



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: June 14, 2022 **FACILITATOR:** Jeffrey Wolff
BOARD ATTENDEES - Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist
VIRTUALLY:
GUEST ATTENDEES - AJ Zaman, Mosque President Mr. Fouzan
VIRTUALLY:

----- AGENDA TOPICS -----

Call to Order: 7:33pm

Approval of Minutes from Previous Meeting

- Minutes from the March HOA Board meeting were unanimously approved with no changes

Financial Update

- The April financial statements were received and reviewed. For the month of April 2022, the HOA has a net operating income of \$1381.29 which equates to a positive operating budget variance of \$1401.29.
- Year to date, the HOA has a net operating income of \$4268.41 and a positive operating budget variance of \$4307.41
- The Residential Assessments Receivable account at the end of April 2022 is \$245.00 - represented by 4 accounts
- The balance sheet reflects the following for year to date through April 30, 2022
Total Cash and Investments including accrued interest: \$128,134.67
Operating funds: \$62,351.86
Two CDs totaling \$65,758.15
Reserves for Repair and Replacement are fully funded with an excess of over \$4500.00.
Prior Year Owners Equity: \$750.22.

Current and New Business

- The trashcans by the ballfield and basketball courts have been rebuilt and new metal trashcans with holes drilled in the bottoms for drainage have been installed. A homeowner has been pulling the cans from the holders for collection each week and returning them after emptying. It is not known who this homeowner is but their help is appreciated.
- The first community food drive was held in April and was a good success. Residents donated over 280 pounds of food which was donated to the Western Fairfax Christian Ministries food pantry.
- A Presentation was presented by the President of the Mubarak Mosque. The mosque was inaugurated on June 27, 2012 and has over 1000 members. They are in the process of expansion of the Mosque including the construction of a community hall and commercial kitchen with a dining hall. The estimated completion date is Dec 2022. The website is www.mubarakmosque.us, The Mosque is interested in having signage installed at the entrance to the mosque on the corner of Penny Oak Rd and Walney Rd to help let individuals know where the mosque is located. The signage would be similar in design to the Colonel's Ridge brick sign across Walney Road from the community. The goal is to have it sit diagonal on the corner. The area where they are looking to have the signage installed is on land owned/deeded to the Mosque so no additional action is required from

the HOA or Board.

- ARB Update: half of the spring walkthrough has been complete with the second half being completed next week. The biggest concern is trashcans being stored on the middle of driveways as opposed to being stored off to the side in an inconspicuous way. It was suggested that door hangers be left at those homes whose trashcans are stored in the middle of driveways. They are also looking to identify a color palette of 5 standard colors to be used for doors and shutters as well as trim. Once identified, the ARB will let the Board know what the options are for each paint brand.
- Block Party: the social committee has scheduled the block party for Saturday August 27th. Details will be shared with the Board later in the planning process.
- Tree Save Area: a resident sent a question about trees in the tree save area between Gaston and Shady Point Place being trimmed/pruned. We informed the homeowner that the HOA doesn't prune the tree save but will have the arborist come out to inspect the health status of the trees in the tree save area between Gaston and Shady Point, near the tot lot, along Walney Road and the swath between Waverly Crossing and Walney Oaks.

Consent Agenda Items - between meeting actions - Ratified at current meeting

The following items were unanimously approved by the Walney Road HOA Board of Directors between the March 2022 meeting and the June 2022 meeting

- The Board approved the renewal of the community insurance policy for the next twelve months. The Board elected to stay with American Alternative Insurance Corporation at a fee of \$3455.00 to be paid in one lump sum payment to avoid installment payment fees.

Action Items

- Jeff will circle back with the Mosque to let them know the land where they are looking to install the signage belongs to the mosque
- Jennifer will reach out to Growing Earth to have the Arborist walk the tree save areas.

Next Meeting

- The next meeting will be on August 23, 2022 at 7:30pm via zoom to prep for the annual meeting

Adjournment

- 8:26PM