

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

**January 2008 BOARD MEETING
(Revised Minutes)**

The January 2008 SHHA Board Meeting was held on January 30 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Pete Seigman - President	Marc Bickoff - ACC Chair
Ed Rahme - Treasurer	Linda Wirth - Secretary
Bob Hicks - Vice President	Gene Ackerman - BDCR
Terri Hatch - At Large	

I. CALL TO ORDER OF BOARD MEETING – Pete called the Meeting to order at 7:30.

II. APPROVAL OF MINUTES – The November minutes had been approved electronically and posted.

III. OPEN FORUM FOR HOMEOWNERS

A. Fee for trash collection – Ed Vihstadt brought a redundancy in billing for trash collection to the Board's notice. The full fee for trash collection is listed in each 6 month statement but only collected once.

B. Home based businesses & Mediation – Philip Fick, a licensed attorney and a Fairfax County resident of 23 years, provided the Board printouts of Fairfax County Code on Zoning concerning home-based businesses, focusing on day care facilities. The Code does allow for day care centers in homes although it also has several restrictions on the number of children, workers allowed, etc. This led to a general discussion of the legalities involved. Mr. Fick felt that enforcing the ban on home based businesses could result in future litigation and high legal expenses for SHHA. However, SHHA's attorney has advised that the CCRs are enforceable. Mr. Fick suggested using mediation in disputes between

neighbors and referenced a situation where complaints about traffic caused by a day care center were brought to the Board. These complaints led the Board to notify the homeowner they were in violation of the CCRs and that the business should be closed. Mr. Fick felt that the complaints could have been mediated instead of being brought to the Board. If this had been done the Board would not have known about the business and it could continue. Mr. Fick is concerned about the hardship that might be experienced by a homeowner whose business is shut down by the Board. Mr. Fick offered his services in doing mediation.

The Board felt that a mediation committee was an excellent idea but the process had already started in the situation referenced earlier in this discussion and could not be stopped. Linda mentioned several home-based businesses that the Board had closed, one of which was a day care center. She reiterated the Board's policy, which has been applied consistently. The Board does not go out looking for home run business to close but when complaints from homeowners bring a business to the Board's attention, the CCRs leave the Board no choice but to close it. At the Annual Meeting the homeowners voted to petition the community to change the CCRs to permit day care facilities and music teachers. The language of this petition was written by Ed and is ready to go. Mr. Fick expressed concern that getting 75% of the homeowners to sign a petition is too hard. However the By-laws were amended several years ago by this process and only 6 people were involved in the survey. It is not easy but it can be done. There have been three successful petitions in recent years (trash, parking, and lights) that surveyed either all or a large portion of SHHA.

C. Problem dog- Lynne Jones mentioned a dog at 9004 Ft. Craig that pounced on her as she and her husband walked past. This is a problem best handled by calling Animal Control. Animal Control's response is best if several calls are made, especially by more than one person. Ed cited Art. 6, Sec. 6 of the CCRs which could be the justification for sending a letter to the homeowner but Animal Control has the ability to do more to correct this kind of problem.

IV. HGA PROPERTY MANAGEMENT REPORT – Tabled as Anita was not present but might come later

V. TREASURER'S REPORT – Ed Rahme

1. Budget – In December 2007 SHHA was \$1900.00 short. 2007 ended with a \$2497.00 shortfall and Reserves at \$26,700.

VI COMMITTEE REPORTS

A. ACC - Marc had 1 request

1. 9111 Blue Jug Landing – Request to reface concrete footing of porch with stone veneer, replace slate with beige concrete pavers and add a gate with an arbor to an existing fence. Marc provided the Board with a brochure showing the stone veneer to be used. This request was unanimously approved.

B. Welcoming – Pete thanked Carole Cannava for taking this Chair. Miriam Longo volunteered to be on the committee.

C. Grounds – Glen Woods has not reported any problems. Miriam said that a tree had been taken down by the Outdoor Man in her neighborhood.

D. Webmaster – Pete read an email with several items from Tom, who could not be present,

1. Newsletter – Tabled

2. Website – Tom has revised the website, converting it to more of a newsletter/bulletin format. He will continue working on the website but is concerned that supporting pages have not been updated and there are no dynamics. The Board then discussed the website. All the Board members feel that the website is a valuable resource even if it is not often visited. It is still fulfilling its primary purpose which is to provide an archive for SHHA documents and give homeowners access to them. The Board also feels that Tom is doing an important community service by maintaining the website.

3. ListServ – No one has volunteered to run this. Linda does not feel that a ListServ is needed and that maintaining homeowners email addresses in a public forum is not good. Since no one has volunteered to run a ListServ this topic is tabled until someone does volunteer.

D. BDR – Gene said the Braddock District Open Forum will be held at 6:15 PM on February 13 in Kings Park Library's meeting room. There will be two topics; the Braddock Road Beautification Project and Community

Revitalization focusing on King's Park Community. Anyone can attend these meetings which are excellent.

VII OLD BUSINESS

A. Streetlights – SHHA is still on the waiting list. This list is not prioritized and no lights will be installed in any community until there are funds. Sharon Bulova's office will notify SHHA when money is available.

B. Potential Change to CCRs – Discussed previously in this meeting.

C. 8905 Lake Braddock – Snowplows, commercial vehicles, and storage containers present in violation of CCRs. This is also evidence that a business is being run in this home. Anita will be asked to send the homeowner a letter for a Hearing. Gene mentioned that a commercial vehicle belonging to this homeowner that is parked in front of his home. Ed cited County Code that a commercial vehicle can only be parked in front of the residence of the owner of the vehicle. Gene should call the County concerning this.

D. (IV. HGA PROPERTY MANAGEMENT REPORT) – Pete went over the report and noted instances where further action is needed. Miriam mentioned a boat that stays in the driveway for a week or more at a time. She was advised to contact Anita directly instead of waiting for a Board meeting.

VIII NEW BUSINESS

1. Newsletter articles – Ed will write a general budget article, Linda an article on leaf mulching and leaves raked in to the Commons, Pete's article will be on parking and the parking situation at Blue Jug Landing, and Tom's on the pros and cons of continuing the newsletter, and Bob will write a short article introducing himself to the community. Lynne suggested an article on establishing a recognition column. The articles will be sent to all the Board members to review before being sent to Tom.

2. Selection of Board positions – Linda will continue as Secretary, Pete as President, Ed as Treasurer, and Terri as At-Large. Bob will be Vice President. Bob is filling David Black's vacant and his term will expire in 2009. Ed and Linda were re-elected in 2007 and their terms will end in 2010. Pete's term ends in 2008 and Terri's in 2009.

3. David Black – Because work has precluded David from

attending meetings he has resigned from the Board. David was the 2nd longest serving Board member on the current Board and has rendered valuable service to SHHA since the 90s. As Treasurer he instigated the practice on investing SHHA's reserve funds in staggered T-bills that came due at six month intervals. This kept enough of the Reserve funds available for use on an emergency basis and also greatly increased the amount of money earned by the funds. Linda will write a short article thanking David in the newsletter.

ADJOURNMENT – Meeting was adjourned at 9:50.

DATES FOR UPCOMING MEETINGS –When scheduling of the room allows, all meetings, except for Annual Meeting, will be on Wednesdays in 2008. Room has been reserved for:

2008: 28 February, 27 March, 30 April, 28 May, 18 June