

**SIGNAL HILL HOMEOWNERS ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152
MINUTES OF SHHA BOARD OF DIRECTORS' MEETING**

The July/August SHHA Board Meeting was held on August 5 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Miriam Longo - President	Linda Wirth - Secretary
Pat Hamel - At-Large	Becky Woodward - ACC
Gene Ackermann - BRD Representative	Ed Rahme - Vice President

I. CALL TO ORDER OF BOARD MEETING - At 7:00 Miriam called the Board Meeting to order.

II. APPROVAL OF MINUTES – June minutes were already approved electronically.

III. COMMITTEE REPORTS

A. ACC - Becky received 2 new requests the day of the meeting. The request submitted for changes to landscape on Home Guard Dr. was incomplete. The purchase of a 256 MB disc for Becky's camera was unanimously approved. When Becky has complaints she should contact the management company so procedure will be followed.

1. David McMullins on Ft. Corloran Dr. submitted a request to change his carport into a garage and replace a deck with a sunroom at the back of the house. The sunroom will match the house. He also wants to add a window above the garage & behind the house. The windows will match existing windows. He will reside the house with vinyl siding. After examining the samples and colors submitted with the request and the pictures taken by Becky, the Board unanimously approved the request.

2. Jonathan Kraft at 5613 Meridian Hill Pl. requested a shed. It is on the property line is 8' tall , 8 X 8 in size, made to match the home, will probably not be seen by neighbors and cannot be seen from the street. It was unanimously approved.

3. Joseph L. Stager at 5617 Ft. Corloran Dr. Requested landscaping changes. In the front he wants to add pavers to one side of his drive to aid his handicapped wife.

The other side will have lumber. The pavers will only go out 30". In the backyard he will add flagstone type walls, 15' high. None of this will be seen from the street. It was unanimously approved.

4. Hinderstein at Home Guard requested a spaced picket fence in the rear yard. It is less than 42" and is 50% open. The Board unanimously approved but the approval letter must state that the fence must be 50% open.

5. Myyew Vo, at 5627 Point Roundtop Ct requested a fence at the rear of the home and to widen the drive. The split rail fence was unanimously approved. Before approving the widening of the drive the Board wants the contractor to find out the new county code for the amount of lawn that can be paved. Also the contractor must inform the Board how he is going to handle the slope on the side of the drive.

B. Welcoming – Chris is giving Ruth names & addresses of new owners. More copies of directories are needed.

C. Grounds – Glen couldn't make the meeting but there was nothing new to report.

D. Braddock District – No meetings in the summer.

IV JEFFREY CHARLES & ASSOCIATES REPORT

1. Chris Bell – Miriam introduced Chris SHHA's project manager and complimented him on the great job he is doing. Chris then gave a general description of his work background.

2. Reports – Chris handed out the new ACC violation list. It lists complaints and his responses. Many violations have been corrected after the first letter. Chris will request the color of trim to be changed in a letter to one of the homeowners. Chris then went over the inspection report.

Chris suggested contacting the language dept. at a local university to seek help in translating the Covenants.

V. TREASURER'S REPORT – Chris gave the report in David's absence.

A. Budget – The current budget has \$1,371.26 deficient but there is still an annual surplus of \$492.66.

B. Assessments – There was a general discussion of unpaid assessments due from a new owner. The Board agreed that a new owner who bought a home that was in default for the annual assessment should only pay a pro rated assessment based on

how long he has owned his home. It was agreed that payment of assessment should be checked before issuing an HOA packet. Chris will bring this issue to Jeff's attention and get his feedback.

C. Bulk mail – The newsletter was not mailed at bulk mail rates. Chris will check on this.

VI. OLD BUSINESS

A. Community Restrictive Parking - Ed passed out copies of his plan for circulating the petition. Ed explained the mechanics of the plan to Chris as JCMC will be doing the mailing. All the petitions will come back to Ed.

B. Directory update – Chris will compile an update. Ed suggested combining an information form with the letter announcing the annual meeting.

C. Rat problem – No one from the Health Dept. has responded to Miriam's call even though she has called twice. No more complaints about rats have been received from homeowners.

VI. NEW BUSINESS

A Common Area usage – At a previous annual meeting the homeowners approved leaving the Commons in a natural state..

B. Proposed Policy Resolution for Assessment Collection – The Board discussed the document and made two changes. The due date was changed from January 1st to February 1st. Also, a previous resolution of the Board concerning granting ACC approval to delinquent homeowners was added to Part II, Section L.

VII OPEN FORUM FOR HOMEOWNERS – Ray Antosh and the Board discussed the planning for the Community Parking District and the information provided to the homeowners about it. Ray will give back the signs to Miriam as someone else has volunteered to post them.

The meeting was adjourned at 9:10. The next meeting will be either Sept. 22 or 23 at 7:00 in the meeting room in Sharon Bulova's office in King's Park Library. The annual meeting will be Dec. 2, 2004 in the same place.