

Walney Oaks Homeowners Association  
Annual Meeting Minutes  
October 4, 2018

An annual meeting of the membership was convened at the Sully Police Station Community Room located at 4900 Stonecroft Blvd, Chantilly, VA 20151

**Attendees:**

Kristina Rinqvist	Vice President
Jennifer Miner	Secretary
Rajiv Shah	Director

**Call to Order:**

The meeting was called to order at 7:00pm with 8 homeowners, 3 board members, 35 proxies, and 1 CMC representatives.

**Proof of Mailing/Proof of Quorum**

We have proof of quorum with 46 attendees/proxies received. Two letters were sent to each Homeowner dated August 6 and September 6 as notification for this meeting

**Approval of Minutes:**

Meeting minutes from the 2017 Annual Meeting were read and a motion was made by Craig Ballam to approve the minutes with minor corrections. The motion was seconded by Diana Robertson and the motion carried.

**Nomination of Candidates:**

One candidate on the Board are up for re-election – Jeffrey Wolff. Mr. Wolff is the only candidate running for the board as no other nominations were made. By vote of acclamation with a motion made by James Mongold and seconded by Craig Ballam. The vote was unanimous, and Jeffrey Wolff was re-elected for another 3-year term.

**Treasurer's Report:**

The unaudited year-end financial statement was available for the meeting. As of August 31, 2018 Walney Road HOA has the following: \$61,430.76 in operating funds and 2 CDs totaling \$60,435.47 plus accrued interest of \$174.64 resulting in total cash and investments totaling \$122,040.87.

The current delinquency for the association is less than 1% with Residential Assessments Receivable account at the end of August at \$660.00 and represents three accounts, one being the Green Limited Partnership which represents six townhomes. The Reserves for Repair and Replacement are fully funded and has excess funds over \$17,000. Prior Year Owner's Equity is \$36,774.10.

For August, the Income Statement reflects a net operating loss of \$220.77. This equates to a negative operating budget variance of \$90.77. Walney Road HOA ends fiscal year 2018 with an unaudited net operating loss of \$15,382.64. This amount was \$7026 higher than the anticipated operating loss of approximately \$8357 due to the installation of an irrigation system at the main entrance to the community.

Monthly assessments will be maintained at \$55.00/home/month with a budget supplemented by funds from Prior Year Owner's Equity as was done for the current year.

## **President's Report/Community Issues:**

**Community Improvement:** This year the Board and the ARB worked closely together to complete some much-needed enhancements and improvements to the community. These include:

- Installing a fence around the basketball court to prevent balls from rolling into homeowner's yards
- Replacing the bench beside the basketball court
- Replacing the netting for the soccer goal
- Repairing a portion of the privacy fence along Walney Road
- Replacing the mulch chips at the tot lot
- Replacing the landscaping at the main entrance to the community
- Adding a sprinkler system to the landscaped area of the main entrance

All associated expenses with the exception of the basketball fence and the sprinkler system were budgeted for and pulled from our Repair and Replacement Reserve Fund. The replacements/improvements made are also noted in the Repair and Replacement Reserve Study which is conducted every 5 years. The next area of improvement will be to repaint the townhouse mailbox tower. This will take place in October.

**ARB Updates** – The Design Guidelines which are part of our governing documents were updated in July and posted to our community website. Guidelines were added for solar panels, lamppost replacement, exterior window grids, and seasonal decorations. Updates/expansions were made to the sections on mailboxes, storm doors, garage doors; tree removal; and leaf/twig/branch removal.

**Community Maintenance/Yard upkeep** - The ARB continues to conduct community walk-throughs to assess overall compliance with our Design Guidelines. Violation notifications are sent quarterly with second/third notifications sent as needed.

**Community Events:** We had 2 successful events this year – the block party and the winter sleigh ride. 2018's sleigh ride will be held on Sunday December 9th. Sleigh rides will start and end on Shady Point place and cookies/hot chocolate will be served.

**Neighborhood watch** – Crime has again been very low in the community with nothing substantial to report. Crime information can be found [www.fairfaxcounty.gov/police/crime](http://www.fairfaxcounty.gov/police/crime).

**Roadway Improvement:** The Board reached out to VDOT regarding the repaving of our roads and our community is still “in progress”. At this time, no action is going to be taken regarding the repaving of the community roads.

**Utilization of the ball field:** The Board unanimously agreed to allow Virginia One Girls Lacrosse Club to use our ballfield for practice for up to a maximum of 2 hours per day for a maximum of 4 days per week for a period of three months (Sept-Nov and May-July) at a rate of \$1500/period. The signed contract requires using the Penny Oak entrance only so as not to impact the community. The contract also states the Walney Road HOA and Walney Road Board of Directors would be added as additional insureds on their insurance policy.

### **Open Forum/Questions and Answers:**

Parking in the community: It was requested that the Board reach out to Walney Village regarding their residents parking in our community. It was also suggested that if you see someone parking and then leaving the community to take the initiative to speak to them and ask them to please move their vehicle.

Waverly Crossing: It was requested that the Board reach out to Waverly Crossing to determine if the fence between the two communities located at the rear of the Kelly property could be removed.

Design Guidelines to new neighbors: Diana Robertson volunteered to hand-deliver a copy of the Design Guidelines as part of a welcome to the community when new owners move in. All new owners are receiving a copy of the Guidelines along with other community documents as part of their sales package. The concern is that new homeowners may overlook this important document.

Mailboxes: it was suggested that additional language about how far a mailbox post can protrude toward the sidewalk be added to the guidelines as some in the community are encroaching on the sidewalk and making it difficult to pass.

Mosque: it was asked when the parking lot of the mosque will be re-surfaced/paved. The Board will reach out and find out the date.

Fencing: It was asked if the community could build a fence along the rear perimeter of the community (near the trail and creek) to help deter crime. The Board will confer with the ARB and site plans for the community to determine feasibility, possible location, and potential cost.

Potential criminal activity: Carleen Kelly noted that on more than one occasion she has observed possible illicit activities taking place in the shared parking area between the townhouses and the Mosque. She has called the police in the past and requested other homeowners do the same should they notice similar activities taking place.

Slow Driving Signs: it was asked if we could periodically post signs asking that folks slow down while driving through the community (similar to what is posted in the Greenbrier community). The Board will research possible sign options.

### **Adjournment:**

The meeting was adjourned at 7:56PM.