

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

The April 2012 SHHA Board Meeting was held on April 12 in the Braddock District Hall

BOARD MEMBERS & COMMITTEE CHAIRS

Kevin Martin	-	President	Ed Rahme	-	Treasurer
Pete Seigman	-	VP	Linda Wirth	-	Secretary
Dave Masterman	-	At-Large			

I. CALL TO ORDER OF BOARD MEETING

Kevin called the Meeting to order at 7:30.

II. APPROVAL OF MINUTES

The March minutes had been approved but not yet posted because the website is in a minimal state while transitioning to a new host. Minutes are available to homeowners upon request.

III. OPEN FORUM FOR HOMEOWNERS

Some homeowners scheduled for Hearings addressed their issues in the Open Forum and had their cases resolved.

- A.** Jim Davis, 9015 Ft. Craig - Mr. Davis explained that his door was red when he purchased his house. However when the Board notified him that the color was a violation of the CCRs he submitted an ARC with color samples in September. The ARC had a note explaining that the door could not be painted until the temperature was above 50 degrees. Mr. Davis already has the paint and a painter ready to paint but the temperature has not been high enough. He received a letter on April 2 with a warning of fines if they doors to the house and the garage were not painted by April 12. Mr. Davis wanted the Board to know that the temperature is still not warm enough for the painting. After hearing Mr. Davis, the Board agreed to extend the deadline to April 26 and later in the meeting it was extended to May 15.
- B.** Lin Zhao, 9017 Ft. Craig – Mr. Zhao agreed to repaint his house to bring it into compliance. His deadline for doing so was set as May 15. If there he has any problem with this he should contact the Board. If the painting is done by May 15 all fines will be waived. Ed mentioned that there is an unlicensed car in their driveway which is a violation of the CCRs. The Zhao’s showed the Board a sample of the paint which was dark brown and the Board unanimously approved the color.
- C.** John Roark started a discussion of what exactly are earth colors (the only colors allowed in The Oaks) stating that red is an earth color. Linda responded that the original colors of all the houses in The Oaks were shades of brown and what Mr. Roark considers cream is considered light beige by the Board. Kevin explained that the Board interprets the CCRs and as long as we do it in a fair and consistent fashion we are OK.
- D.** 9112 Lyon Park Ct. – Homeowner agreed to repaint yellow area with Desert Echo and showed the Board a sample, which was approved. The painting will be done by May 20th.
- E.** 9020 Ft. Craig – Homeowner emailed questions about fence restrictions and requested ARC Form for fence. Ed responded but no further correspondence from owner.
- F.** 5603 Meridian Hill Pl – Homeowner has cleared items from carport and side of house. Kevin will double check on any other violations and send thank letter.
- G.** Jim Davis asked about changing the CCRs and/or By-Laws. Kevin and Ed explained the process and gave advice.

IV. HGA PROPERTY MANAGEMENT REPORT

No report. Board is transiting to a new management company.

V. TREASURER'S REPORT

No report. Board is transiting to a new management company.

VI. COMMITTEE REPORTS

A. ACC – Vacant

B. WELCOMING – No report

C. NEIGHBORHOOD WATCH – Vacant

D. GROUNDS – Dead tree has been cut and wood removed.

E. WEBMASTER – The Board is changing hosts for the website and the full website is down.

F. BDR – Ray reported that Senator Slaslaw wants to raise the gas tax.

G. YAHOO GROUP & VOICE MAIL – No report on Yahoo Group. Pete hasn't checked the voice mail but will do so and report to the Board tonight.

VII. OLD BUSINESS

A. Hearings – 10 Hearings scheduled for tonight. They will take place after the meeting. Some issues already address in the Open Forum.

B. Liens – Lien letters (intent to file) have been sent and liens can be placed on 9021 Ft. Craig, 9016 Lake Braddock, and 9107 Lyon Park Ct. as of 4/13/2012.

C. 9010 Home Guard – Violation has been corrected. Thank You letter will be sent.

D. 9023 Fort Craig Dr. – Kevin is still waiting to hear from Sherman of Leaders Homes LLC to schedule the painting with the homeowner; the homeowner will pick a date for the painting.

E. 9018 Fort Craig Dr. – Hearing scheduled for after the meeting; homeowner was present.

F. 9016 Parliament – Homeowner complaint received about this property; Pete inspected and found no problem.

G. ARC approval letters – Kevin has a list of backlogged approval letters that he will type up and send.

H. Turn-over/close-out with HGA – Anita turned over all boxes to Kevin; he gave most “recent” box, including checkbook and deposit slips to Ed.

I. 5413 Flint Tavern – Homeowner requested document signing for closure from Anita on March 9. Anita said it was sent. Homeowner has not contacted us again.

J. 5407 Flint Tavern Place – A request via voice mail that Pete forwarded to Anita on 3/18. Anita said it was sent. Kevin will phone and follow up.

VIII. NEW BUSINESS

- A. **RFP Responses** – An Executive meeting will be held after the meeting to decide on a new management company.
- B. **Complaints about Hearing letters** – Numerous homeowners have complained that the Hearing letter is the first letter they have received concerning their violation. Anita said that 1st and 2nd letters were sent. The Board is willing to work with the homeowners with this problem.
- C. **Final payment to Anita** – Will be decided in Executive Session.
- D. **Website rehosting** – SHHA is transitioning to a new website host. Currently the domain transfer is complete; e-mail is backed up; a temporary website is up. The backup of content is incomplete; the database is proprietary and may not be transferred. Vintech is not willing to help and there will be fees involved for recovering the database. Another option is to create it from scratch or hire someone to do so.
- E. **9020 Fort Craig** – Homeowner requested information about ARC procedures for fence. Ed responded by email but no ARC request received to date.
- F. **5603 Meridian Hill** – Already discussed in Open Forum.
- G. **5637 Fort Corloran** – Re-sale packet was requested. The Board is updating the packet and Kevin will hand deliver completed packet to the homeowner. The cost for a packet is \$200.
- H. **9102 Lyon Park Court** – Pending request for trash can screen as a response to Hearing results. Homeowner claimed no prior letters were received. The Board will work with the homeowner on this.
- I. **9002 Ft. Craig** – Homeowner installed black shingles without ARC request. Black shingles would not have been approved. A 1st violation will be sent and the Board will try and engage them in a dialogue.

IX. **ADJOURNMENT** – The meeting was adjourned at 8:30

X. DATES FOR UPCOMING MEETINGS:

May 16
June 14
July 12
Aug. 9
Sept. 13
Oct. 11
Nov. 8