

**SIGNAL HILL HOMEOWNERS ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152**

MINUTES OF SHHA BOARD OF DIRECTORS' MEETING

The Feb. 2006 SHHA Board Meeting was held on February 22 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Ed Rahme - President
Pete Seigman. - Vice President
Jim Hartzel - Treasurer
Linda Wirth - Secretary
Gary Plaag - ACC Member
Tom Kehoe - Webmaster
Gene Ackermann - BRD Representative
Anita Amini - HGA Rep

FEBRUARY 2006 BOARD MEETING

- I. CALL TO ORDER OF BOARD MEETING – Ed called the Board Meeting to order at 7:00.
- II. APPROVAL OF MINUTES – January minutes have been approved electronically and posted.
- III. TREASURER'S REPORT AND AUDIT – The Board looked over the report from HGA; Anita is doing an excellent job. She will use Actuals in the next month's report and delete the columns for Budget and Variance in the Current Period section of the report but kept them in the YTD section. The report was unanimously approved.

IV. COMMITTEE REPORTS

A. ACC- Jim Hartzel

1. Requests

(1) Charles & Maxine Smith at 5604 General Banks Ct – Requested a new addition at the back of their house. They provided architectural drawings that the Board examined. All siding, colors, roofing, etc. will be the same as the existing house. The addition will not be visible from the street. The Board unanimously approved the addition. Anita will send the approval letter on Thursday.

Jim also provided the Board with pictures of a collection of lawnmowers in the Smith's back yard. Jim told the Smiths these must be removed and he will check to make sure they are. Mr. Smith pointed out debris dumped in the creek by a neighbor. Jim will investigate this.

(2) Kathleen Sulik at 9111 Blue Jug Landing requested permission to remove tree from her front yard. Since the tree is on her property and not part of the Commons she doesn't need permission. Jim will advise her of this.

2. Neighborhoods – Jim pointed out that there are 4 neighborhoods in SHHA, not 3 and that an ACC rep is needed for Signal Hill. He will ask Tom to post a request for a volunteer on the website.

3. Violations – Jim spoke to the homeowner on Mt. Greenwich Ct. about the boat and it has been removed.

4. Inspection problems – Structure to conceal boat at 8926 Lake Braddock Drive, and numerous violations at 8905 Lake Braddock Drive; snowplow in driveway, toys in front yard, lumber stored by side of house, and commercial vehicle in driveway. The Board decided to have Anita send letters to the homeowners at 9117 and 8926 Lake Braddock Dr asking them to provide evidence of Board approval for their structures. Anita will send a letter to 8905 Lake Braddock Dr. asking them to remove the snowplow, lumber, etc. That address will be added to the Spring inspection.

5. Fences between houses – A letter will be sent to both homeowners asking them to repair the fence between their properties.

6. 9020 Fort Craig Dr – Board members will check color on house before next Board meeting. Anita will check for any correspondence for this address.

B. Webmaster – Tom Kehoe gave the Board a copy of the newsletter. It was sent out today. Tom said that creating and sending an electronic newsletter would not be cost effective unless at least 200 homeowners signed up for it.

C. BD Rep – Gene Ackerman missed the February 14 meeting because of a long-standing Valentine's Day commitment.

E. Welcoming – Pete and Miriam are doing this since Ruth Ungeleider has resigned. More volunteers from each neighborhood are needed. Linda could help in the Oaks.

V. HGA PROPERTY MANAGEMENT REPORT

A. Inspection – Completed on Feb. 10, reinspection on March 12

B. Charges for checking – Anita pointed out that SHHA is paying significant amounts in fees for our checking account and suggested changing from a Premium Account to a Business Account. The Board discussed this issue at length. Anita will email the Board members information about SHHA's options so the Board can vote on it electronically before the next meeting. Pete thanked Anita for bringing this to the Board's attention.

C. Reports via email – Anita will send the financial reports to Board members via email in an Excel file.

VI OLD BUSINESS

1. Ed is keeping in touch with Sharon Bulova's office on lights, stop sign on Parliament, HOAs potential input to Fairfax County's proposed changes to zoning laws, and the effect of BRAC on local roads

2. Storage removed from Grovers Theater Ct home.

3. School bus has resumed parking on Lake Braddock Drive. Gene will call School about this and give Ed the phone number to call so he can call also.

4. Andersons have cleaned up their property.

VII NEW BUSINESS

1. Audit and Repair fund – Anita has sent our Auditor the packet she needed. After reviewing it the Board hopes she will conclude that SHHA doesn't need a Repair Fund.

2. Fences at Wood Edge – Discussed under ACC report

3. HOA packet – Many sellers are not giving new owners an HOA packet; consequently many new owners are unaware of Covenants and Restrictions. This issue was discussed at length. There is no feasible way to track new home sales in a timely manner. When Anita notices a sold sign she will call the realtor listed on the sign. She has done this once already. The next newsletter should include an article on this. Gary suggested a special mailing such as a one page flyer in the Spring reminding homeowners about HOA packets and ACC forms on website for getting Board approval for remodeling. The Board agreed and thought the end of March would be the best time to send such a flyer. Gary also suggested posting messages about this on our signs several times throughout the year. The signs would also remind homeowners to check the website. Linda said for this to work SHHA would need to purchase more signs that could be dedicated to these messages. She will contact Pat to find out where Pat purchased the signs.

VIII OPEN FORUM FOR HOMEOWNERS – A homeowner complained about the appearance of 9001 Home Guard. It needs painting. Anita will add this to her inspection list for the Spring inspection. The homeowner also complained about vines on sign posts at 5250 Signal Hill Dr. Ed will check with VDOT about this issue.

IX MEETING DATES – Most meetings are the last Wednesday of the month. All will be held in Sharon Bulova's office in King's Park Library.

29 March

26 April

24 May

28 June

Meeting was adjourned at 8:27.