

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

The January 2005 SHHA Board Meeting was held on January 19 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

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| Miriam Longo - President | Tom Kehoe - Webmaster |
| Ed Rahme - Vice President | Linda Wirth - Secretary |
| Pat Hamel - At Large | David Black - Treasurer |
| Gene Ackermann - BRD Representative | |

JANUARY 2005 BOARD MEETING

I. CALL TO ORDER OF BOARD MEETING – Miriam called the Board Meeting to order at 7:03.

II. APPROVAL OF MINUTES – The December 2004 meeting was the annual meeting and its minutes will need to be approved at the 2005 Annual meeting. Ed has already sent Linda his corrections. As soon as another Board Member does so Linda will email the minutes to Tom.

III. TREASURER'S REPORT – David distributed copies of the Treasurer's report for January 2005.

A. Assessments – 99.4% of 2004 dues collected. Only one homeowner owes dues for 2004; only two homeowners owe for multiple years. One of those homeowners is paying back dues in installments.

B. 2004 Budget – David reviewed the 2004 budget. SHHA expended 125% of monies budgeted for 2004. One of the reasons was payment for the petition for the Community Parking District. Also there was an increase in the insurance payment, and in money for mowing and landscaping. SHHA was under-budget in several categories. SHHA still has \$631.64 in the checking account and \$40,975.86 in interest bearing accounts for a total of \$41,607.50 in reserve. David has been able to transfer money from the interest bearing accounts to checking

C. David will investigate the rise in SHHA's insurance bills by contacting Karen at

JCMC.

D. The Treasurer's report was unanimously approved.

IV.COMMITTEE REPORTS .

A. Braddock District – Gene made his report under New Business

V JEFFREY CHARLES & ASSOCIATES REPORT

A. Misc. - Only the Financials were sent as the January report; no management report was included. Miriam has spoken with Candra Thomas, SHHA's new representative at JCMC. Miriam plans to meet with her the 1st week of February as their telephone conversation did not have satisfactory results. Pat will go with Miriam.

B. Violations and requests from homeowners

1. There are 3 violations that require further action. Miriam will check on them. Miriam received an email about a trailer parked next to a garage and a boat behind the garage at 8927 Lake Braddock. She will also check on this violation. Miriam and Pat checked on another reported violation of cans in the yard at 9004 Ft Craig. When they checked the cans were gone. The entire neighborhood had signed a petition about this address.

2. 9127 Home Guard – Mr. Sheffield has requested approval for lattice work already placed on his deck. SHHA had already investigated a complaint and Mr. Sheffield was writing in response to a letter from SHHA asking for the removal of the lattice. The Board closely examined several pictures of the lattice work and Board members who have seen it personally testified as to its unsightliness. After a detailed discussion of the issues involved and the impact of the lattice the Board voted unanimously to deny the request. Miriam will write the letter and incorporate several suggestions by the Board as to how Mr. Sheffield can achieve the effect he wants by other means such as plantation shutters.

3. Business in Garage at Ft. Coloran – Homeowners deny having a business so Miriam will call Mrs. Dickinson and tell her that the Board needs proof, such as pictures, that a business is being run out of the home.

4. Cars parked at Signal Pt. Ct. – This property is a rental and 4 cars are parked in the driveway, 2 with expired tags. Cars with expired tags are considered junk vehicles. Miriam will write a letter because it is a storage issue.

5 . Flop house – Neighbors complain that a house at the corner of Lake Braddock Dr. and Signal Point Ct. is being used as a flop house. Numerous people come and

go; in the summer someone sleeps in a shed in the back yard, 6 cars are sometimes parked there, etc. Miriam will call zoning.

VI. OLD BUSINESS

A. Community Parking District – Ed Rahme delivered the petition to Sally Tomlin on Dec. 22, 2004 and Sharon Bulova’s office delivered it to VDOT. VDOT emailed Ed that the hearing will be the afternoon of Feb. 28. Ed will go. The County will publicize the Hearing and notify the residents.

VII. NEW BUSINESS

3. Newsletters & Websites – Tom reported on a variety of ideas from this workshop. Postcards can be used for immediate communication to homeowners especially for publicizing a community event. The Fairfax County Website has a News to Use folder with information associations can use. FAQ on websites are very valuable. Some Directories have a lot of information. Mr. Wagner can help locate owners of rental property. It was suggested that all community websites have a link to the Braddock District Council website. A survey was suggested that would ask A Newsletter – The deadline for articles for the next newsletter is February 15. There will be an article with information about the building codes. Pat will call Becky about writing an article. There will also be articles on Spring Inspection and Yard Sale. The date for the Yard Sale is May14 with May 21 as the rain date.

B. Reports from the Braddock District Council workshops – Tom Kehoe, Gene Ackermann, Miriam Longo, and Ray Antosh reported on the workshops they attended. There were 4 workshops on Insurance, Neighborhood & CERT, Newsletters & Websites, and Zoning. There will also be follow-up workshops with homeowners associations helping each other.

1. Neighborhood Watch & CERT – Gene and Tom reported on this workshop.

The speaker basically described the CERT program which is training conducted at the Fire Dept. facility. The purpose is to train on what to do, especially in the event of a disaster, until the arrival of the firemen. CERT would also like to have people in each community with emergency kits; these would be for emergencies beyond the scope of one fire company.

Neighborhood Watch is very effective but extremely hard to staff and run with volunteers. Also, if it is successful it is very boring because nothing happens.

2. Insurance – Ray and Gene reported on this workshop.

Unfortunately this was geared to the needs of unincorporated civic associations. Some good ideas were for SHHA were; temporary insurance for special events such as a community picnic, insurance for all officers (SHHA has this), and a website for community associations, www.communityassociationonline.com. It was also suggested that associations have an insurance professional that specializes in associations tell you the coverage you need.

homeowners how they want to receive information and in what language.

4. Zoning – Ray Antosh said the speaker gave a paper about cars and the number of people in the home.

VIII OPEN FORUM FOR HOMEOWNERS

Ray Antosh reported on several possible violations he had observed in SHHA. Landscaping was been done in the front of homes at 5603, 5604, and 5607 Light Infantry. Also a homeowner on Home Guard has put up a completely closed fence. His property backs up to Burke Lake Rd but the fence also goes along the shared property lines. Miriam will check on this.

The meeting was adjourned at 9:10. The next meeting will be Feb. 23rd at 7:00 in the meeting room in Sharon Bulova's office in King's Park Library. The next two month's meetings will be on March 30 and April 27.