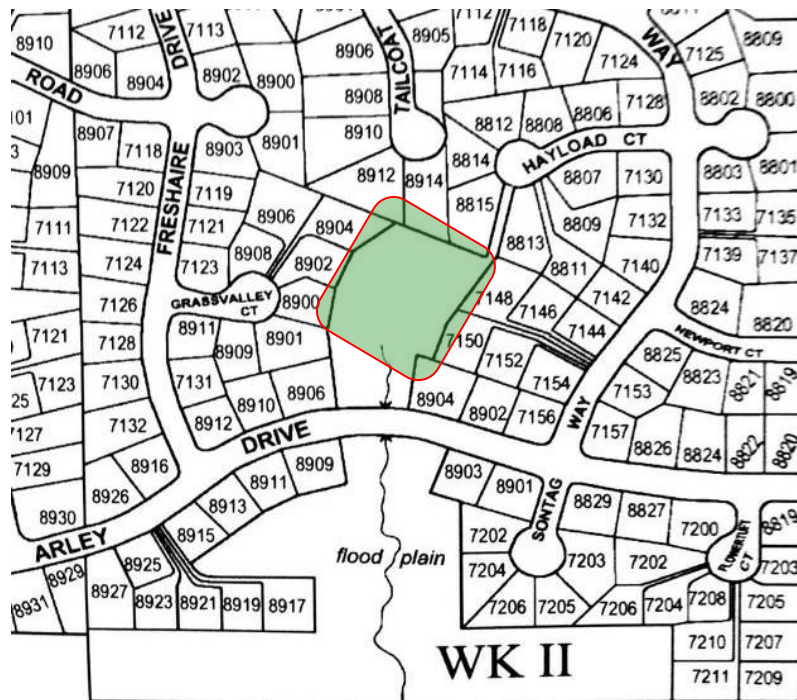
Discussion on Common Areas:

At this point, Homeowner Mark Washechek spoke up to suggest the HOA Board consider some additional funds on the grass cutting contract to cover a couple applications of weed killer to improve and maintain the aesthetics of the grassy sections of the common area. Mike Graves indicated the Board would look into that option (**Action Item**).

Next, Homeowners James Stewart (8912 Tailcoat) and Marianne Zacheral (9212 Tailcoat) raised several complaints about the condition of the common area between Arley Drive and the old “tot lot” (see Figure 1). Marianne Zacheral noted that the area appeared overgrown and had several trees down, making it appear unkempt. James Stewart added that some residents were using this common area as a dumping ground for leaves, tree debris, and general trash (cups, bottles, etc.) and that the Board should “put some teeth” into enforcing the care of these areas and be more assertive about reminding homeowners not to misuse this or other common areas. A lengthy and animated discussion ensued, during which Mr. Stewart mentioned additional concerns about safety with downed trees and bee hives in the area and complaints that adjacent homeowners were not doing their share to keep the area in a more aesthetic condition.

Several Board members reminded Mr. Stewart that the HOA’s agreement many years ago regarding this common area was to let it revert to its “natural state” after the playground was dismantled out of liability concerns. Mark Washechek suggested that surrounding homeowners that shared Mr. Stewart’s concerns could organize efforts to improve the

Figure 1 – Common Area with Former “Tot Lot”



condition of the lot. Joanne Zamfino pointed out that the Board would gladly tackle any safety issues, if found. Mike Graves reminded the audience that he personally conducts the annual surveys of the common areas and had not observed any obvious tree issues in that area as recently as a couple weeks ago. Mr. Stewart then voiced complaints that

the Board had historically not been responsive to these concerns and should be more engaged.

Mike Graves agreed to put language in the next newsletter (winter 2016) reminding residents of the rules about care for the common areas and that dumping yard waste or other trash in those areas was not permitted. **(Action Item)**

Mike Graves and several other Board members also noted that this was the first time such issues had been elevated to the Board's attention and that the Board would indeed respond to a more specifically documented complaint or safety concern, rather than the general fusillade of grievances being vocalized. Mark Washechek added that it would be helpful if Mr. Stewart could specifically identify the residents allegedly guilty of the violations, so the Board could address correspondence to them directly.

Mark Washechek then suggested that it might be helpful if some signage were emplaced in the area reminding passers-by of the HOA rules and/or County code stipulations about dumping. Homeowner George Wake (a Fairfax County detective) indicated a sign would provide a legal basis for enforcement, whereas there would be little the County could do without it. Mike Graves indicated the Board would look into the options for a sign in the vicinity. **(Action Item)**

Old Business:

- **Tree Inspections:** Mike Graves then reminded the group that the HOA sponsors annual or bi-annual inspections of the trees in the common areas by an independent arborist for the purpose of identifying sick, dangerous or weak trees that should be felled. Although we haven't had the formal inspection by the arborist this year, Mike Graves conducted a recent walk-through and did not find any trees that looked worthy of additional inspection.
- **Relationship Between WKII HOA and WKCA:** Board Member and WKCA President Thomas Blume provided a broad review of the close and collaborative relationship between the HOA and the WKCA, highlighting that the 191-home HOA is responsible for maintaining the common areas while the broader 340-home WKCA sponsors more of the social events in the neighborhood, such as the Dumpster Days, Cub Scout cleanup projects, and Halloween parties, etc. The relationship has been very constructive over the years, with many members sharing roles on the respective Boards.

New Business:

The only official new business conducted at the meeting was the Election of Board Members for 2016. In light of Board Member Bob Hinson's need to withdrawal from his position due to health concerns and Board Secretary Lisa Nelson's stated desire to leave her position after many years of service, there was a need for two new Board members to be identified and elected.

Homeowner and former Board Member Christel Schaefer and new Homeowner George Wake both volunteered to join the Board to fill the vacant positions. Voting was unanimous in support of electing these two new members and retaining the remaining seven members for 2016.

Mike Graves noted that elections for the specific offices on the Board would be an order of business at the upcoming meeting in January 2016.

The meeting adjourned at 7:44 pm.

Action Items for the Board:

- Explore the option to include periodic weed killer applications under the grass cutting contract for the common areas with grass.
- Include language in the next HOA newsletter (winter 2016) that reminds residents of their responsibilities and the rules regarding care for the common areas, including the prohibition against dumping yard waste and debris.
- Examine options for emplacing "No Dumping" signage in the common area where the former "Tot Lot" once stood.

The next meeting of the Board is scheduled for January 5, 2016