

Walney Oaks Homeowners Association
Annual Meeting Minutes
October 13, 2015

An annual meeting of the membership was convened at the CMC offices located at 4840 Westfield Blvd, Chantilly, VA 20151

Attendees:

Jennifer Miner	President
Greg Clor	Vice President
Michelle Breslin	Treasurer
Kristina Ringqvist	Secretary

Call to Order:

The meeting was called to order at 7:33pm with 22 homeowners, four board members, 41 proxies, and 1 CMC representatives.

Proof of Mailing/Proof of Quorum

We have proof of quorum with 63 attendees/proxies received. Two letters were sent to each Homeowner dated August 31 and September 23.

Approval of Minutes:

Meeting minutes from the 2014 Annual Meeting were read and a motion was made by Carlos Csicmann to approve the minutes. The motion was seconded by John Sepulveda and the motion carried.

Nomination of Candidates:

One candidates is running for the Board – Jeff Wolff. Rajiv Shah nominated himself from the floor. Heather McCain and Rob Mozeleski volunteered to serve as Inspectors of Elections.

President's Report/Community Issues:

Legal Action - The Association and CMC were named in a Complaint to the Fair Housing Commission and it has been resolved to the satisfaction of all parties. While the Board strongly denied the allegations and vigorously defended the claims, a conciliation agreement was reached where there was no admission of any wrongdoing on the part by the Association or its property management company and the complainant recognized his/her obligations to comply with the policies and procedures of the Association. The Board has also agreed to attend a free training session provided by the Fairfax Office of Human Rights that we believe will be useful to the Board as it carries out its duties to the community. The Association did incur legal fees associated with this Complaint. We, as a Board, are here to serve the community as a whole and are very willing to discuss any concern or question homeowners may have. Please do not hesitate to contact any of us with any question or concern that you may have regarding the community or the Association.

ARB Applications – An ARB application is required for any modification you make to your home or property. This includes adding, removing, or modifying existing patios, front walkways, front stoops, decks, and/or fences. ARB applications are available on our website at www.walneyoaks.com.

Community Maintenance/Yard upkeep - The ARB and Board have conducted community walk-throughs to assess overall compliance with our Design Guidelines. While the community is aging well, there are still violations occurring and notices are being sent to homeowners when required. All trees

that overhang a sidewalk or common area need to have the lowest branches at least six feet off the ground and all shrubs adjacent to sidewalks must be trimmed back. The goal is to have all sidewalks throughout the community free of obstacles caused by trees or shrubs. Homeowners are required to collect and bag the leaves that fall from the trees on their properties. Finally, dead trees or shrubs should be removed as soon as possible.

Pet Waste –Fairfax County Code does not require that homeowners pick up after their pets on their own property. However, picking up after a pet is required when left on the property of another or in a public place.

Mailboxes – The Board looked into companies that provide mailboxes to communities and it was determined to not be cost-effective. Should you need to replace your mailbox or post, please refer to the community Design Guidelines for information as to the type of mailboxes and posts allowed.

Stop Signs – Adding stop signs along Eagle Chase Circle near the townhouses was researched and determined to not be a viable option. It is asked that all residents please come to a full and complete stop at all stop signs in the community.

Annual Block Party – was successful yet again. Moving forward the block party will held in May/June or early September as this will enable more homeowners to attend.

Neighborhood watch – Aside from a stolen car that was recovered, we have had a relatively quiet year in terms of crime. Please keep doors, windows and cars locked to deter criminal activity. Additional information can be found www.fairfaxcounty.gov/police/crime.

Repair and Replacement Reserve Study/Actions - The Board replaced the split rail fence at the entrance to the community on Eagle Chase Road with a PVC/composite material that will be maintenance free and should last for years. The wooden split rail fence that ran behind the shrubs along Walney Road was removed. A section of the chain link fence near the basketball court that had been damaged by a falling tree was replaced. The Board repainted all of the fire lane/no parking curbs in the townhouse area and re-stripped all of the parking spaces. Assigned spots for each townhouse were re-numbered and all other spots were marked as “reserved” to discourage non-residents and guests from using these parking spaces.

Sidewalks –VDOT was called conducted a community walk-through/inspection. They found that while yes some of the sidewalk sections have shifted, the differential is not great enough to warrant replacing or repairing these sections at this time.

Sinkhole - The sink hole along the path was repaired by Lenny Wright.

Treasurer’s Report:

For year-end/August 2014, the Board has total cash and investments totaling \$134,319.18, year-to-date income totaling \$105,138.18, and year-to-date expenses totaling \$110,238.30 resulting in a year-to-date net loss of \$5100.12. The net loss is primarily due to legal expenses incurred this year. A claim will be filed with our insurance company in anticipation of these charges being reimbursed back to the Association. The community continues to have a very low delinquency rate. The Repair and Replacements Reserves balance is \$73,284.57 and is fully supported by cash and investments. Finally, Prior Year Owners’ Equity amounts to \$50,254.48.

The monthly assessments for 2016 will be maintained at \$55. However, due to a budget shortfall, funds will be pulled from Prior Year Owners' Equity to supplement the budget for the next fiscal year. It is anticipated that this practice will continue in the future to keep assessments stable at \$55/month.

Open Forum/Questions and Answers:

Homeowner asked if he needs ARB approval to remove dead trees from his property. An ARB application is not required when the tree is dead but is required if removing a live tree.

It was suggested that homeowners contact their neighbors when they see a violation, especially low hanging tree branches, to have them addressed prior to the ARB sending a violation notification.

Board members email addresses will be added to our website to enable more efficient communication with the Board regarding community concerns.

The increase of solicitors in the community and how to discourage them was discussed. While we do have 'No Soliciting' posted at the main entrance, homeowners are encouraged to remind solicitors of these signs and to consider posting a small no soliciting sign in their front window. Solicitors are required to carry a valid solicitors license with them at all times.

One homeowner brought up the issue of basketball goals by the streets and blocking the sidewalks. It was also discussed that it can be dangerous for children when playing in the street around these basketball goals. The Board reminded the community that basketball goals are allowed and while they should be in a driveway and not on the street due to the steepness and length of some driveways this is not possible. Basketball goals will continued to be allowed and it is requested that people observe the 25 MPH speed limit throughout the neighborhood and keep an eye out for children playing.

It was asked that homeowners remove or replace numbers on mailboxes when some are missing or broken.

If you notice a street lamp is out in the community, please call Dominion Virginia Power and provide them with the information on the street lamp so they can come out and repair it.

It was also suggested that the Board consider organizing a community-wide clean-up effort in the spring.

Announcement of Election Results:

Jeff Wolff was elected to serve a 3 year term. It was suggested the Rajiv Shah considering volunteering with the ARB.

Adjournment:

The meeting was adjourned at 9:05pm.