

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

The June 2011 SHHA Board Meeting was held on June 16 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS

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

HOMEOWNERS PRESENT

Ashley Brid, Pat and Gary Skillicorn, Daniel Rodriguez, Terri Gaffney, Achilles Nerihl, Monica Arbacas, Ray Antosh

JUNE 2011 BOARD MEETING

I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:30.

II. APPROVAL OF MINUTES – The May 2011 minutes have been approved but not yet posted because of a problem with the FTP server.

III. OPEN FORUM FOR HOMEOWNERS

A. Ashley Brid – Ashley would like to organize a block party for The Oaks residents. Bob explained that block parties are outside SHHA's jurisdiction and she should contact the county about closing off a cul-de-sac. If the cost of paper plates, napkins, and silverware can be kept low SHHA will fund them. Linda will check on these costs.

B. Daniel Rodriguez – Mr. Rodriguez was seeking money to repair the damage to his fence and roof from a tree in the Commons that on his property. This item is on the agenda and will be discussed then.

C. Pat Skillicorn – Mrs. Skillicorn had a complaint about tree branches hanging so low over the sidewalk that they interfered with walking. There is a county ordinance on this subject and it is the responsibility of the homeowner to keep sidewalks clear. Kevin will post a note about this on the website.

D. Terri Gaffney – Her home was cited for violations. She has begun repairs to her house but a letter was sent before the repairs started. Ed explained that he had just re-inspected her house and everything appeared OK and that she could ignore the letter. Ed had asked Anita not to send the letter but it was mailed before his reinspections.

E. Achilles Nerihl – His new roof is the same as the old one. He misinterpreted a letter that was just reminding him that any change in the appearance of the house needed an ACC request.

F. Monica Arbacas – She handed in an ACC request for a shed in her backyard. SHHA doesn't have jurisdiction over garden sheds but the Board checked to make sure it met county requirements. The ACC request will be mailed to Anita for her property's file. Mrs. Arbacas also complained about the condition of the backyard in an adjoining property at 5611 Herberts Crossing. Linda will investigate, take a picture, and email it to the Board.

IV. TREASURER'S REPORT

A. Liens – Ed has 9 letters announcing liens that will go out tomorrow to homeowners with multi-year delinquencies. A 10th house is in foreclosure and Anita will call Fannie Mae and see if they will pay the delinquent dues. The liens themselves must be signed by Bob, notarized and taken to the Fairfax County Government Center where he will fill out another form before filing them. There are 25 additional liens to be processed for homeowners 1 year delinquent in their dues.

B. Budget – About 1/3 of the budget has been spent for 2011. There have been higher than normal expenses early in the year.

VI. COMMITTEE REPORTS

A. ACC

1. 9115 Parliament – All changes finally documented and the request was approved electronically.

B. GROUNDS

1. 9021 Home Guard - Pete spoke to homeowner and they agreed it was on homeowner's property.

2. 9126 Home Guard – Two sections of a fence and the metal trim on the roof were damaged by a tree in the Commons falling on this property. Linda will send a photograph to the Board showing whether or not the tree was in the Commons. If it is, then Mr. Rodriguez should send estimates to SHHA for the repair of the fence and the metal strip on the garage roof.

C. WELCOMING – No report.

D. NEIGHBORHOOD WATCH - Vacant

E. WEBMASTER – There are problems with the FTP server and the May minutes have not been posted but the website is up.

G. YAHOO GROUP - No activity.

VII. OLD BUSINESS

A. 9153 Fort Fisher Ct. – Linda has informed the homeowner that the arch was informally approved but no official voting will be done until she sends us the architectural drawings.

B. Lien letters – Bob wants a special folder created for every lien with all the documents about the delinquency and subsequent lien kept in it. Ed will tell Anita to do this

C. Violation process – Kevin has written it but it will be discussed at a later meeting.

D. 9007 Home Guard – Debris has been cleared but Kevin said this violation is still open.

E. 9128 Home guard – Issue of fence fully resolved. However Bob read the beginning of a letter from the homeowner starting, “I am appalled and dismayed... “. The letter went on to state that the homeowners felt that they were being hounded and unfairly singled out. Bob is appalled at this response. The Board receives this type of response from the many of the homeowners who are cited for violations of the CCRs. The Board enforces the CCRs as evenly as possible and any homeowner who violates them should not blame the Board for their own neglect of their home. Kevin agreed with Bob’s response to the sentiments in the letter.

F. 9108 Lyon Park Ct – Resolved.

G. Bob contacted the man running for Braddock District Supervisor and explained that our Board meetings have an extremely low homeowner turnout. The candidate has not responded.

H. 8913 Lake Braddock – 2nd letter sent and received.

I. 9108 Home Guard – A spa, which requires a fence, has been installed. The Board discussed how this would affect the fence violation but could not come to an agreement quickly. It was decided to discuss this at length in an Executive session after the meeting.

J. 9023 Fort Craig – Kevin showed the Board two samples of colors picked out by the homeowner. She would like the painting done in July. The Board approved the brown color. Linda will email Kevin the information about her painting company. They have informally estimated the cost at \$900 and will do it in one day. However the ivy on the panels to be painted needs to be taken down as well as a trellis with ivy which covers one of the panels.

VIII. NEW BUSINESS

A. Parking District Signs – Ed reported that because of maintenance costs the county has removed all signs except for 7 at the entrances to our community. The parking district and its rules are still in effect. Ed will draft an email explaining the situation and send it to Yahoo Group and to Kevin for posting.

B. 9109 Lyon Park Ct – Anita is responding to query about the foreclosure.

IX ADJOURNMENT – Meeting was adjourned at 8:33. After the official adjournment the Board reconvened in an Executive session to discuss the fence violation at 9108 Home Guard.

X. DATES FOR UPCOMING MEETINGS

July 14

August 18

Sept. 15

Oct. 13

Nov. 17

Dec. 8 (Annual Meeting)