

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

**MINUTES OF SHHA BOARD OF DIRECTORS' MEETING**

The September 2010 SHHA Board Meeting was held on September 30 in the Braddock District Hall

**BOARD MEMBERS & COMMITTEE CHAIRS**

Pete Seigman	-	President	Bob Hicks	-	At-Large
Ed Rahme	-	VP	Kevin Martin	-	Treasurer
Linda Wirth	-	Secretary	Marc Bickoff	-	ACC

**HOMEOWNERS PRESENT**

Mrs. Mank, Mrs. Chang, Gary Skillicorn, Ray Antosh

**SEPTEMBER 2010 BOARD MEETING**

- I. CALL TO ORDER OF BOARD MEETING** – Pete called the Meeting to order at 7:31
  
- II. APPROVAL OF MINUTES** – The August minutes were approved and will be posted following the meeting.
  
- III. OPEN FORUM FOR HOMEOWNERS**
  - A.** Mrs. Mank read a statement outlining the problems caused by the business being run by her neighbor at 9018 Lake Braddock. She also mentioned debris and trash left in his yard, overcrowding in the house, the rowdy behavior, and the bad condition of the garage door. The Board informed Mrs. Mank that this matter was discussed at the August meeting and our lawyer sent a letter to the owner saying that running a business from a home is a violation of the CCRs. Bob suggested that Mrs. Mank call the police about the parking of commercial vehicles and incidents of rowdiness. He explained that the Board has limited powers in enforcing the CCRs. Ed suggested going to the Fairfax County website and finding how to report illegal behaviors to the County. The County has much more power in these cases. Ed mentioned another problem that the Board fought for two years and was only solved when a homeowner reported the problem to the County. As it was a violation of County Code the county investigated and fined the homeowner.
  
  - B.** Mrs. Chang began an explanation for her failure to follow the Board's requests and respond correctly to the violation letters. The Board decided to reconvene in an Executive Session after the meeting and meet with Mrs. Chang then so she and the Board would have time to fully explore this matter.
  
- IV. HGA PROPERTY MANAGEMENT REPORT** – No questions about the report. Linda commented favorably on the low percentage of dues in arrears.

- V. TREASURER'S REPORT** - Kevin reported that SHHA is through 75% of the year and has expended 52.5% of the budget. 99.4% of the dues have been collected. He will present the proposed 2011 budget to the Board at the October meeting. Money for the directory will be reflected in the October Treasurer's report.

**VI. COMMITTEE REPORTS**

- A. ACC** – Marc has not received any new requests.

1. 8907 Lake Braddock – The request to repaint the house, shutters, and trim does not specify which sample color submitted will be used on which part of the house. The Board will ask Anita to send a letter requesting clarification of which paint color will be used for which part of the house.

**B. GROUNDS**

1. 9010 Ft. Craig – Frank took down a dead tree along the creek in the Commons near this home.
2. 9152 Ft. Fisher – An anonymous complaint was phoned in about the access to the Commons by this home. Glen and Linda both investigated and found nothing wrong that fell within the jurisdiction of the Board. Linda showed the Board members several pictures of the area in the complaint. The Board will ask Anita to send a letter to 9152 Ft. Fisher asking him to trim the lower branches of a pine tree on his property that are partially blocking access to the Commons.

- C. WEBMASTER/NEWSLETTER** – Kevin reported that everything on the website is up-to-date.

- D. YAHOO GROUP/VOICE MESSAGES** – Only one email sent. No new voice mail.

**VII. OLD BUSINESS**

- A. DIRECTORY** – No report from Anita; Linda will email and ask for update on status.
- B. INSPECTIONS** – Kevin gave the background for the Board members doing inspections. He has created a spreadsheet of every outstanding violation. It will be ready by the next meeting and will be a great aid in doing the tracking the status of CCR violations. All the Board members need to complete their 2<sup>nd</sup> inspections and send the results to Kevin so he can update his spreadsheet.
- C. 5603 Ft. Coloran** – Fence and gate still in disrepair. Kevin will alert Anita when it is time to send a Hearing letter.
- D. 5623 Pt. Roundtop** – Hearing will be held after the meeting. Since homeowners have promised to remedy situation by Oct. 15 they did not need to attend the Hearing.
- E. 5636 Ft. Coloran** – 1<sup>st</sup> letter sent in Jan 2010; construction debris and junk continue to be stored in carport where they are visible from the street.

- F. 9112 Home Guard – A 2<sup>nd</sup> letter concerning the light gray colored window frames should have been sent on Sept. 21, 2010. The Board denied a request for windows colored light gray.
- G. Gary Skillicorn complimented the Board on its efforts to enforce the CCRs.

**VIII. NEW BUSINESS**

- A. Complaint to Virginia's Dept. of Professional and Occupational Regulation – Kevin reported on a formal complaint filed by a homeowner with the Virginia's Dept. of Professional and Occupational Regulation. In this matter the decision was in SHHA's favor.

**IX. ADJOURNMENT – Meeting was adjourned at 8:30.**

**X. DATES FOR UPCOMING MEETINGS – When possible meetings are scheduled for the 3<sup>rd</sup> Thursday of the month.**

October 14

Nov. 10

Annual meeting Dec. 9 (This is a Thursday as Tuesday night already reserved)