

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

The March 2005 SHHA Board Meeting was held on March 30 at Sharon Bulova's Office.

**BOARD MEMBERS & COMMITTEE CHAIRS**

Miriam Longo - President	Pat Hamel - At-Large
Ed Rahme - Vice President	Linda Wirth - Secretary
Becky Woodward - ACC	Gene Ackermann - BD Rep
Glen Woods - Grounds	Candra Thomas - JCMC Rep

**MARCH 2005 BOARD MEETING**

**I. CALL TO ORDER OF BOARD MEETING** – Miriam called the Board Meeting to order at 7:00.

**II. APPROVAL OF MINUTES** – The February minutes were already approved electronically and posted to the website.

**III. TREASURER'S REPORT** – Ed reported for David.

**A. Budget** – SHHA has a \$2,100 surplus for February. This figure is in line with the budget and the surplus will dissipate later in the year as fees for Grounds accrue for mowing, cutting trees, etc.

**B. Assessments** – 88% of 2005 assessments have been paid.

**C. Multi-year delinquencies** – The only remaining homeowner with multi-year delinquencies has had a date set for a court appearance. He has paid half of the past dues but the Board voted unanimously to require payment in full unless there were extenuating circumstances. Since there weren't any the Board has instructed our lawyers to pursue this case.

**D. Treasurer's report** was unanimously approved.

**IV. COMMITTEE REPORTS.**

**A. ACC** – Miriam reported for Becky

1. Fence on Home Guard – All the Board Members have looked at the fence. Becky recommends making a special exception because of the location and the

juxtaposition of the neighboring lots and the exposure to Burke Lake Rd. Without this partial extension of the fence this lot is vulnerable to a lot of trash, leaves, etc. After a general discussion the Board raised a new issue with a gate and fence at the front of the property. This issue must be resolved before any final decisions will be made.

2. 9127 Home Guard – The owner has not removed the lattice work from his deck and his debris is still on the Common Grounds. The Board inspected adjoining properties for violations that he has reported but did not find any nor does the Board consider very small garden figurines, or a small decorative bridge, Covenant violations. Miriam has instructed JC Management Company to write a letter to the homeowners informing them that an inspection has been made as per their report but no violations have been found. Another complaint is against violin students being dropped off and walking to a neighboring home in the same pipe stem. Miriam will consult our lawyer about this. This homeowner sent a letter to the Board requesting copies of letters of complaint against this home and citing the Freedom on Information Act. Although the Board has received oral complaints, no written complaints were ever sent to the Board. Also, as a non-governmental organization, SHHA is not subject to the FOI Law which this homeowner cited in his request. Minutes, also requested in the letter, are available to all on SHHA's website.

A deck has been approved for this home but with several provisos. The deck cannot have a solid board fence. Instead the Board approved lattice work that is 50% open and not higher than 6 feet from the floor of the deck. Miriam will make sure that a letter with this information is sent to the homeowner in a timely manner. The matter of debris in the Commons is a separate issue and will not be mentioned in the letter.

3. Sabrina Bellow has volunteered to serve on the ACC Committee.

**B. WEBMASTER** – Miriam stated that Tom had done a great job on the newsletter. Springfield Printing also did a great job and Tom and Miriam were very pleased with this printing company. Miriam asked Chandra if SHHA could continue to use them for any printing jobs. Miriam reported some activity on the Virtual Garage Sale page.

**C. GROUNDS** – Glen Woods – Glen and Frank will walk the Commons in the next two weeks. There was a general discussion of the lights at the Signal Hill sign. There are no records at Virginia Power for their installation or the recent disassembling of the meter nor was SHHA ever billed for the power. Gene will ask Nan who installed the lights. Miriam is working to get them turned back on.

**D. BRADDOCK DISTRICT REPRESENTATIVE** – Gene Ackerman said the last meeting was almost all about budget so the District Representatives didn't

attend. The next meeting, April 12, is a business meeting.

**V. JEFFREY CHARLES & ASSOCIATES REPORT** – Miriam introduced Candra Thomas, SHHA’s new Project Manager. Miriam told her about JCMC’s section on SHHA’s voice mail. Miriam will ask David for the code and give it to Candra. JCMC can print out labels for postcards and give them to SHHA. Pat mentioned that the approval letters need a timeframe for the completion of the approved work. Miriam will lookup the timeframe and the wording and send it to Candra. The financials will go out mid-month before the report. The Spring inspection will be April 14.

## **VI. OLD BUSINESS**

**A. Community Parking District** – Ed reported on the March 10 meeting chaired by Sharon Bulova. Representatives from the County, the Police, VDOT and a lawyer from the County attended. Approximately 30 homeowners attended and asked questions. All questions about the petitions and the CPD were answered. Ed will make the necessary corrections to the petitions and give it back to the County before the May 1 deadline. The hearing with the Fairfax County Board is May 23.

**B. Directory** – Miriam and Pat will update the information in the front of the Directory. Deadline for corrections is the end of April.

**C. 9107 Lake Braddock Dr** – On the list for the Spring inspection.

## **VII. NEW BUSINESS**

**A. 8995 Parliament** – Tree has damaged fence along Rolling Road. Owner doesn’t believe it’s on neither her property nor her responsibility. Miriam will ask the owner for a copy of the plot and take a picture and determine who owns the property with the fallen tree.

**B. Covenant Issues:** Parked cars in driveways, business in home, owners with two commercial vehicles. A general discussion of this issue followed Miriam’s announcement of these problems. No conclusions were reached. Miriam will tell Sharon Bulova’s office that SHHA homeowners are concerned about this issue.

**C. 9024 Parliament** – Complaints from residents about empty house but lots of people coming and going; window air conditioner hanging from upper window. This property is being rented. Chandra will find out who the owner is and write a letter by Friday. Miriam will check on condition of house and report.

**VIII OPEN FORUM FOR HOMEOWNERS** –There was a great deal of discussion about parking and specific Covenant violations. Gene Ackerman said two school buses are parked during the day in his area. He will give Miriam the

addresses where the buses are parked and the times they are there. Miriam will contact the schools

The meeting was adjourned at 8:40. The next meeting will be April 27th at 7:00 in the meeting room in Sharon Bulova's office in King's Park Library.