



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING:	January 5, 2026	FACILITATOR:	Jeffrey Wolff
BOARD ATTENDEES -	Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, Lakshmi Srinivasan and Heather McCain		
GUEST ATTENDEES -	Craig Ballam, ARC		

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

Call to Order: 7:02PM

Approval of Minutes from Previous Meeting

- Minutes from the October HOA Board were unanimously approved.

Financial Update

- The November 2025 financial statements were received and reviewed. For the month of November 2025, the HOA has a net operating income of \$429.12 which equates to a negative operating budget variance of \$313.63.
- The Residential Assessments Receivable account at the end of November is \$575.76. This is a decrease of \$35.00 from the previous month (October).
- The balance sheet reflects the following for year to date through November 30, 2025
Total Cash and Investments including accrued interest: \$105,966.87
Operating funds: \$30,348.02
Two CDs totaling \$73,016.24
Reserves for Repair and Replacement liability is \$79,016.24
Prior Year Owners Equity: \$11,373.66
- The Board has a CD maturing on March 1st. A rate sheet will be requested in February by Jeffrey

Current Business

- The streetlights at the town house parking lot have been repaired
- No Loitering and Dispose of your Trash signs were received and installed at the ballfield
- The ARCC provided the Board with a list of all violations sent between Jan 2023 and Nov 2025. It was clarified that fees will be assessed for violation letter #3 sent within 3 years regardless of the violation being cited. The ARCC informs CMC which violation notification is being sent to a homeowner and if a cost recovery fee will be incurred. For the abandoned house, discussions focused on next steps as their existing yard maintenance agreement does not address all the property maintenance issues. The Board has elected to have Landscape Concepts draft an agreement to be signed by the Homeowner and paid to Landscape Concepts. If the HO opts to not sign the agreement or contract one on their own that is sent to the ARCC/Board as proof, the ARCC will continue to send violation notices and remediate the work with a service fee responsible by the homeowner.
- The ARCC currently does a walk-through in Spring (April) and Fall (Sept/Oct). This provides time for remediation of violations. It was recommended the Board take over the newsletter and it be sent out more frequently with timely updates around yard maintenance and property standards. The newsletter will be

published on the website, Facebook sites, Town Square and hung on doors or mailed through CMC. Landscape Concepts will incur the costs associated with the mailing if able to include an advertisement in the newsletter.

- The Board has opted to not add an additional trashcan to the ball field due to the overall costs it would incur.
- With various ongoing violations and related appeals coming to the Board from ARCC violations, the ARCC will reach out to CMC for guidance on how long to communicate with homeowners past appeal denial before escalating to next step including timeline for abatement, lien application, and/or the Board taking action.
- Social Committee – no update at this time, Jeffrey will reach out to determine interest and planned activities for the community.
- Boat parking on Walney – there is a process to be followed to have signs prohibiting the parking of boats and trailers on a public street. Lakshmi will reach out to Seema Dixon at Fairfax County to learn more about the process.

New Business

- Snow Removal Contract: Jeffrey has signed our annual snow removal contract and it will include the clearing of the sidewalks at the entrance at Eagle Chase Road and the sidewalks abutting the townhouses on Eagle chase Circle
- The carriage ride was a success and we have been tentatively booked for Monday December 21st from 4-6pm. The Board agreed to keep the date the same and will sign the appropriate contract. Details for execution for 2026 will be discussed at a later date.
- Jeffrey was invited to attend a community meeting looking at creating independent sanitation districts within Fairfax County. He will share information learned with the Board.

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 October 2025 meeting and the January 2026 meeting:

- The Board received a request from Mubarak Mosque to remove the tree screen installed by Urban Forester during construction of the community. The board agreed to not have this tree screen removed.
- The replacement of the pipestem signs will be deferred until Spring as the County charges for the signs and only one or two are truly in need of replacement.
- The lighting fixture at the main entrance to the community was repaired. It was recommended that the Board consider an astronomical timer be added which has a computer chip that considers seasonal changes for dusk/dawn as well as daylight savings time. We are waiting for an estimate from KOLB Electric

Action Items

- Lakshmi: research procedures for installing boat parking restrictions signs along Walney Road
- Jeffrey: reach out to CMC for rate sheet in February for March maturation of CD
- Craig: reach out to CMC for guidance on next steps post appeal denial

Next Meeting

- The next meeting is scheduled for March 16, 2026

Recess/Adjournment

- Adjournment at 8:35PM