

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

April 2008 BOARD MEETING

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

BOARD MEMBERS & COMMITTEE CHAIRS

Pete Seigman - President	Carol Cannava - Welcoming
Linda Wirth - Secretary	Gene Ackerman - BDR
Bob Hicks - Vice President	Anita Amini - HGA
Tom Kehoe - Webmaster	

I. CALL TO ORDER OF BOARD MEETING – Pete called the Meeting to order at 7:32.

II. APPROVAL OF MINUTES – After the March minutes were approved electronically and posted, Ray Antosh questioned the lack of detail on the discussion concerning the revisions to the CCRs. Linda explained that changing the CCRs to permit in-home child care and music instruction has been an ongoing issue since last year. At the Annual Meeting, the homeowners present voted unanimously to allow a petition to be circulated to make this change, with certain restrictions on the businesses so they don't become a nuisance to their neighbors. The Board approved the revision of the March minutes to include this information and they will be sent to Tom for posting. Linda will also correct a reference to changing the CCRs in a previous meeting's minutes. The By-laws have been changed by homeowners voting in a petition drive, not the CCRs. Since this statement is also on the website Linda will contact Tom and ask to correct or delete the statement.

III. OPEN FORUM FOR HOMEOWNERS –Kathy Cooke asked what is being done about the CCR violations at 8905 Lake Braddock. A Hearing on this property was scheduled before the April meeting. The topic will be addressed under Old Business. Residents were informed that they can contact the police directly to enforce the Community Parking District (CPD) (with regard to commercial vehicles).

IV. HGA PROPERTY MANAGEMENT REPORT - Anita

A. Inspection – The Spring Inspection took 3 days; the list in HGA's

report is only a partial list for one day. Anita will email the Board an update.

B. 3rd Delinquency letters – The Board gave Anita authorization to send 3rd delinquency notices

V. TREASURER’S REPORT – Anita reported for Ed.

A. Budget – As of March 30 SHHA has realized a profit of \$8,625.68.

B. Delinquencies – Anita added that amount of dues still in arrears has dropped to \$5,023.00

VI COMMITTEE REPORTS

A. ACC - Linda reported for Marc on requests that have been approved since the March meeting.

1. 5640 Fort Corloran Dr - Request to replace 2 single garage doors (paneled style) with two new paneled doors with glass in the top panels. Such doors are on another home in the neighborhood and the color of the new doors will be close to the color of the old. The Board unanimously approved this request electronically.

2. 9000 Grover’s Theater Ct - Deck behind the house was unanimously approved electronically by the Board.

3. 5627 Point Roundtop Ct. - Home addition unanimously approved electronically by the Board . Request for a new driveway and garage extension was put in abeyance until plans are finalized and a new request is submitted.

4. 9112 Parliament Dr - Request to replace front doors with a single door, a storm door, and side windows. Shutters and front door to be painted black. The current walkway and landscaping are to be replaced. The Board unanimously approved this request electronically

B. Welcoming - Carol Cannava

Carol has visited all but one of the new homeowners that have moved in since November. Carol is keeping a very useful list of new homeowners she has visited. Carol presented the Board with a thank you note from one of the homeowners . After discussing how to reimburse

Carol for the cost of the baskets she uses the Board authorized Anita to refund money to her as Carol gives Anita receipts for the baskets.

Pete told Carol about a new homeowner at 9016 Ft. Craig that was not reported to Anita in the usual manner. Miriam Longo and Laura Falkenstrom are also available to help Carol with this committee.

C. BDR - Gene Ackerman reported that nothing relevant was discussed at the last BDC meeting.

VII OLD BUSINESS

A. 9010 Home Guard – A Hearing took place before the meeting.

B. 8905 Lake Braddock Dr – A Hearing took place before the meeting. No resolution was reached so the next step in SHHA's process for dealing with CCR violations has been initiated.

C. 9004 Ft. Craig – Homeowners have left and house is in foreclosure. Anita said it is still listed in the homeowners' name. There is a sign in the window with the name and phone number of a contact person at REO Realty. Pete gave Anita this information and she will check on it.

D. Potential changes to CCRs – After a question from Mrs. Cooke Linda explained the history behind this issue. Since no petition has been started the Board unanimously approved a motion to first seek legal council, have a letter that will be sent to the daycare business in question approved by our lawyer, and then move forward to enforce the CCRs based on legal advice obtained from SHHA's lawyer.

E. Hearing – After the March meeting a Hearing was held with the owner of 5256 Signal Hill Dr. and the matter in dispute was successfully resolved.

VIII NEW BUSINESS

A. 9016 Ft Craig Dr. – Already dealt with under the Welcoming Committee report.

B. Newsletter – After some discussion it was agreed to publish a newsletter in the Fall. It will have an article about the questionnaire in the 2009 dues letter. We might republish the article about not raking leaves into the Commons.

C. Spring Yard Sale – Linda reiterated SHHA’s procedure; two newspaper ads and signs at the entrances to SHHA. The date is May 17 with a rain date of May 31 since the Saturday following May 17 is part of the Memorial Day Holiday.

(IV COMMITTEE REPORTS revisited)

D. Webmaster’s report – Tom Kehoe

1. Directory – Tom responded to a question from a homeowner about a new directory. The information in the last directory came from a questionnaire distributed with the assessment letter. After some discussion the Board agreed to do this again for 2008 so the next directory will be published in 2009 and based on responses to a questionnaire in the 2009 dues letter.

2. Correction to information on first page of website – Linda will email Tom with this and will also send him the corrected minutes to replace the incorrect ones now on SHHA’s website.

3. Contact information on adjoining HOAs – Tom will research this and post it on SHHA’s website.

ADJOURNMENT – Meeting was adjourned at 8:35.

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 May, 18 June