

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

June 2008 BOARD MEETING

The June 2008 SHHA Board Meeting was held on June 18 at Sharon Bulova's Office.

BOARD MEMBERS & COMMITTEE CHAIRS

Pete Seigman - President	Ed Rahme - Treasurer
Linda Wirth - Secretary	Gene Ackerman - BDR
Bob Hicks - At-Large	Tom Kehoe - Webmaster
Anita Amioni - HGA	Marc Bickoff - ACC
Carol Cannava - Welcoming	

I. CALL TO ORDER OF BOARD MEETING – Pete called the Meeting to order at 7:34.

II. APPROVAL OF MINUTES – The May minutes have been electronically approved and posted; the April minutes have been revised and posted.

III. OPEN FORUM FOR HOMEOWNERS –Richard Silva asked for clarification on the rule for placement of a proposed fence which will enclose his yard so his dog can be kept in his yard. The fence will extend the existing fence on both sides of the house and will end a few feet short of the front of the garage on the side close to the garage. The fence on the opposite side of the house will end a few feet short of the front of the house. There will be a gate 6' long in the side of the fence between the garage and the side fence.

The Board discussed this request at some length as the CCRs state that a fence should not extend beyond the dwelling. It was finally decided that since the garage is attached to the house by rafters it could be considered part of the dwelling. The Board asked Mr. Silva to submit his paperwork to the ACC Chair and the request will be handled electronically.

IV. HGA PROPERTY MANAGEMENT REPORT – Anita Amini

A. Delinquencies – 5th delinquency notices have been sent.

B. Outdoor Man – Because of increased operating costs due

to the rising price of gasoline Frank has raised his price for meeting with arborists, etc to \$50 an hour.

C. Violations – Anita asked for guidance concerning homeowners who have not corrected their property violations three months after a letter was sent to them notifying them of their problem. The Board advised her to send letters for Hearings to all the homeowners except those dealing with lawns. The Hearings will take place at the August meeting date.

Bob Hicks raised the issue of 9113 Ft. Fisher Ct. The owner of this property has moved to California and it has not been lived in for 18 months. Although the grounds have been kept up, Bob is concerned about the interior of the house as all the utilities have been shut off. Another homeowner also expressed concern about this home. Although the Board discussed this problem there doesn't seem to be much that can be done. Tom volunteered to look into the matter if Bob would send him the name of the owner and the address. Carol Cannava informed the Board that a crew has worked on the lawn at 9110 Lyon Park Ct. and it is now looking very good.

V. TREASURER'S REPORT – Ed

A. Dues payment - 97% of assessments for 2008 have been paid. SHHA received a check for \$1,078 from one of the homes in foreclosure.

B. Budget – At 42% through the fiscal year SHHA has spent 28% of our 2008 budget. If this situation continues Ed believes we will be able to pay even more into our Reserves than anticipated

VI COMMITTEE REPORTS

A. ACC – Marc Bickoff

1. 9106 Lyon Park Ct. – Request to change color of house and install garage lights was approved electronically.

2. 9010 Home Guard – Marc has spoken to the owner who has fired his first contractor, who never obtained a building permit from the County. All work has stopped until his new

contractor obtains one. However Marc could not state for sure that the owner would submit a form with his request to the Board once he obtains a permit. After reviewing the history of this situation the Board unanimously voted to reevaluate the situation in 2 months. If the homeowner has not submitted a formal request to the Board by then (August Board meeting) a Hearing will be held.

3. Marc has received a proposed request to change a concrete driveway to asphalt and to extend it. The Board discussed this matter. Previously the Board had agreed unanimously to change a long-standing but informal policy against this and to allow driveways to be changed from concrete to asphalt and vice-versa. However, since this is a change the homeowner must submit a written request to the Board and receive the Board's approval before doing so. Since this request will also extend the driveway the homeowner needs to be sure that he is in accord with the County's new ordinance on the ratio of driveway to yard. Also the Board is concerned about how the extension of the drive will affect drainage as there was a previous problem in a similar situation. After this discussion Tom Kehoe mentioned that the County is inspecting homes in Signal Hill to ensure that all additions have been done legally with a permit from the County.

B. Grounds – Glen

Downed tree in The Oaks Commons – Linda saw Frank the day he came to cut up the tree. She hasn't been able to review the work due to an injury.

C. Webmaster – Tom has nothing new to report. The website is up-to-date with all the minutes from Board meetings.

D. BDR – Gene Ackerman

1. HOT lanes – Work is starting on the HOT lanes. The cloverleaf at the W. Braddock exit

from 495 is being paved for use as a staging area for equipment. Sharon Bulova is trying to ensure that landscaping is done to replace all the trees that were destroyed to create this paved staging area.

2. Foreclosed homes – The County is considering purchasing 10 homes that have been foreclosed for the County workforce. Young people at the beginning of their careers cannot afford to live in Fairfax County and so the County is losing out on potential employees.

3. Best of Braddock – Gene mention some of the winners.

4. Public Safety and Transportation Operation Center – This new, large building at West Ox Road and 29 is a partnership between Virginia and Fairfax County. It will enable coordination in case of emergencies. It is named after a Supervisor, Elaine McConnell.

VII OLD BUSINESS

A. Potential changes to CCRs – There is a petition to changing the CCRS to allow day care centers and music lessons. Pete has talked to the person heading the petition, Mrs. Ries. She is still trying to get people to do the canvassing.

B. 9010 Home Guard Dr. – Already discussed under ACC report.

C. 8905 Lake Braddock – Still no response to the certified letter and condition of home and commercial vehicles is still unchanged. Fines are continuing. If no corrections have been made by the end of July the Board will ask Anita to have the lawyer prepare to process a lien on this property. Neither SHHA nor individual homeowners have gotten a response from the police when reporting violations of the Restrictive Parking District. Ed will contact Sharon Bulova concerning this and ask for her help.

D. 5256 Signal Hill Dr. – The storage material is still on the front deck. Anita says this violation is in process.

E. Telephone – Pete is still checking the phone for messages.

F. Police presence – Pete mentioned seeing an unmarked police car at the corner of Parliament and Signal Hill Dr. Another homeowner has seen an unmarked car on Lake Braddock. The Board welcomes this response from the police and hopes it will help deter speeding in our neighborhoods.

VIII NEW BUSINESS

A. Complaint about a dog – A homeowner made a complaint about a large, aggressive dog possibly residing at the end of Ft. Craig Dr.

B. Directory – As decided before, a new directory based on a questionnaire included as part of the assessment letter will be the basis for a new directory in 2009. Carol showed how she has replaced the previous management companies listing in our current directory with Anita's card in the directories she distributes to new homeowners.

ADJOURNMENT – Meeting was adjourned at 8:40.

VII. 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: July 17, August 20, September 18, December 8 (Annual Meeting), (October and November could not be arranged on proposed dates. Terry is working on this.)