

**Rolling Valley Section 8-D HOA Quarterly Board Meeting
Wednesday, 16 August 2023 Minutes**

Location: Dennis Kurre's home

Officers Present

**Tom Blume – President
Dennis Kurre -- Vice President
Ruth Ann Hoel – Treasurer**

Board Members Present

**Gabi Kreuzscher
Sylvia Nutbrown
Alicia Waked**

Call to Order: Tom Blume called the meeting to order at 7:10 PM.

Treasurer's Report: Ruth Ann Hoel reported that there were no delinquent dues that remain and the balance as of the meeting is \$12,201.76. There were two disclosure packages that were distributed, and the HOA will be receiving \$100.00 per packet in the next few weeks (Sontag and Arley Drive)

Old Business:

- A. Reducing Delinquencies: The Board discussed the explanations they receive from the homeowners regarding why they have not paid on time, as that information would be important to help refine our dues collection approach in the next cycle. Unfortunately, it was simply that 90% forgot and 10% had legitimate excuses of being in the hospital or out of town.
- B. RV parking: Lisa Nelson reported that one of her new neighbors had been parking a large RV near their property for multiple weeks, in violation of Fairfax County regulations, and sought recommendations on what to do about it. Alicia Waked indicated one could reach out and contact the police department to inquire about a course of action and they could also politely inform the homeowner of their violation without attributing it to a specific neighbor. (Alicia Waked) This is no longer an issue as the RV was moved and did not return.
- C. Tree Service alternates: It was suggested the Board consider getting a couple competitive bids from other tree service contractors this coming fall/winter, to ensure the HOA is still getting fair and competitive rates from our current provider (Sylvia Nutbrown will check on this once she and Freedom Tree walks the area).

New Business:

- A. Annual Membership Meeting: It was discussed of having the annual meeting at the Pohick Library off Sydenstricker instead of the Government Center. The Board voted to use the library and the government center would be a backup. I will submit a request for the use of the library for Wednesday 15 Nov 23, as it closes on Thursday at 6PM. I cannot make a request until 60 days out, which is also the case with the government center. (Action: Blume)

- B. Update the Annual letter for distribution to the HOA Members (Action: Blume)
- C. Ensure we have the labels and envelopes for the annual notice NLT 20 October 23, to stuff the envelopes on 28 October at Denny Kurre's house (Action: Jonathan Clough)
- D. Mass Email to all members about the annual meeting 15 October 23 and 10 November 23.
- E. All three signs advertising the annual meeting be put out the weekend of 28 October 23. (Action: Jonathan Clough and Tom Blume)
- F. Stuff envelopes and mail out letter to all the HOA members (Action: Dennis Kurre, Sylvia Nutbrown, Ruth Ann Hoel, and Alicia Waked)
- G. It was suggested that we have an individual or two welcome new residents in person. Also, have the latest directories from the WKCA to leave at the new residence. (Action Tom Blume, Sylvia Nutbrown, and Gabi Kreuzscher)
- H. There is an issue that was brought to the board by Jason Hines. Jason lives at the end of Flower Tuft Court, and his property borders the Town houses behind the community. The issue is that the Fence that separates the townhomes from Rolling valley needs repair, and he has asked the HOA to help in this matter. Denny Kurre has tried to reach the company that is responsible for the fence. I suggested that Denny get with Peyton Onks, Senior Legislative Aide at Pat Herrity's office to see if she could help in any way. (Action: Denny Kurre)

The meeting was adjourned at 8 PM.