Walney Oaks Homeowners Association
Annual Meeting Minutes
August 25, 2026 ~ 7:00PM

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 two 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

Call to Order:
The meeting was called to order at 7:04pm. Three board members, one ARCC member, and 32 homeowners were present.

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 15 and August 10 as notification for this meeting. We have proof of quorum with 42 online votes and 1 abstention via Election Buddy.

Nomination of Candidates:
Two candidates on the Board are up for re-election at this meeting – Kristina Ringqvist and Lakshmi Srinivasan. Candidate statements were submitted online via Election Buddy from two homeowners, Kristina Ringqvist and Maureen Vu. The two statements were included in the mailing containing voting instructions on August 10 for the secure online voting platform, Election Buddy. Online voting opened on August 10 and remained open through August 24.

Election Results:
Based on secure online voting with 42 votes and 1 abstention placed by 43 individual residences, Kristina Ringqvist and Maureen Vu were elected to serve a three-year term.

Treasurer's Report:
The July financial statement was available for the meeting. As of July 31, 2026, Walney Road HOA has the following: $36,874.70 in operating funds and 2 CDs totaling $76,011.46 plus accrued interest resulting in total cash and investments totaling $114,505.41.

The Residential Assessments Receivable account at the end of July is $4023.56 which is an increase of $2767.80 from the previous month. This increase is primarily due to charges accrued from a landscaping contract signed between one homeowner and the HOA. The Reserves for Repair and Replacement liability is $90,904.24. Prior Year Owner's Equity is $11,373.66.

For July, the Income Statement reflects a net operating loss of $910.48. This equates to a negative operating budget variance of $1586.23. Year to date, Walney Road HOA has a net operating income of $780.884 and a negative operating budget variance of $691.37.

President's Report/Community Issues:

During the past year, the Walney Road HOA Board completed or initiated the following improvements:

- Repaired the streetlights in the townhouse parking area and the lighting fixture at the community's main entrance.
- Installed new "No Loitering" and "Dispose of Your Trash" signs at the ballfield.
- Repaired the lid on the community pet-waste receptacle.
- Expanded the snow-removal contract to include the sidewalks at the Eagle Chase Road entrance and those adjoining the townhouses on Eagle Chase Circle.
- Contracted with Landscape Concepts for tree and undergrowth removal at the community's main entrance.
- Successfully held the annual holiday carriage ride and reserved the event again for December 2026.
- Worked with Fairfax County Public Schools during its boundary review. Walney Road will remain assigned to Brookfield Elementary School and Chantilly High School and will be assigned to Rocky Run Middle School.
- Pursued the inclusion of Walney Road—and ultimately the entire Sully District—in a Community Parking District to address the long-term parking of boats and trailers on neighborhood streets.
- Worked with Republic Services to address missed trash collections and requested credits for services that were not provided.
- Arranged professional maintenance for a property with ongoing yard-maintenance issues to help protect neighborhood appearance and property values.
- Maintained HOA assessments at $75 per month for the coming fiscal year despite increased operating expenses.
- Continued responsible stewardship of the HOA's reserve funds by reinvesting maturing funds in competitive certificates of deposit.
- Approved a new Level II Reserve Study to evaluate the condition of community assets and guide future repair and replacement planning.
- Completed and approved the HOA's 2025 financial audit and tax return.
- Returned to secure electronic voting for the Annual Meeting, making it easier for homeowners to participate in the election.
- Contracted with Growing Earth for extensive tree maintenance beginning September 1, including:
    - Removing six dead or mostly dead eastern red cedars near the main entrance.
    - Pruning trees along the Walney Road pathway to provide approximately eight feet of clearance.
    - Removing two dead dawn redwoods near the bus stop.
    - Removing a broken, hanging oak behind the basketball court.
    - Removing a mostly dead 20-inch red oak near 4583 Penny Tree Place.
    - Removing a dead eastern red cedar near 4569 Penny Tree Place.
- Contracted with Landscape Concepts to remove dead trees and underbrush behind the fence at the main entrance.

Community Events

- Holiday Carriage Ride in December

Open Forum/Questions and Answers:

- Questions were raised about parking in the community – folks were reminded that the streets are VDOT public streets and we cannot enforce parking on them. If a vehicle is parked too close to a driveway or corner, please call the non-emergency police line to report it.
- It was asked if the board-on-board could be replaced. The Board will investigate this in 2027.
- The boats parking on Walney came up. It was shared that the Board is in communication with the county about adding Sully to a Community Parking District.

Adjournment:

The meeting adjourned at 7:50PM.