

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

MAY 2007 BOARD MEETING

The May 2007 SHHA Board Meeting was held on May 23 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Pete Seigman - President	Glen Woods - Grounds
Ed Rahme - Treasurer	Marc Bickoff - ACC Chair
Linda Wirth - Secretary	Gary Plaag - ACC Member
David Black - At- Large	Gene Ackermann - BDR

I. CALL TO ORDER OF BOARD MEETING – Pete called the Meeting to order at 7:35.

II. APPROVAL OF MINUTES – The April minutes have been corrected and approved electronically and posted.

III. OPEN FORUM FOR HOMEOWNERS – No homeowners registered to speak.

IV. HGA Property Management Report – Anita Amini

1. 5617 Herberts Crossing – Homeowner reported a tree in the Commons had fallen into his yard and there was another dead tree in the Commons.

2. Letter from Ken Chadwick to Jeffrey Charles – Ken Chadwick has sent a letter to Jeffrey Charles re the driveway situation. Anita has notified Ken via email and phone that the matter has been resolved and no letter needed to be sent. She will check next month's bill to make sure SHHA is not charged for such a letter.

V. TREASURER'S REPORT – Ed Rahme

1. Budget – Ed reported that 21% of the money budgeted for 2007 has been expended but this figure will start going up as Frank does more mowing and tree removal throughout the summer. For the last three years these expenses have caused SHHA to go over-budget. Ed suggested that dues be raised to \$90-100 for 2008 to solve this problem. Pete asked if there was anything else in the budget that could be cut. Ed said no.

2. Delinquencies – Down 50% from 90 to 46; 4 are multi-year. Late fees will be added for delinquent homeowners.

3. From now on Ed will check all homeowner requests to make sure the homeowners have paid their dues.

VI. COMMITTEE REPORTS

A. ACC – Marc and Gary

1. 5618 Ft. Corloran Dr. – A new request reported by Marc - 32 X 16' deck to replace 30 X 10' deck. New deck will be made of composite materials. Marc will check and make sure it doesn't infringe on property lines and then email the Board his findings.

2. 9015 Lake Braddock Dr. – Request for shed in back yard, 8 X 8, 7' high. Gary showed diagram showing placement in lot. After examining the diagram the Board unanimously approved.

3. 5625 Mt Burnside Way – replace deck with 18 X 15' new deck made of grey colored composite. Deck cannot be seen from street. After examining the request the Board unanimously approved.

4. 8915 Bald Hill Pl – 11 X 25' solarium attached to 11 X 16' porch. Solarium will have glass walls and roof with bronze colored framing. Porch will have polycarbonate roof but no walls. After looking at the papers and drawings submitted the Board unanimously approved.

5. 9110 Blue Jug Landing - Owner has replaced asphalt driveway with concrete but did not submit a request. Ed will talk to him.

B. Grounds – Glen reported on the trees at 5617 Herberts Crossing. This is an emergency situation as the owner has sold. J & L will go over on Thursday and take down both trees for \$800.

Frank will continue to work in the creek in the Commons as weather permits. He has done the 2nd plantings at SHHA's entrances. He would like homeowners near the entrances to allow him to use their water to water the plants. He submitted addresses and Anita will send letters to them making this request. The cost of water is \$2 for 1,000 gallons so this request is quite reasonable and previous owners had permitted it

C. BDR - Gene reported on the April meeting. It focused on seniors and programs and services available for seniors through the county. Senior Navigator is one; a monthly publication, the Golden Gazette, is another. At the meeting Sharon Bulova talked about maintenance of Braddock Rd. VDOT is responsible but doesn't have the money. Braddock District Council has contacted the Sheriff's Office and it has responded, saying they could clean and mow every three months. Gene said that SHHA could request this

for Rolling Road. Sharon may ask the Braddock homeowners association to replace the dead trees on Braddock Rd. Gene mentioned a donation of \$400-500 and the Board felt this was reasonable. Gene asked Anita to check and see if SHHA has paid its dues to the Council for 2007. She will do so.

VII. OLD BUSINESS

1. Fence 8905 Lake Braddock Dr. – Homeowner has cut posts down to correct size but fence itself may be too high. Linda will check on this.

2. Day care business at 9109 Lyon Park Court – Article 10 of the County Code allows Home Care facilities. There was a general discussion of this topic. In the Board has always shut down any business reported to it including a day care center. The Board needs to know what happens when the Covenants and the Code are in conflict. The Board unanimously approved asking SHHA's lawyer for advice before proceeding any further with this matter. Anita will write him a letter.

3. 9110 Lyon Park Court – Pete said the renters have moved out. In order to give the new renters a chance to correct the window treatments the Board decided to send a 3rd letter instead of a hearing notice.

VIII NEW BUSINESS

1. Newsletter – In order to publize the new Neighborhood Watch program in the Oaks the Board will try and send out a newsletter. Linda will ask Tom is a deadline of June 15 for articles if OK. Proposed articles are the Neighborhood Watch in the Oaks, Driveway policy change, and budget.

2. Welcome Committee – Gary said he would take part in the Welcome Committee. Pete will ask Ruth for the packets that SHHA hands out via the Welcome Committee. Pete and Linda said they would help.

3. Website – Gary asked to have the website updated to show that he is the ACC Member for Signal Hill and Wood Edge II. Linda will ask Tom to do so.

ADJOURNMENT – Meeting was adjourned at 9:15.

VII. DATES FOR UPCOMING MEETINGS –When scheduling of the room allows, all meetings, except for Annual Meeting, will be on Wednesdays in 2007. Room has been reserved for: June 27, July 18, Aug. 22, Sept. 20, (Thursday), Oct 25, (Thursday), and Nov. 28. The annual meeting is Dec. 3.