

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

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-	President	Linda Wirth	-	Secretary
Brian O'Malie	-	Treasurer	Pete Seigman	-	At-Large
Ed Rahme	-	VP	Kevin Martin	-	At-Large
Anita Amini	-	HGA	Marc Bickoff	-	ACC

MINUTES OF SHHA BOARD OF DIRECTORS' MEETING
May 2009 BOARD MEETING (WITH EXECUTIVE SESSION)
(held Kings Park Library Meeting Room)

- I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:30.
- II. APPROVAL OF MINUTES – The April minutes have been electronically approved.
- III. OPEN FORUM FOR HOMEOWNERS – No requests.
- IV. HGA PROPERTY MANAGEMENT REPORT – 2nd late notices sent. Spring inspection completed in May.
- V. TREASURER'S REPORT – Brian O'Malie

April expenditures were \$1,285.77 which equals 18% of total expenses. SHHA is \$5,840 in arrears because of delinquent dues; 2nd collection letter has been sent. 91% of budget has been collected. [*see VIII (A) regarding discussion for ways to alleviate or abate arrears thereby having a positive impact on the Budget*]

VI. COMMITTEE REPORTS

- A. ACC - Marc Bickoff reported that ACC has a new committee member, Jack Hanly.
4 Requests approved electronically.
 - 1. 5609 Meridian Hill Pl. - Request to replace the front concrete walk with a concrete and slate walk taking up the same space. After investigating the request, Marc emailed the Board the specifics and recommended approval. It was approved.
 - 2. 9021 Parliament - Request to enlarge patio. It would be 5' from the rear property line as per the County Code and meet the other restrictions of the County Code. This led to a discussion on County restrictions. The Board can only enforce restrictions in SHHA's CCRs, not County Code restrictions. However we pass them along to homeowners making requests as they must have a permit from the County. Based on Marc's investigation and subsequent recommendations, the Board approved.
 - 3. 9111 Parliament - Request for a play house. After investigating the request, Marc emailed the Board the specifics and recommended approval. It was approved.
 - 4. 5609 Mt. Burnside Way - Request to replace patio with paving stones. After investigating the request, Marc emailed the Board the specifics and recommended approval. It was approved.
- B. WELCOMING - Carole Cannava was not able to attend.
- C. NEIGHBORHOOD WATCH - Still vacant.
- D. GROUNDS - Pete reported on a compliant left on SHHA's answering machine. A homeowner said the area between her home and the Commons has not been mowed. Pete emailed Glen. Glen is on vacation but will contact Frank, The Outdoor Man about this matter.
- E. WEBMASTER - Brian reported the transfer from the old website to the new one is complete. He favors having a forums section. Having a neighborhood chat area was also discussed. It was approved with several caveats. The

chat room will include a statement that the SHHA webmaster will moderate comments and remove anything that is deemed to be unfit, offensive or a violations of the forums rules. There will be other rules such as only SHHA homeowners can participate. It is also understood that SHHA will moderate the chat and the first time it gets out of hand it will be shut down. The chat room was approved. Brian suggested that homeowners could recommend home repair companies on the forums part of the site , for example, and use the forums pages as a way to network with other SHHA residents.

- F. YAHOO GROUP – Pete is continuing to send out invitations. He is more than half way through the list of emails. He recently sent out a note about a day time burglary at 9017 Lyon Park Ct.

VII. OLD BUSINESS

1. Newsletter – Some homeowners received two copies. Anita will check on this. Drafts of articles for the Fall newsletter will be due at the July Board Meeting.
2. Broken sign – VDOT has been contracted and we are on a list for its repair/replacement.
3. Traffic statistics – Pete has not received the statistics he asked for at the special session on the Hot Lanes. He will contact the lady again.
4. Report on Executive session – The Board reviewed the status of the Day Care business and reviewed the letter from our lawyer before authorizing it to be mailed to the homeowner. A letter has been received from her lawyer but not further action is needed on it.
5. 5409 Point Longstreet – Anita will check with them as the November minutes stated that a request for change was needed.
6. 9010 Home Guard – Bob believes it is more of a communication problem than deliberate non-compliance. The homeowners have sent Anita a copy of the County permit. The work is substantially completed. One of the homeowners did come to a Hearing and showed the Board a plan. Based on this the Board voted to approve the remodeling and the case is closed. However a new case based on the unsatisfactory appearance of the home can be opened.

VIII. NEW BUSINESS

- A. **Liens** – There was a discussion of liens as an effective way to deal with homeowners 3 or more years in arrears for dues. Our lawyer told us that a lien must be filed within a year or you give up your right to file a lien. However we only want to put a lien after a property is in arrears in dues for more than 1 year. Right now two homeowners account for approximately \$1,000.00 of the total amount we have in arrears. Brian suggested docketing of judgments. Bob said we need to develop a procedure and a timeline for filing liens. We also need to get our lawyer's interpretation on docketing of judgments. Before doing taking any actions we will draft and approve a procedure and make it part of our general procedure for delinquencies.
- B. 8907 Lake Braddock – Boat is back and a chain link fence has been erected. Anita will write a letter to the homeowner. Chain link fences are expressly forbidden by the CCRs.
- C. Chadwick Washington Law Seminar - Pete and Brian attended. Pete reported that it was extremely worthwhile and Brian agreed. The seminar covers such timely topics as mortgage foreclosure, association websites, bankruptcy, etc. Pete gave Ed a copy of the 2009 Condo law that he picked up at the seminar. He said that the same seminar is repeated at different locations in Northern Virginia throughout the year and others on the Board could go to it at a one of the other locations.
- D. April minutes – Brian said they would be posted tonight.

IX. ADJOURNMENT – Meeting was adjourned at 8:20.

X. DATES FOR UPCOMING MEETINGS –

Scheduling of meetings has changed. When scheduling of the room allows, all meetings, except for Annual Meeting, will be on Thursdays in 2009. This change is effective with the June meeting.

June 18, 2009 [New date]

July 16, 2009 [New date]

Aug. 20, 2009 [New date]

Sept. 17, 2009 [New date]

Oct. 22, 2009 [New date]

Nov. 19, 2009 [New date]
Dec. 2, 2009 (Annual meeting)