



WALNEY ROAD HOMEOWNERS' ASSOCIATION

DATE OF MEETING: June 1, 2026

FACILITATOR: Jeffrey Wolff

BOARD ATTENDEES - Attending Virtually: Jeffrey Wolff, Jennifer Miner, Kristina Ringqvist, and Heather McCain

GUEST ATTENDEES -

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

Call to Order: 7:05PM

Approval of Minutes from Previous Meeting

- Minutes from the March HOA Board were unanimously approved.

Financial Update

- The April 2026 financial statements were received and reviewed. For the month of April 2026, the HOA has a net operating income of \$1495.34 which equates to a positive operating budget variance of \$2587.59.
- The Residential Assessments Receivable account at the end of April is \$1070.76. This is an increase of \$135.00 from the previous month (March).
- The balance sheet reflects the following for year to date through April 30, 2026
Total Cash and Investments including accrued interest: \$114,751.63
Operating funds: \$37,842.45
Two CDs totaling \$76,011.46
Reserves for Repair and Replacement liability is \$86,446.24
Prior Year Owners Equity: \$11,373.66
- The next maturation date for a CD is September 2026

ARC Updates

- Craig was not present at the meeting but sent updates via email
- It is unsure if the Spring walk through will take place in late April as this gives yards time to come back after the winter
- Craig communicated guidance from CMC on how to manage the home with ongoing violations. It was decided the board will meet with the ARB and CMC to build a comprehensive timeline of events to plan for next steps to include engagement of counsel and another meeting with the homeowner
- Craig presented a service agreement from Landscape Concepts for the yard maintenance of the abandoned home. The Board unanimously agreed to move forward with this agreement and have requested it be sent to the homeowner and Landscape Concepts.

Current Business

- 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. There was no update on this agenda item.

- The Doody Calls container lid was repaired

New Business

- The Board has been in communication with Republic Services regarding missed services. The Board has requested a refund for at least 5 missed pick-ups. Republic will be in touch with the refund amount and when to expect it as well as if any changes are needed for our collection days to ensure we are getting the services we contract for. More information will be shared as it becomes available.
- Heather has been attending the FCPS Boundary Change meetings that have a potential to impact our community. The community is protected from being rezoned to Westfields or Skyview right now but that may change in the future. It is recommended that residents add public comment onto the FCPS site to express the desire to use roads as opposed to specific communities as the boundaries.
- The Board will explore options for an end of school ice cream social
- The Annual Meeting is scheduled for August 25, 2026. Jennifer will reach out to the Sully Police Station to confirm. Kristina and Lakshmi are both up for re-election.

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 2026 meeting and the June 2026 meeting:

- Insurance Renewal: The board agreed to renew the HOA's insurance policy with our existing carrier, AIAI (Associations Insurance Agency Inc.) for an annual premium of \$5157.00.

Action Items

- Lakshmi: reach out to the County's Community Parking District division regarding boat parking on Walney
- The Board and ARC will create a timeline of communication regarding house appeal
- Jeffrey will reach out to Julie and CMC to schedule ARC meeting
- Heather will research ice cream options
- Jennifer will schedule Annual Meeting

Next Meeting

- The next meeting is the Annual Meeting scheduled for August 25, 2026. A preparation meeting will be held prior to the Annual Meeting.

Recess/Adjournment

- Adjournment at 8:32PM