

SHHA BOARD OF DIRECTOR'S MEETING

Braddock District Meeting Hall

November 14th, 2013 - 7:30 pm

Kevin Martin	-	President	Pete Seigman	-	VP
Ed Rahme	-	Treasurer	David Masterson	-	At-Large
Linda Wirth	-	Secretary	Ray Antosh	-	BDR

I. CALL TO ORDER – Kevin called the meeting to order at 7:36

II. APPROVAL OF MINUTES - Minutes for October are in progress. They will be electronically reviewed when completed.

III. OPEN FORUM FOR HOMEOWNERS

- A.** Steve Wolf was responding to a violation letter. One of the violations had been corrected and he should have received (or will shortly receive) a Thank You Letter. Steve showed the Board a picture of his car part and the Board agreed it was not being used for storage. Steve asked what is the threshold for a violation on storage in the carport, as there were still several children's toys in the picture. The Board stated that carports generally should not be used for any storage, but at this time, all violations against his property are cleared.
- B.** Ed Naidamast said that his fence violation had been corrected. Pete will reinspect. Mr. Naidamast also told the Board that the Common Area behind his property needed maintenance. The Board will ask Frank to check on this.
- C.** Ray Antosh noted that the letter announcing the Annual Meeting did not arrive 30 days before the meeting. Although the letter was sent to Metropolis in time and they said it would be mailed by the 4th it was not. Ray also asked about the total cost of the fence petition. Since the mailings for the fence petition were included in other official mailings the cost is hard to break out and is not readily available. The Board will also have to check with the legal team to get a break-out of their costs. The Board will provide the answer to Ray's question at the next BOD meeting, after the answer has been compiled.

IV. PROPERTY MANAGEMENT REPORT – No report sent from Metropolis

- A. Audits –** New company has been approved to do audits
- B. Dues status –** 32 accounts are past due; 4 multi-year
 - a.** Last round of letters went out September 9th, per Ben.
 - b.** Kevin has asked Metropolis to provide the break-down of multi-year delinquencies so that they can be sent to the lawyers for collections action. The goal is to get multi-years turned over to legal, and letters sent out before the annual meeting. There was discussion about the application of late fees and 6% interest. Consensus was that the late fee should be applied once an account is 30 days past due. The interest (6% per annum) should be applied to each account on 1 Feb. the following year.

V. TREASURER'S REPORT

Ed Rahme has not received a report from Metropolis. He has received an invoice from The Outdoor Man, which was provided to Metropolis for payment.

A. Resale documents – Ed made the last deposit for our resale documents for 2013. The total income for resale documents for 2013 is \$4,850.00. Ed is tracking new homeowners who have not paid for the resale documents. Ed said to contact all of them on his list and ask for the money.

B. Proposed budget – Ray questioned the increase in the proposed budget for Administrative costs and for legal fees. Ed explained why the Board is anticipating increases in 2013 in these categories.

VI. COMMITTEE REPORTS

- A. ACC –** Jack Hanley – No report
- B. WELCOMING –** Carol Cannava – No report
- C. NEIGHBORHOOD WATCH –** *vacant*
- D. GROUNDS –** Glen Woods – No report
- E. WEBMASTER –** Kevin Martin – Corrected day of the week for meeting on website
- F. BRADDOCK DISTRICT REPRESENTATIVE –** Ray Antosh – Residential Studio Proposal discussed. This is a plan to build 800 sq. ft. living units without a bedroom. A Land Use Committee has been set up to give recommendations for this proposal. The Committee is seeking input from HOAs and individuals. Kevin will post this information on SHHA's website. Ray will go to the Committee meetings.
- G. Yahoo Group -** Pete Seigman – Nothing new

VII. OLD BUSINESS

A. Long standing un-resolved violations

9018 Fort Craig Drive

9118 Blue Jug Landing

8913 Lake Braddock Drive

- a.** Chadwick has been contacted.
- b.** Kevin is compiling copies of all previous correspondence for Chadwick.
- c.** Chadwick will send demand letters to the homeowners of the above addresses, demanding that violations be cleared. If there is no response or resolution, Chadwick will seek a court injunction against the homeowners, as well as recoup of legal fees.

