

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

**July 2008 BOARD MEETING**

The July 2008 SHHA Board Meeting was held on July 17 at Sharon Bulova's Office.

**BOARD MEMBERS & COMMITTEE CHAIRS**

Pete Seigman - President	Ed Rahme - Treasurer
Linda Wirth - Secretary	Terry Hatch - At-Large
Tom Kehoe - Webmaster	Carol Cannava - Welcoming
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 minutes have been electronically approved and posted.

**III. OPEN FORUM FOR HOMEOWNERS** – One family presented the Board with a written statement and testimony regarding the safety of young children on the Flint Tavern Place cul-de-sac. They reported that children as young as two had been playing in the cul-de-sac and in residents' driveways; that one resident had almost ran over a tricycle left in his drive; and that cars sometimes drove into the court seeking a turn-around. The family emphasized that in coming to the Board they were concerned primarily about the safety of the children living on the court. After considerable discussion the Board decided to include an article for the next newsletter, drafted by the complainant. The article will be sent to Pete who will edit it before adding it to the Fall newsletter.

**IV. HGA PROPERTY MANAGEMENT REPORT** – Anita Amini

**A. Notices** – 4<sup>th</sup> notices have been sent.

**B. Response to complaints** – A problem has arisen with anonymous messages left on SHHA's voice mail or emailed to Anita. Pete checks the voice mail for SHHA's phone every week and responds to all voice mails that leave contact information. But some callers do not leave any phone number or name so it is impossible for either Pete or Anita to respond to their calls or advise them of the result of the investigation of

their complaint.

## **V. TREASURER'S REPORT – Ed**

**A. Delinquency Status** – 24 delinquencies; 9 multiyear. One delinquency is for an estate and another for a home in foreclosure. These numbers are still historically low and half of what they were last year. If they continue into 2009 then the amount of fees and fines will financially justify placing liens on the properties.

**B. Budget** – In June SHHA spent 10% of the budget. This is typical of this time of year with extra expenses for mowing and tree removal. At 50% through the fiscal year SHHA has spent 38% of our 2008 budget. Raising the dues has helped keep SHHA in better financial shape. Ed wants to see the results from July, August and September before making any budget or dues recommendations for 2009.

## **VI COMMITTEE REPORTS**

**A. ACC** – Marc Bickoff was not able to make the July Board Meeting. He reported the following actions before leaving for West Virginia.

1. 9002 Home Guard Drive - The Board approved a fence.
2. 5640 Fort Corloran Drive - The Board approved the addition of storm doors, the replacement of windows, the addition of windows, and a color change to the shutters and door
3. 5426 Flint Tavern Place - The Board approved the replacement of and change in color of the garage door.

**B. Welcoming Committee** - Carol Cannava

Carol is almost up-to-date with deliveries to new homeowners. Just one person is left. At the present Anita does not have any more names but thinks there will be some soon.

**C. Grounds** – No report from Glen .

**D. Webmaster** – Tom has cleaned up the website and Pete mentioned how much better it looks.

He is about to re-host on DreamWeaver. The Form with

changes in the CCRs is available online and is set up to be signed electronically. An electronic signature is legal. Tom showed the Board a printout of the petition. A homeowner used the website to register a complaint. Pete notified the rest of the Board and asked for their input before responding to the homeowner.

## **VII OLD BUSINESS**

**A. Potential changes to CCRs** – Mrs. Ries reported an overwhelming positive response for the change with homeowners she has been able to contact. The problem is reaching many homeowners. Tom volunteered to give her a printout with the information that they could leave at the door of absent homeowners. So far over 100 have been contacted. Another discussion on this subject centered on the deplorable condition of the back yard of an existing day care center that is upsetting to the new neighbors. Mrs. Ries said that such conditions should be reported to the Fairfax County Office for Children. Ed read from the petition which clearly states that any condition that causes a nuisance will not be allowed so a homeowner could also complain to the Board.

**B. 9010 Home Guard Dr.** – Still no progress and no permit from the County has been sent to Anita. Debris in the front has been moved but some is still visible from the street. Anita will check on the property and report on her findings. At the June meeting it was decided to revisit the matter in August..

**C. 8905 Lake Braddock** – Still no response to the certified letter and condition of home and commercial vehicles is still unchanged. Ed has learned from Officer Kelly that there is no limit to the number of commercial trucks that can be parked. Also the trucks parked are under the 12,000 lbs limit so they can legally be parked on the street. Ed has filed two complaints via the Fairfax County Website and will work with Sharon Bulova's office for resolution. Ed believes that the trucks with commercial names on the sides parked in front of the house and the snowplow are prima-facie evidence that a business is being run at this address. Pete thanked Ed for following up on this matter; many homeowners are extremely unhappy about it and have strenuously complained about it. Ed then explained the lien process.

**D 5256 Signal Hill Dr.** – Two problems at this home.

1. Numerous cars are still parked at this address. When the owner talked with the Board previously she said the number of cars would decrease. Pete said that she buys cars at auctions and then fixes them up to use in her

business. Although she says her business is based in Alexandria a homeowner has reported that she sees a large number of people being dropped off in the morning and picked-up in the afternoon and using the cars parked at this address. Pete suggested that we monitor the situation.

2. Debris in front yard, including a pool table, is still there. Anita sent out a 2<sup>nd</sup> notice last week so they have until early August to correct the situation. The next step is a Hearing letter. Ed suggested that if we find out this is a continuation of a long-standing problem that we don't need to go through the entire process of sending 3 letters again.

### **VIII. NEW BUSINESS**

**A. 9109 Lake Braddock Dr.** An anonymous complaint was received about the paint/roof condition of this home. Both Anita and Ed checked it out and say it looks fine. As the caller did not provide a name or phone number it was impossible to contact him/her with the result of the inspection.

**B. Noise complaint received via our website** – Pete replied via email after consulting with the Board members.

**C. 5409 Point Longstreet** – The owners had contacted Anita about a dumpster that was just supposed to be for debris from an indoor renovation. The homeowners are also redoing the walk in brick. Anita has called but no one has responded. Anita should try and contact them one more time; if unsuccessful she should send a letter.

**D. Tree removal in Commons** – A homeowner asked if Linda had checked on this. Since she had fallen and hurt her foot recently she has not done so yet but will check before the next meeting.

**ADJOURNMENT** – Meeting was adjourned at 9:00.

### **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:

August 20

September 18

December 8 (Annual Meeting)

(October and November could not be arranged on proposed dates. Terry is working on this.)