



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING:	March 16, 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: 7:05PM

Approval of Minutes from Previous Meeting

- Minutes from the January HOA Board were unanimously approved.

Financial Update

- The January 2026 financial statements were received and reviewed. For the month of January 2026, the HOA has a net operating loss of \$1372.28 which equates to a positive operating budget variance of \$802.97.
- The Residential Assessments Receivable account at the end of January is \$1082.45. This is an increase of \$406.69 from the previous month (December).
- The balance sheet reflects the following for year to date through January 31, 2026
Total Cash and Investments including accrued interest: \$106,543.19
Operating funds: \$30,388.30
Two CDs totaling \$73,630.85
Reserves for Repair and Replacement liability is \$81,988.24
Prior Year Owners Equity: \$11,373.66
- The next maturation date for a CD is September 2026

ARC Updates

- The Spring walk through will take place in late April as this gives yards time to come back after the winter
- CMC has not provided guidance on HOA next steps following post appeal denials. Craig will reach out
- A certified letter will be sent to a homeowner questioning their violations and denied appeals.

Current Business

- The Mosque reached out regarding the removal of the tree screen between the mosque and the ballfield. The Board responded that the tree screen would not be removed. No further communication has been received. Additional research into the original FDP for the mosque will be done to determine the responsible party for the tree screen.
- 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 submit a request through Fairfax County's Community Parking District website.

New Business

- The Board received the contract from Shenandoah Carriage Company for this year's event. The carriage ride is scheduled for Monday December 21st from 4-6pm. Jeffrey will sign the contract and return it to Shenandoah.
- The lid on the Doody Calls receptacle is loose. Kristina will reach out for an estimate to get it repaired.
- The Spring Newsletter will be sent out by the HOA in late March/early April. The HOA will confirm Landscape Concepts will pay for the mailing.

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 January 2026 meeting and the March 2026 meeting:

- CD Reinvestment: The Board has elected to reinvest the CD held at Capital Bank maturing on 3/1/2026 totaling \$58,034.16 into an 11-month CD with Capital Bank at a rate of 3.75%.

Action Items

- Lakshmi: reach out to the County's Community Parking District division regarding boat parking on Walney
- Jeffrey: reach out to Dale at Landscape Concepts to confirm he will pay for the mailing
- Craig: reach out to CMC for guidance on next steps post appeal denial
- Jennifer: draft Spring newsletter and submit to CMC for mailing once approved
- Kristina: reach out to Doody Calls regarding receptacle lid

Next Meeting

- The next meeting is scheduled for June 1, 2026

Recess/Adjournment

- Adjournment at 8:02PM