

Rolling Valley Section 8-D / Winston Knolls II (WKII) Home Owners Association (HOA)
PO Box 143
Burke, VA 22009-0143

October 17, 2022

Dear Winston Knolls II Neighbor & HOA Members,

It is now that time of year for your Homeowner's Association Annual Meeting, and the Board would like to encourage you to join us, so we can update you on what the HOA has been doing and hear from you on any topics of interest or concern. Those of us on the Board can only represent your interests if we receive your input, so this is a very good opportunity to get acquainted and let us know how we can better serve you and the community.

Rolling Valley Section 8-D Homeowners Association (aka Winston Knolls II) Annual Meeting
Thursday, November 17, 2022, 7:00 p.m.
West Springfield Government Center 6130 Rolling Road
(Next to the post office)

Please mark your calendars and make plans to spend a productive 30-45 minutes with us to get an update on HOA activities, pass the 2023 budget, and elect Board officers for the next calendar year. Of note, we will be discussing the proposal of handing off certain responsibilities, if not all to a management company unless we can get new volunteers to serve on the Board. The HOA has had the same officers on the Board for over the **last 10 years**. Although, we have rotated positions between President and Vice president, plus the time we spend on meetings and management of the HOA (4 quarterly meetings, one annual meeting and some time on the computer), which is not as heavy as other HOA's in the area -- it is time for some "new/younger blood". The amount would depend on what functions we would have the company manage, but the yearly dues could increase (\$60.00 - \$100.00) vs the current \$30.00 dollars a year.

Your attendance & vote on matters brought before the membership are very important. If you are unable to attend in person, your PROXY is also equally important to be completed and received by any member of the board prior to the annual meeting. In the event you will not be able to attend in person, please **submit a proxy form** (attached) so we can conduct the HOA business in your absence. Your Proxy can be submitted to any board member, mailed to the address in the header of this note, or scanned and emailed to us at hoaboard@winstonknolls.org.

The establishment of the WKII HOA (191 homes constituting Winston Knolls II) is mandated by Virginia law due to the fact WKII owns three parcels of common land. A description and detailed map can be found at the website, identifying the 191 homes and the parcels of common land. Membership is **mandatory** for these homes.

In closing, please go to the HOA website and sign up with your email address, in order for us to transition from paper notifications, to a faster, cheaper, more convenient electronic correspondence. We look forward to seeing you at the meeting or hearing from you.

Sincerely,

Your Rolling Valley Section 8-0 Homeowners Association Board
Tom Blume, President; Denny Kurre, Vice President; Jonathan Clough, Secretary; Ruth Ann Hoel, Treasurer;
Alisa Goetz, Gabi Kreuzscher, Jeff Lins, Lisa Nelson, and Sylvia Nutbrown, At Large

**Rolling Valley Section 8-D Homeowners Association Annual Meeting
November 17, 2022**

PROXY STATEMENT

I hereby designate _____ to act as my proxy at the Annual Meeting of the Rolling Valley Section 8-D Homeowners Association on November 17, 2022. The above named person shall have the right to represent me on all matters, which may be brought before the membership at the meeting.

Print your name

Street Address

Signature and Date

**Please mail to RVHOA
P.O. Box 143
Burke, VA 22009-0143**

Or

**Scan and email to
hoaboard@winstonknolls.org**

THE HOA NEEDS YOUR HELP

Recruiting New Board Members:

The HOA Board is in need of new volunteers getting involved in the Board to ensure the HOA remains viable. Many of the current officers on the HOA have been serving on the Board for **the last 10-15 years** without a respite. Although we have rotated positions between President and Vice president, it is time for a changing of the guard. The time spent on meetings and management of the HOA is fairly minimal compared to other HOAs in the area (4 quarterly meetings, one annual meeting, preparing/ mailing correspondence and disclosure packets), but the officers need a break after more than a decade of service. As a fallback plan, the Board will investigate the options to hire a management company to assume the HOA administrative workload, and if this does happen, the yearly HOA dues would increase.

Initial research has identified one company that charges \$700/month (\$8,400/year) for a "small" HOA. Charges of this order of magnitude would require every homeowner to pay at least an **additional \$60/year**, more than doubling our current dues. This topic led to considerable discussion about the best way move forward. Ultimately, the Board agreed to embark on a communication campaign to spell out the problem, seek commitments for additional participation for new Board members and warn homeowners of the consequences if the Board has to disband and turn over management to an outside management company.

The Board is continuing to research with some newer quotes and additional providers. One of the options is to hand off certain responsibilities and retain others, thus eliminating some cost and hours the officers spend.

Therefore, the Board wants to advise all homeowners on this subject and the above will be a topic of discussion at our HOA annual meeting on 17 November 2022.