

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

The July 2011 SHHA Board Meeting was held on July 14 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS

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

HOMEOWNERS PRESENT

Xiaoyun Lu, William Eckard, James Davis, Eric Reinkober.

JULY 2011 BOARD MEETING

I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:28.

II. APPROVAL OF MINUTES – The May and June 2011 minutes have been approved and posted.

III. OPEN FORUM FOR HOMEOWNERS

IV. TREASURER'S REPORT – Ed was called away but emailed the Board with his information.

- A. Status of multi-year dues delinquents. In January 2011 SHHA had 11 multi-year delinquents which received notices of a lien. As of July 11 one claims to have filed for Chapter 13, 1 has been foreclosed, and four have paid in full with one paying installments. Liens for the rest are ready to be placed but Bob wants an audit trail for all correspondence for each address before placing the liens.
- B. 2011 dues delinquents - Ed is currently working on liens for 25 homeowners delinquent for 2011 dues.
- C. Budget – Expenses were low for July and SHHA on track with its spending.
- D. The Board approved the Treasurer's report for July

V. COMMITTEE REPORTS

A. ACC

- 1. 9005 Home Guard – Drainage problem between two neighbors. They are working together to solve the problem and the Board has no jurisdiction in this matter. However the homeowners should check with Fairfax County to ensure that all County ordinances are followed.
- 2. 9015 Ft. Craig – The homeowner has agreed to paint his red door an acceptable color in September when his contractor returns. He will furnish the Board a sample of the color he chooses. Mr. Davis went on to suggest that it might be time to accept other colors in The Oaks and that designing a new color palette would be a worthwhile endeavor for the ACC Committee. Bob agreed with that but pointed out that the ACC Committee consists of one homeowner and the Board so volunteers are needed to accomplish this task.
- 3. Petitions – Kevin proposed changing the regulations for fences in back yards. He will lead an effort to get 75% of SHHA homeowners to agree to this. Until the petition is over all fence violations are in abeyance. The Board agreed to this holiday from enforcing fence regulations.
- 4. Kevin would also like to vote on changing the number required for changing the CCRs from 75% to a majority. Bob favors 65 %. Bob is also concerned about the legality of this action and asked Kevin to hold off until Bob has asked and received advice from Anita and our lawyers on this change.

5. 9107 Lyon Park Ct. – Homeowners have not kept their agreement with the Board to keep their property’s appearance acceptable; mowing is irregular, weeds are bad, neighbors are complaining about the back yard which is visible from their homes. After a Hearing with the homeowners the Board agreed to suspend fines if they would remedy the situation. Since they haven’t the Board will check on exactly what the agreement was. If it was to suspend fines if the home’s appearance met community standards, which they have failed to do, fines will commence immediately. This could also be considered a new violation. All data on this matter will be available at the August meeting.
6. 9107 Lyon Park Ct. – Large dead needs to be removed.

B. GROUNDS

1. 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. Mr. Rodriguez has sent in a bill and will be reimbursed.
2. Linda mentioned that Frank has a part-time employee keeping the entrances weed-free and looking good.

C. WELCOMING – Kevin has spoken to Carole; doctors’ appointments have prevented her from attending meetings but she is ready to start welcoming people. Linda will ask Anita to send her a list of all new homeowners for the last 6 months.

D. NEIGHBORHOOD WATCH – Vacant

E. WEBMASTER – Everything is up-to-date and there is a new section under the header. Kevin will add and update about the removal of the parking district signs.

F. YAHOO GROUP – Pete will send out an alert about a theft of golf clubs from a garage in The Oaks.

F. Voice Mail – No messages.

VI. OLD BUSINESS

- A. 9109 Lyon Park Ct – This property has been foreclosed with 2011 dues are owed. The new legal owner will pay pro-rated dues based on the period of time they own the property. 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.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT – Meeting was adjourned at 8:25.

After the official adjournment the Board reconvened in an Executive session to hold two Hearings.

IX. DATES FOR UPCOMING MEETINGS:

August 18, Sept. 15, Oct. 13, Nov. 17, Dec. 8 (Annual Meeting)