

**Rolling Valley Section 8-D
HOA Annual Membership Meeting
Wednesday, 19 November 2025**

Minutes

Location: Pohick Library

Board Members Present: 8

Tom Blume – President

Gabbi Kreuscher

Dennis Kurre – Vice President

Silvia Nutbrown

Jonathan Clough – Secretary

Sharon Vtipil

Lisa Nelson – Treasurer

Alicia Waked

Homeowners Present: 11 (not including Board)

Proxies Received: 10

Call to Order: Tom Blume called the meeting to order at 7:00 PM and introduced the current Board.

Treasurer's Report: Lisa Nelson presented the current budget report as of 11/19/2025, reflecting expenses to date of \$5,576.85 and a Cash Reserve of \$12,527.55. Revenue from dues was again below budget (by \$396) this year due to a number of homeowners taking advantage of the early payment discount for the annual dues, but disclosure packet fees (\$300) helped reduce the overall income shortfall to within \$187 of the budget. Expenses were below budget to date (by \$1,691), despite higher costs for insurance, the post office box and grass cutting, due to lower-than-expected tree service charges.

Old Business: Tom Blume reviewed the single Action Item from last year's meeting, which was a re-assessment of the new delinquent dues process to determine whether it should continue beyond 2025 or not. This new policy stated that the Board would turn over delinquent cases of HOA dues payments to a collection agency for resolution. Although the Board did spend considerable energy this year tracking down a handful of late payments, none fell into the delinquent category, so the new policy was not exercised. Dennis Kurre motioned to close this action item by continuing the policy in 2026 and beyond, and Jeff Lins seconded the motion, with unanimous approval from the assembled homeowners and the Board.

New Business:

- Annual Tree Service: Silvia Nutbrown reviewed the annual tree survey process for those that were not familiar. She planned on conducting the next common area walk-through in the spring of 2026 with Freedom Tree Service, but encouraged homeowners to call or email the Board if they noticed any trees of concern.
- HOA Dues for 2026: Tom Blume discussed the new policy for annual dues, which will cease the early payment discount option and revert to a flat rate. For 2026 that rate will be \$35 and will be due no later than 31 March 2026. While many homeowners took advantage of the discounts, the past several years have demonstrated that it did not achieve the intended effect of reducing the number of late or delinquent members, and it added complexity to the budget and accounting efforts of the Board.
- Traffic Calming on Arley Drive: Tom Blume presented a summary of the recent traffic calming initiative that had been advanced by some homeowners on Arley Drive belonging to both the Springfield Station and the Winston Knolls HOAs. A Traffic Calming Task Force consisting of representatives from these two HOAs and interested homeowners had worked with the County and VDOT to develop a proposal that would be presented at a forthcoming virtual community meeting on December 9, 2025. The proposal consisted of installing 4 speed humps at specific locations along Arley Drive, most aligned with Common Area lands rather than homes. After the virtual meeting to inform the neighborhoods, the County planned to distribute ballots to every homeowner along Arley Drive to vote in support of or in opposition to the traffic calming proposal (date TBD).
 - Several homeowners in attendance expressed frustration that this was their first introduction to the existence of such a community Task Force and raised a number of questions about the data collected to substantiate the need for such calming measures. Multiple homeowners voiced arguments against speed bumps, including possible damage to cars, the reduced likelihood of restoring bus service along Arley, and the impact upon snow plows and emergency vehicles. Tom Blume encouraged all to participate in the Dec 9th forum to voice their concerns and informed them that he will provide the VDOT proposal details to concerned members via email.
- HOA Board Member Participation: Tom Blume once again highlighted that the majority of existing Board Members and Officers have served for more than a decade and that additional and younger homeowner participation is needed to ensure the HOA continues to effectively represent and serve the neighborhood. Older members are seeking to retire, but need new members to whom to pass the

baton. He exhorted attendees to consider serving on the Board and to encourage their neighbors to do so. Andrew Wilson volunteered to serve on the Board starting in 2026, which would restore the Board membership to the 9 member threshold stipulated in the By-Laws after the departure of Ruth Ann Hoel earlier this year.

- Election of Board Members for 2026: After querying the current Board Members about their willingness to continue serving and receiving affirmative responses, Tom Blume made a motion to re-elect the existing Board with the new addition of Andrew Wilson. Dennis Kurre seconded the motion, and the vote was unanimous in support of the motion. Officer positions will be voted upon at the January 2026 Board meeting.
- Next Meeting: The Board agreed to hold the next quarterly Board meeting on Tuesday, Jan 13, 2026 at 7:00 pm at Dennis Kurre's home.

Tom Blume adjourned the meeting at 7:55 pm.

Action Items for the Board:

- Distribute Traffic Calming ballots when available (Tom Blume)

Attendance / Proxy List: Available upon request