

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

JULY 2007 BOARD MEETING

The July 2007 SHHA Board Meeting was held on July 19 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

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|--------------------------|---------------------------------|
| Pete Seigman - President | Terri Hatch - Vice President |
| Ed Rahme - Treasurer | Marc Bickoff - ACC Chair |
| Linda Wirth - Secretary | Gene Ackermann - BDR |
| Anita Amini - HGA | |

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

II. APPROVAL OF MINUTES – The June Meeting was canceled. The May 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

Large number of trees are falling down; 9 in the last 2 months. Budget letter was sent out today. Hearing for June was canceled; homeowner is in the process of fixing violations; Anita will re-inspect the property on July 22.

V. TREASURER'S REPORT – Ed Rahme

1. Budget – Ed reported that 44% of the money budgeted for 2007 has been spent but SHHA usually has more expenses in the 2nd half of the year.

2. Delinquencies – Down to 34; 4 are for 2 years. This is a reduction from 90 a few months ago. Another letter went out to the delinquent homeowners. Late fees will be assessed. The Board discussed late fees as they are only \$8.00 and are not an effective deterrent. The amount of late fees was part of the policy document approved by the Board on Sept. 22, 2004 and effective Nov. 1, 2004. Ed suggested voting to amend the policy document at the annual meeting by raising the fee to \$30. This is the cost of a returned check. Raising the fee as

considered a cost of doing business should be added to the annual meeting announcement as a recommended change. Tom suggested sending it to him for posting. Ed will bring the document to the annual meeting. Further discussion was tabled.

3. Letter to homeowners – Ed thanked Tom for his suggestions for inclusion in the letter. They really improved it.

VI. COMMITTEE REPORTS

A. ACC – Marc

1. 9017 Lake Braddock Dr. – 12' X 20' screened porch with a 12' X 11' deck and staircase requested to replace an existing 24' deck. It will be made of cedar colored composite lumber. The entire structure is behind the house and not visible from the street. Replacement of the siding, soffits, gutters, etc. was part of the request. A sample of the Country Beige siding was examined by the Board. Marc recommended approval. Request did not mention roof of porch. The Board unanimously approved the request with the restriction that the roof of the porch should match the roof of the house as much as possible.

2. 5419 Mt. Lookout Ct. – Request to replace front walk with flagstone. The dimensions will be the same. After examining the picture submitted with the request, the Board unanimously approved.

3. 8907 Lake Braddock Dr. – Request to paint shutters white and build a fence like neighbor's at 8905. Request denied as Board believed that white would be too strong a contrast to the beige color of the house. Also, the fence at 8905 Lake Braddock is not in compliance with the CCRs.

B. Welcoming – Gary Plaag, Marc, Linda, and Pete have volunteered to serve on this committee. Pete is in the process of updating the packets and the material he got from Ruth. Linda suggested that she and Marc call on new homeowners during the day as she and Marc are home then. Gary works from home and can also do day visits.

C. BDC - Gene reported on the June meeting. (The July meeting was a picnic.) VDOT and the Sheriff's office have an agreement about mowing local roads. VDOT and Area Landscaping are working on an agreement for landscaping 9 miles of Braddock Rd. from the Beltway to Shirley Gate Rd. Vice Chair encouraged HOAs along Braddock Rd to adopt sections of Braddock Rd. for clean-up. Signs within 15' of a road's surface are illegal and should be removed. Bruce Wallachy was reelected. No meeting in August as BDC is in recess.

VII. OLD BUSINESS

1. Day care business at 9109 Lyon Park Court – Ed will send a draft of the letter to Mrs. Asbun to Anita for mailing. As day care businesses in SHHA is a controversial issue the Board has decided to hold a vote on a proposed change to the Restrictive Covenants at the annual meeting. The proposed change would allow for an exception to home-based businesses for day care centers. The Board discussed the proposed change. Terri suggested adding the word, ‘licensed’ to day care center and that was agreed on. Also the caveat that the day care center must not cause a disruption that generates written complaints from the neighbors. After this discussion it was agreed that the proposal will be part of the annual meeting agenda and included in the letter about the annual meeting that is sent to the homeowners. The vote at the annual meeting will be on whether or not the homeowners want to pursue changing the CCRs. If the majority vote yes, then it is up to the homeowners in SHHA to circulate the petition and obtain signatures from 75% of the members. The same process that was used in the petition for the Restrictive Parking District and Trash Collection must be followed.

2. CPD signs – Pete notified VDOT about the downed signs. They came through and checked and picked up 4 downed signs. However new guidelines don’t require signs every 200 feet so they are not going to replace the downed signs.

VIII NEW BUSINESS

1. Meeting room reservations – Reservations cannot be made until Sept. Terri will try and make reservations for the 3rd or 4th Wednesday of each month in 2008. Linda will check on the availability of Lake Braddock High School cafeteria for the 2007 annual meeting.

2. Optic fiber disruption – It has been bad but Verizon has the right to do so.

ADJOURNMENT – Meeting was adjourned at 8:45.

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: Aug. 22, Sept. 20, (Thursday), Oct 25, (Thursday), and Nov. 28. The annual meeting is Dec. 3.