

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

MINUTES OF SHHA BOARD OF DIRECTORS' MEETING

The March 2006 SHHA Board Meeting was held on March 30 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Ed Rahme - President
Jim Hartzel - Treasurer
Linda Wirth - Secretary
Miriam Longo - At Large
David Black - At Large
Glen Woods - Grounds
Tom Kehoe - Webmaster
Gene Ackermann - BRD Representative
Anita Amini - HGA Rep

MARCH 2006 BOARD MEETING

- I. **CALL TO ORDER OF BOARD MEETING** – Ed called the Board Meeting to order at 7:08
- II. **APPROVAL OF MINUTES** – February minutes have been approved electronically and posted.
- III. **MANAGEMENT REPORT** – Anita Amini reported on her activities.
 - A. **Inspections** – 2nd letters sent March 14th. Final inspection will be April 18th. Miriam and Anita will co-ordinate Spring Inspection.
 - B. **Existing Violations**
 1. Orbans have removed shed; \$900 in escrow will be sent to SHHA.
 2. Sheffields still have fence on Commons. Anita has been in contact through phone. If fence not removed Sheffields will have a hearing at next meeting. Linda and Miriam will reinspect Commons Area on Friday. Although the issues in Mr. Sheffield's letters have already been addressed by Ed via email Anita will answer again by letter.
 3. 5590 Marshall House Ct. – Certified letter refused, boxes still in backyard, neighbors upset, obviously a business selling computers is being run from this home. Board agreed a follow-up letter will be sent & a hearing scheduled if the owners don't respond to the letter. A general discussion of Home Businesses ensued. If a Home Business is impacting the neighbors and they complain the Board will investigate.

4. 5648 Signal Hill Dr. – Add to inspection list; lots of cars for business observed at residence.
5. 9102 Home Guard – Lawn is Zoysa grass that always turns brown in winter; leaves have been removed and Burke Nursery has been contracted to improve lawn. House is under contract and Anita has been working with the agent to improve the lawn.

C. ACC requests

1. Sheffields fence request – Jim will visit. After looking at the plat it was determined that the fence will be in the area the County has designated the front yard. As this is against the Covenants so the request was denied.
2. 9004 Home Guard- Garage door already approved. Fence approved after Board saw plot plan where fence would go.
3. 8913 Lake Braddock – request for shed needed more information and a visit by ACC Chair before approval granted. Jim will email Board about the results of his visit.
4. 5609 General Banks Ct – Charles & Maxim Smith – Jim will check.
5. 5591 Marshall House Ct. Kelly Gorman – request for painting trim, installing shutters and painting the, Jim showed the Board samples of the colors chosen. Shutters will be louvered and match shutters on other homes in the neighborhood. Color of trim is Dover White; homeowner was in attendance and changed color of shutters to Wine berry following suggested from ACC Chair. Request was unanimously approved and Anita will send a letter with approval based on colors and shutters that match others in the Association.
6. 5603 General Banks Ct. Donald Burt had a question about changes in ACC mentioned in newsletter article and requested a copy through the mail.

D. New Violations

1. 8907 Lake Braddock Dr. – Rental; two cars have been parked on lawn. Miriam will call zoning about this.
2. 8905 Lake Braddock Dr. – Request for shed; Property had been cited for storage of plastic furniture on lawn.

IV. TREASURER'S REPORT

1. Assessments – About \$5,000 in dues still outstanding. 2nd notices have been sent and 3rd letters will be sent. Ed will review the section about late fees that lawyers added and that was adopted and email Anita about it.
2. Approval – Treasurer’s report was unanimously approved.

V. COMMITTEE REPORTS

A. GROUNDS – Glen Woods - Glen and Frank will walk the Commons in the next few weeks. No complaints; Frank is already preparing for spring. The Board would like Frank to keep up maintenance of areas along Rolling Rd and Burke Lake Rd. These are the entrances to SHHA and need to be kept looking neat and clean.

B. Webmaster – Tom Kehoe

1. Emailing newsletter – Not one request was received so this will not be done.
2. Virtual Garage – Has an item for sale.
3. Chart on SHHA Board and Committee Members updated.
4. SHHA has 4 divisions; Oaks, Signal Hill, Wood Edge and Wood Edge II.

C. BD Rep – Gene Ackerman attended two meetings.

1. First one was review of the County Budget that the Supervisors will present to the County.
2. 2nd was a workshop with group discussions of what is most important to Homeowners Associations. Gene reported on the workshop on diversity in which he participated. To be successful there must be a lot of volunteers spending a lot of time and energy on this.

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.

VI. OLD BUSINESS

1. Lawyer – Miriam talked to our lawyer about the driveway at 5604 Ft. Craig. He said there is nothing in our contract with JCMC about mistakes in ACC. There was a discussion of this issue and the options for the Board. Anita will talk to the lawyer about the blue house at 9020 Ft. Criag

2. Letter to homeowners – After some discussion it was decided to leave the letter as it was already written.
3. Street lights – Ed told the Board that after a petition is received the area goes on a waiting list. A letter about his should come from the Board. Miriam will work with Ed on this project.
4. Hot line – Needs to be updated. David will check on this. Jim will also see what he can do. JCMC name and phone number need to be removed ASAP and replaced with Anita's

VII NEW BUSINESS

1. ACC requests between meetings – This can be handled by 3 Board members investigating the property and/or accepting the advice of the ACC Chair. He needs to document the request, visit it, and report to the Board. Board then votes on it via email or telephone.
2. Use of wire in fences – Approved

VIII OPEN FORUM FOR HOMEOWNERS – Request for marking the entrances to the Commons by painting on the curb. Board approved this being done. A homeowner complained about dog owners not picking up after their dogs. After a general discussion the Board said that past experiences show that there is nothing the Board can do about this other than articles in the Newsletter. Problem of barking dog frightening neighbors is also beyond the Board's powers to remedy. Police say as long as dog stays inside fence there is nothing they can do.

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. Upcoming meetings are scheduled:

26 April

24 May (Tentative)

28 June

Meeting was adjourned at 9:00.