

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

The September 2011 SHHA Board Meeting was held on September 15 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS

Bob Hicks	-	President	Kevin Martin	-	VP
Ed Rahme	-	Treasurer	Peter Seigman	-	Member-At-Large

HOMEOWNERS PRESENT

Ray Antosh, Greg Simmons.

September 2011 BOARD MEETING

I. CALL TO ORDER OF BOARD MEETING – Bob called the Meeting to order at 7:31.

II. APPROVAL OF MINUTES – The August minutes were approved electronically and have been posted.

III. OPEN FORUM FOR HOMEOWNERS

A. Ray Antosh spoke about petition from 1991 dealing with fences and there was a discussion around how the petition is being handled as well as actions afterwards if it does not pass. Additional discussion around covenants and articles of incorporation and proxies.

B. Greg Simmons introduced himself and thanked the Board for their efforts, expressing his appreciation for all they do.

IV. PROPERTY MANAGEMENT REPORT

A. Ed had some questions and addressed them via email to Anita Amini (Property Manager). These concerns were around open invoices and delinquencies.

V. TREASURER'S REPORT

A. High grounds expenses -> on budget for year. Additional expenses around damage from snowstorms. Need to also allow for expenses due to mowing for the rest of the year. Ed believes that we are okay for the rest of the year though.

VI. COMMITTEE REPORTS

A. ACC

1. Boat issue at 9109 Lake Braddock Drive has been resolved.

2. Two hearings tonight scheduled: 9104 Home Guard Drive has been resolved and Kevin verified. The other is for 9010 Home Guard Drive due to neglected painting items – still on for tonight.

B. GROUNDS

1. Discussion around legalities of trees falling. If tree from home A hits home B, Homeowner A is responsible for the tree, Homeowner B is responsible for damage to their own home. If tree from common ground hits home C, C is responsible. SHHA could pay the deductible but C's insurance should be used.

C. WELCOMING – No report

D. NEIGHBORHOOD WATCH - Vacant

E. WEBMASTER – the website has been hacked twice already. We are receiving poor service from the hosting company and are dissatisfied (despite 5 year contract). Additionally, it uses antiquated content management software. Kevin will look for a new hosting company and also look into a site redesign.

F. YAHOO GROUP - No report

G. Voice Mail – Many messages around dues; Pete is on top of these.

VII. OLD BUSINESS

A. 9108 Parliament – Linda will check on an ARC request from this address.

B. 9107 Lyon Park Ct. – All the Board members present have read and approved the letter Kevin has written to these homeowners. It has been sent to Anita for mailing. Still not sure if Anita has sent this or not.

C. Wood Hurst Commons – A homeowner whose property backs up to the Wood Hurst Commons is having trouble with Wood Hurst not maintaining the section of their Commons that borders his backyard. Bob has responded reiterating SHHA's legal position, no additional communications from homeowner.

D. Repainting of Red Accents on 9023 Fort Craig Drive – repainting red accent; waiting on homeowner. Kevin to follow up.

E. Appeal to Board of Directors on Notice of Pending Lien - 5616 Herberts Crossing Dr. Homeowner agreed to this and will pay \$50 issue.

F. 9018 Fort Craig Dr. Late fees and violations; late fees waived due to mis-address issue however violations

persist. Homeowner is consulting with a handyman to get this work done.

G. 9015 Fort Craig – Red door; still waiting to see if anything comes of this; homeowner can form a committee to investigate if he wants to.

H. 9103 Home Guard Drive - tree service work. Reimbursement has been completed.

I. 9107 Lyon Park Ct – dead tree was removed prior to the hurricane.

VIII. NEW BUSINESS

A. Ray inquired what one should do if a neighbor has a tree that he thinks will come down? You can talk to your neighbor about it. You can also go to the county web site and file a complaint. They will then investigate.

IX ADJOURNMENT – Meeting was adjourned at 8:12 pm.

X. DATES FOR UPCOMING MEETINGS

Oct. 13

Nov. 17

Dec. 8 (Annual Meeting)