

SIGNAL HILL HOMES ASSOCIATION
P.O. BOX 2457, SPRINGFIELD, VIRGINIA 22152
MINUTES OF SHHA BOARD OF DIRECTORS' MEETING

The September 2009 SHHA Board Meeting was held on September 17 in the Braddock District Meeting Room.

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-	President	Linda Wirth	-	Secretary
Pete Seig man	-	At-Large	Kevin Martin	-	At-Large
Ed Rahme	-	VP	Gene Ackerman	-	BDR

DRAFT
HOMEOWNERS PRESENT

H. David O'Malie

SEPTEMBER 2009 BOARD MEETING

- I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:30.
- II. APPROVAL OF MINUTES – The August minutes still need one correction and are not yet posted.
- III. OPEN FORUM FOR HOMEOWNERS
 - A. H. David O'Malie – Mr. Malie asked what action had been taken about the POD that is still outside 8910 Lake Braddock Dr. Bob replied that a letter had been sent and that a 2nd one would be sent.
- IV. HGA PROPERTY MANAGEMENT REPORT Anita was detained so Bob went over her report. Later in the meeting she sent an email listing letters sent and responses.
 - A. Bob's report based on the Anita's September report
 1. 8907 Lake Braddock – Chain link fence is down and boat is no longer visible.
 2. 9016 Lake Braddock – 2nd letter sent about painting business. No response so the owners will get a letter for a Hearing at the October meeting. The Board noted that there was a hearing about this business earlier this year with a representative from JBL, the management company who oversees the rental of this property.
 3. 9010 Home Guard will be re-inspected on Sept. 21
 - B. Anita's email report
 1. 9001 Ft. Craig – No communication from the owners; windows are still white. Another letter will be sent.
 2. 8907 Lake Braddock - No response to letter but fence is down and boat is no longer visible.
 3. 8927 Lake Braddock - *a second notice was mailed out - no response.*
 4. 5256 Signal Hill - *Violation letter was sent out - no response.*
- V. TREASURER'S REPORT – Ed Rahme
 - A. Budget – 51% of budget monies spent at 2/3rd through the year. We will probably have more expenses before the end of the year. Ed will bring a proposed 2010 budget to the Oct. meeting.
 - B. Dues – Based on SHHA's current finances, Ed will recommend keeping the dues at \$100 for 2010.

VI. COMMITTEE REPORTS

- A. ACC - Marc Bickoff wasn't present but had emailed all the requests approved since the last meeting. One request was approved electronically; 1 request was denied.
 1. 5619 Mt. Burnside Way - Painting of home approved.
 2. 9004 Fort Craig - Deck built without request or with County permit was not approved. The deck appears to be too close to the property line. Bob said that a homeowner could request approval from SHHA before obtaining a County permit. However Kevin noted that our request form states that a County permit is necessary. After some discussion it was agreed to ask Anita to send a letter requesting a copy of the County permit. If the owner cannot produce a permit we will notify the County.

Meeting suspended for address by John Cook, Braddock District Supervisor, who talked on the following subjects and answered questions on the following subjects.

- A. Community Engagement Initiative for HOAs. Should start and be on website on Oct. 21st.
 1. 1st step is getting people connected
 2. Leadership training institute in Jan. or Feb.

3. Neighborhood colleges – How to engage people who are not normally active in community affairs.

The Initiative will give people in the community the tools they need to engage people.

B. County Budget – There is a projected drop in income from residential property taxes of 10% and 18% for commercial property taxes. If tax rates stay the same the budget shortfall is projected to be \$315 million. In 2009 the County made budget cuts totaling \$92 million. Bob asked if schools would be part of future budget cuts. 54% of the County's budget goes to the schools. Supervisor Cook explained that schools get 75% of funding from the county and 25% from the state. The state is giving less. Schools are facing a 2-3% growth in enrollment. No decision has been made.

C. Transportation – The state is getting out of the transportation business. Virginia's transportation budget is set up so that maintenance comes first. What is left over goes to construction. Currently nothing is left over so no money is going to construction and maintenance is being cut. (Mega projects are still going forward.) Fairfax County is looking into taking over responsibility secondary roads in the County. Money for traffic lights comes out of the construction budget so the traffic light at Parliament and Rolling Road will not be installed as planned.

D. Parking District Survey – A majority responded in favor of making all of Braddock District a restricted parking zone. There will be a vote on this.

E. Home business – Some Board members would like the County to have a statement about obtaining HOA approval before starting a business on the County business permit form. Supervisor Cook explained the legal issue that prevents the County from enforcing HOA rules about home businesses. He suggested putting some kind of notice about this in our dues letter.

F. Street lights – Supervisor Cook will check and see where SHHA is on the list to have street lights installed. After Supervisor Cook left the meeting resumed.

B. WELCOMING – Carole Cannava was not able to attend.

C. NEIGHBORHOOD WATCH – Still vacant.

D. GROUNDS – The Board voted unanimously to pay for the removal of the tree on Home Guard that is in the entry easement for the Commons.

E. WEBMASTER – Kevin has updated everything on the website but is having trouble uploading new information. That's why the minutes from the last two meetings and the annual meeting still aren't there. He is working with Vince to solve this problem. There is a link to Yahoo Group on the website.

F. YAHOO GROUP – Pete sent out information on Supervisor Cook's attendance at tonight's meeting.

G. BDR – Gene Ackermann - Nothing to report.

VII. OLD BUSINESS

A. Signs – Kevin still has Brian's sign. A discussion followed. The Board will try and find someone on Flint Tavern to take care of the sign for Parliament and Rolling Road.

B. HGA Management proposal - Anita has proposed a new contract. She can continue to provide the management service for SHHA at the existing rate with 2 adjustments to the service.

1. She will attend quarterly meetings vs. monthly meetings

2. She will not conduct monthly inspections of the community. She will only conduct the Spring annual inspection.

She will continue to send out monthly violation letters/correspondence at the direction of the Board.

The Board voted unanimously to accept Anita's new contract. Board members will conduct the monthly inspections. Ed will divide up SHHA into territories for each Board member. Kevin suggested asking Marc and Jack Hanley if they would participate in the monthly inspections.

VIII. NEW BUSINESS

A. Car parked on street for months. A car with a cover has been parked on the street for months. SHHA has no jurisdiction over the streets and it was suggested that the police be called.

B. Liens and personal judgments – Ed reported on the procedure. SHHA can file a lien for \$100 for dues. The next step is going into foreclosure proceedings which must be done within 2 years. After the foreclosure proceedings SHHA can file a personal money suit. If we file a lien the cost is \$21. Ed will get the forms from the County and we can discuss it at the October meeting.

IX. ADJOURNMENT – Meeting was adjourned at 8:50.

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.

Oct. 22, 2009 [New date]

Nov. 19, 2009 [New date]

Dec. 2, 2009 (Annual meeting)