

Walney Oaks Homeowners Association
Annual Meeting Minutes
August 26, 2025

An annual meeting of the membership was convened at the Sully District Police Station in the Community Room located at 4900 Stonecroft Blvd., Chantilly, VA 20151. The purpose of the annual meeting is to elect members of the community to serve on the HOA Board as well as share an overview of actions taken by the HOA Board over the past fiscal year.

Attendees Board Members:

Jeffrey Wolff	President
Jennifer Miner	Secretary
Brian Correa	Director

Call to Order:

The meeting was called to order at 7:04pm. Three board members, one ARCC member, one CMC representative and 32 homeowners.

Proof of Mailing/Proof of Quorum

Our bylaws require notice of no less than 25 days in advance, but no more than 60 days in advance of an annual meeting of the membership. Two letters were sent to each Homeowner via US Mail dated July 28 and August 12 as notification for this meeting. We have proof of quorum with 55 proxies and 16 ballots.

Nomination of Candidates:

Two candidates on the Board are up for re-election at this meeting – Jennifer Miner and Brian Correia. Candidate statements were received from three homeowners, Jennifer Miner, Heather McCain, and Radhika Rao. The three statements were included in the mailing containing the proxy ballot sent on August 12th.

Election Results:

Based on proxies received and in-person voting at this meeting, Heather McCain and Jennifer Miner were elected to serve a three-year term.

Treasurer's Report:

The July financial statement was available for the meeting. As of July 31, 2025, Walney Road HOA has the following: \$16,960.17 in operating funds and 2 CDs totaling \$72,979.13 plus accrued interest resulting in total cash and investments totaling \$91,322.90.

The Residential Assessments Receivable account at the end of July is \$545.76 which is a decrease of \$240.00 from the previous month. The Reserves for Repair and Replacement liability is \$73,615.26. Prior Year Owner's Equity is \$17,369.25.

For July, the Income Statement reflects a net operating loss of \$604.74. This equates to a negative operating budget variance of \$1091.49. Year to date, Walney Road HOA has a net operating loss of \$6138.14 and a negative operating budget variance of \$7793.14.

President's Report/Community Issues:

Actions taken and Events Hosted by the Board in 2023-2024:

- The Board elected to re-invest the CD maturing in November for an 11-month term with Capital Bank at a rate of 4.75%.
- Landscape Concepts was engaged for the trimming of the trees by the townhouses as well as on Eagle Chase Circle. The trees that abut the townhouses closest to Eagle Chase were also included in this project.
- We moved to using printed signs for all community events instead of the permanent boards which were in bad shape
- A number of updates were made to the Community Design Guidelines in March of this year. We strongly recommend that homeowners review the design guidelines BEFORE putting an application in for improvement.
- We now have Doody Calls, our pet waste service emptying the trash at the tot lot which was a real problem.
- The Basketball court was resurfaced using FlexCourt, a plastic mesh that has a 16-year warranty. The funds for this project were taken from our Repair & Replacement Reserves
- The HOA has hired an ice cream truck for a Back-to-School event Tuesday, September 2nd in the afternoon from 4-6pm
- We met with the new president of the Mubarak Mosque who has invited our homeowners to their Community Day on Sunday, September 7th from 11am-1pm. RSVP links are posted on our website and Facebook page.
- Due to rising costs and a desire not to completely wipe out PYOE, the board has reluctantly decided to raise the monthly assessment from \$65 to \$75. New coupons will be mailed out to all homeowners who are not on a direct debit plan with CMC. This is the first increase in five years.

Community Events

- Holiday Carriage Ride in December
- Back-To-School Ice Cream Truck in September

Open Forum/Questions and Answers:

- It was requested that the homeowner who places their cans in the middle of Eagle Chase Circle place them against the curb. The Board will reach out to the homeowner to request such action.
- The community was reminded to call the non-emergency line for cars parked illegally – at an intersection, within 10 feet of driveways, in front of mailboxes or if they have been parked there for over 15 days. It was noted that most of these cars belong to residents in Walney Village. The Board will reach out to their HOA to discuss possible solutions.
- It was requested that the Board reach out to VDOT or the police to inquire about having the boats and trailers along Walney Removed as they attract trash and debris.
- Discussion was held around Solar Panels, their size and scope and overall aesthetics. The Design Guidelines related to solar panels were reviewed as the ARCC cannot deny a homeowner's request to have them installed.
- The updating process for the Design Guidelines was reviewed.
- Questions arose about how to manage trees from a neighbor's yard that overhang into a homeowner's yard. A conversation with the owner of the tree was recommended before trimming and disposing of any branches. Care should be taken to not damage the tree as the pruner may be held liable.

- It was asked if a sign stating the basketball court is for residents' use only could be installed to discourage loitering and others from using it. The board will investigate. Additionally, it was asked if a temporary pickle ball set up could be brought to the court. The Board agreed that a portable net could be brought in by homeowners for use on a first come first serve basis at the court but all materials would need to be removed after play.

Adjournment:

The meeting adjourned at 7:50PM.