

SHHA BOARD OF DIRECTOR'S MEETING

Braddock District Conference Room

June 11th, 2015 - 7:30 pm

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

I. CALL TO ORDER – Kevin called the meeting to order at 7:30.

II. APPROVAL OF MINUTES

Minutes for the May 2015 meeting are still under review; will post once completed.

III. OPEN FORUM FOR HOMEOWNERS - Three homeowners spoke

- A.** Jackie Morra had heard various accounts concerning the fence issue in SHHA and asked the Board about this issue. The Board members gave an overview of the fence issue including its history, the CCRs which the Board must follow, the advice of SHHA's lawyer, and the policy resolution (#4) established for dealing with fences that are in violation of the CCRs.
- B.** Jennifer Elam had an updated ACC request. The Board asked her if we could defer review until the end of the meeting, in the interest of time / fairness to other homeowners present. She agreed.
- C.** Walter Knowles thanked the Board the improvement of the entrance signs and especially the area around the corner of Lake Braddock and Rolling Road. He specifically mentioned the removal of the dangerously leaning tree and the grinding of the stumps. He volunteered to "adopt the sign", keep the area around it clean, and notify the board of any issues that need attention.

IV. PROPERTY MANAGEMENT REPORT

A. Dues status

- a.** 2 Multi-year delinquent homeowners are in collections with Chadwick (~\$630) (This excludes 2015 dues but is still a great improvement)
 - Liens are being filed against properties

- b.** 51 accounts owe their 2015 dues (including the two above)
 - 5 new multi-year delinquents will be turned over to Metropolis / Chadwick for collections per vote last month.
 - Final notices should go out – reco having Chadwick send vs. Metropolis.
 - The Board unanimously approved having Chadwick send out the final notices. If an envelope is included it should have the Georgia address, not the PO Box address.

B. Metropolis report located at end of document.

V. TREASURER'S REPORT – David Masterman was absent so no report was available.

VI. COMMITTEE REPORTS

A. ACC – vacant

B. WELCOMING – Ashley Brid (welcome!), Carol Cannava

C. NEIGHBORHOOD WATCH – *vacant*

D. GROUNDS – vacant

E. WEBMASTER – Kevin Martin

- a.** Added The Oaks floorplans to the web site

F. BRADDOCK DISTRICT REPRESENTATIVE – Ray Antosh said the last meeting was about Best of Braddock nominations.

G. Yahoo Group - Pete Seigman

VII. OLD BUSINESS

A. Long Term Un-Resolved Violation(s) Status:

9008 Home Guard Drive

- Turned over to Chadwick for demand letter (sent; 3/31 deadline)
- Submitted ARC request to modify fence; approved.
- Modifications must be complete by 7/1 to avoid legal action

9005 Home Guard Drive

- Turned over to Chadwick for demand letter (sent; 3/31 deadline)
- Submitted ARC request to modify fence; approved.
- Modifications must be complete by 7/1 to avoid legal action

B. Audits

- a. 2011, 2012, 2013 audits are not in progress. Getting the run-around from auditor. No payment has been made.
- b. Metropolis instructed to get to search for a new candidate for the audit

C. SHHA Received, completed, and paid application fee for VA State Corporation Commission for 2015 – waiting for certificate. Last year the certificate came in July.

D. Entrance maintenance

- a. The Outdoor Man working on approved entrance maintenance:
 - Tall plantings at the entrance at Rolling / Lake Braddock to hide utility boxes (Still in progress)

E. Spring inspections

- a.** Board should perform thorough spring inspections as soon as possible, if not already done. Kevin, Linda, Ed, and Pete have completed theirs.

F. Stream restoration project

- a.** Ongoing meetings / stream walks
- b.** Ed attended a meeting at the County Offices the Friday before Memorial Day. South Port was also represented at the meeting as the restoration affects them. This project is the highest priority project in Supervisor Cook's area. The projected cost is \$2 million. No date for the work is set.
- c.** The contractor is proposing use of Lake Braddock Dr. as one of the primary staging areas. The community feels the cul-de-sac of Old Burke Lake Road should be used as the primary staging area with Lake Braddock Dr. as a secondary staging area. In any case, Ed said the school should be notified that the cul-de-sac will be closed during construction as many students park there.

G. VDOT Repaving

- a.** Received e-mail from office of Supervisor Cook that our neighborhood is on the list and funded to be re-paved this summer by VDOT (no specific dates given)
- b.** Replacement of sidewalk corner ramps appears to be underway.

H. Insurance

- a.** Received quote to add Umbrella / liability coverage to policy for \$375 / year
- b.** Board voted in May to add this coverage
- c.** Chadwick reviewing policy to ensure all required / recommended coverage included before we sign paperwork and pay premium.

VIII. NEW BUSINESS

A. Hearings Scheduled

None.

B. Received Invoice from The Outdoor Man for \$1900

- a.** Removal of large pine tree and stumps at Rolling / Lake Braddock, dead-wooding additional pine
- b.** Sent to Metropolis for Payment and has been paid.