B. Residential Studio Units Proposal (tabled from last meeting)

- a.** Fairfax County is considering an amendment to allow high density “zero bedroom” studio housing
- b.** SHHA will respond by putting up links on our website to the County and mention this proposal at our annual meeting.
- c.** Ray will attend the Land Use Committee meetings.

C. 5604 Mount Burnside Way (Breard)

- a.** New owners
- b.** Constructed a new fence after taking ownership
- c.** No ACC request was made or approved
- d.** Received Second Notice
- e.** Submitted an ARC request for “as built”
 - i.** Seeking an exception to the 50% open rule for the “as built” fence
- f.** Exchanged e-mails with Kevin M, who explained that the existence and similarity of other fences does not grant an exception / waiver to the Covenants, and that the Board cannot grant “exemptions” / exceptions to the Covenants
- g.** Homeowner cannot make meeting to discuss, as he will be out of town.
- h.** Based on the CCRs the Board has no choice but to disapprove this request.

D. 5606 Mount Burnside Way (Miceli)

- a. New owners
- b. Constructed a new fence within 48 hours of taking ownership
- c. No ACC request was made or approved
- d. Responded to first violation letter with an apology / "OOPS"
- e. Received Second Notice
- f. Have contacted Pete, Kevin, and Metropolis with angry phone calls
- g. Thinks there should be an exception to the 50% open rule for the "as built" fence
- h. Homeowner does not want to attend the meeting after trekking home from DC, but asked that we discuss his circumstance at the meeting and let him know the outcome.
- i. Kevin explained the Board's proposed policy on fence problems. He went through the 4 guidelines in the document he is sending to Chadwich for legal scrutiny. The Board agreed with the proposed policy as written. At the 2013 annual meeting the entire process and the new fence policy will be explained.

E. 9129 Lake Braddock Drive

- a. Submitted an ACC request for a major addition in mid-September
- b. Jack is involved (per e-mail chain)
- c. BOD reviewed and approved a shingle sample at the last meeting

VIII. NEW BUSINESS

A. Hearings Scheduled

- a. 9002 Fort Craig Drive – Roof has not been re-shingled as agreed
- b. 5605 Herberts Crossing – Moldy siding
 - i. Owner says via Metropolis that they have corrected the issue.

B. 9119 Home Guard Drive

- a. Submitted a request form for removal and replacement of side and rear decks.
- b. Homeowner was present and presented plans to the Board. After reviewing the plan the Board unanimously approved.

C. 8927 Bald Hill Place

- a.** New owner recently purchased home
- b.** Last month, contacted us angry about violation letters shortly after purchase. He was told that the letters were documenting the issues originally cited in his resale package. He appeared to calm down.
- c.** Upon re-inspection in November, one of the issues had been addressed; a Thank You letter was sent out. A Second Notice went out for the other issue (cluttered carport)
- d.** Homeowner contacted Metropolis, angry about the violation letter. Made statements to the effect that violations aren't visible from the street (all cited violations are), and that he would press trespassing charges (the board has an easement to enter property for association business).
- e.** Homeowner contacted Kevin M by e-mail. Kevin explained (again) that SHHA is following our normal routine of re-inspection and documenting in letters, and that storage of items in the carport in view of the street is not acceptable.
- f.** Homeowner attended the meeting and his problem was resolved in the Open Forum for Homeowners.

D. Resale Packets

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|---|--------------|---|
| a. 9120 Lyon Park Court | Closed 2/8 | \$300 Due |
| b. 5606 Mount Burnside Way | Closed 5/22 | \$350 Due |
| c. 5617 Fort Corloran | Closed 6/26 | \$350 Due
E-mailed Settlement
Company |
| d. 8927 Bald Hill Pl | Closed 7/1 | \$350 Due
E-mailed Settlement
Company |
| e. 5594 Marshall House Ct | Closed 7/26 | \$300 Due
E-mailed Settlement
Company |
| f. 5604 Mount Burnside Way | Closed 7/30 | \$300 Due |
| g. 9003 Fort Craig Drive | Closed 10/24 | \$300 Due |
| h. As discussed previously all homeowners still owing money will receive a letter asking for payment. | | |

IX. DATES FOR UPCOMING MEETINGS

December 5th (Annual Meeting)

X. ADJOURNMENT – Meeting was adjourned at 8:27

XI. EXECUTIVE SESSION

None