C. Received Invoice from The Outdoor Man for \$1570

- a.** April mowing / treatments, power washing of signs
- b.** Sent to Metropolis for Payment

D. Received Invoice from The Outdoorsman for \$1685

- a.** Plantings and mulch at entry signs
- b.** Sent to Metropolis for Payment

E. Received Invoice from JL Tree Service for \$450

- a.** Removal of dead tree on common at 5606 General Banks
- b.** Sent to Metropolis for Payment

F. Received Invoice from JL Tree Service for \$900

- a.** Removal of dead trees on common at 5606 General Banks
- b.** Sent to Metropolis for Payment

G. 9100 Parliament Drive

- a.** Homeowner says a rotting tree stump in an SHHA access path has become dangerous
- b.** Requested that Frank investigate and advise
- c.** Frank confirmed a safety hazard, cut stump to sub-grade, and filled in with compacted dirt.
- d.** Awaiting invoice

H. 9003 Fort Craig Dr.

- a.** Submitted and ARC request to install a 5' tall split rail fence.
- b.** Request was denied as design is not compliant with Restrictive Covenants.
- c.** Owner re-submitted, specifying 42" height with 11" rails. Board needs to review this request and vote electronically.

I. 9025 Fort Craig Drive

- a.** Submitted an ARC request to replace deck and stairs with Trex, railings with Trex aluminum product, install Trex handrail down slope to rear yard.
- b.** After reviewing the request the Board unanimously approved.

J. 9007 Grovers Theater Court

- a.** Submitted ARC request to repaint front door, garage door, and shutters with new color.
- b.** After reviewing the request the Board unanimously approved.

K. 5596 Blake House Court

a. Submitted ARC request to:

Replace garage door with new color / style

Replace / install fence (non-compliant; homeowner notified)

Replace back patio with stamped concrete

Replace siding with aluminum siding

Change house color to gray with Navy Blue accents

b. Request was denied due to inclusion of non-compliant fence

**c. Board reviewed and discussed requests with homeowner following the meeting
(see below)**

L. 5629 Herberts Crossing

- a. Submitted ARC request to modify existing non-compliant fence for resale.
- b. Proposes to cut down pickets to less than 42" and increase spacing to 50%
- c. Unanimously approved.

M. 5409 Point Longstreet Mr. Frederick

- a. Requested approval for new windows exactly like present ones except a little lighter in color
- b. Approved pending review of final color

N. Giant to have grand reopening June 18. Pete suggested homeowners go to Trader Joe's website and request a Trader Joe's to go into closed Giant on Old Burke Lake Road.

O. Resale Packets

a. 9106 Lake Braddock Drive	Delivered 8/1/2014	\$350 due*
b. 9121 Home Guard Drive	Delivered 1/15/2015	\$250 due*
c. 5638 Fort Corloran Drive	Delivered 1/26/2015	\$300 due*
d. 5413 Flint Tavern Place	Delivered 3/29/2015	\$350 due*
e. 5637 Fort Corloran Drive	Delivered 4/2/2015	\$300 due*
f. 9009 Fort Craig Drive	Delivered 4/14/2015	\$300 due*
g. 5425 Flint Tavern Place	Delivered 4/14/2015	\$50 due*
h. 9019 Parliament Drive	Delivered 4/26/2015	\$300 due
i. 5489 Signal House Court	Delivered 4/26/2015	\$300 due
j. 9155 Fort Fisher Court	Delivered 6/2/2015	\$300 due
k. 5603 Mount Burnside	Delivered 6/2/2015	\$300 due
l. 5264 Signal Hill Drive	Delivered 6/2/2015	\$300 due
m. 9120 Lake Braddock Drive	Delivered 6/2/2015	\$300 due
n. 5629 Herberts Crossing	Delivered 6/6/2015	\$350 due

* Amount due has been added as an assessment to the owner's account; Metropolis sending notification letters.

IX. DATES FOR UPCOMING MEETINGS

All meetings are held in the Braddock District Conference Room at Kings Park Library with a 7:30pm start time, unless otherwise noted below:

July 16 th	(Small meeting room at library)
August 20 th	(Small meeting room at library)
September 10 th	
October 8 th	
November 12 th	
December 3 rd	(Annual meeting of members)

X. ADJOURNMENT Meeting was adjourned at 8:21

XI. Review of ARC request for 5596 Blake House Court

Garage door replacement was approved with new color / style – long panels, no carriage house hardware

New fence was tentatively approved, but need to review final design with plat and setbacks

Back patio replacement with stamped concrete was approved as submitted

Replace siding with aluminum siding needs further review with material samples

Change house color to gray with Navy Blue accents needs further review with material samples

SIGNAL HILL HOMES ASSOCIATION
MONTHLY METREGISTER
June 2015

INSURANCE INQUIRY – 122537

Per discussion with the Board, Metropolis has filled out the paperwork to increase the insurance coverage for the Association to include broken branches and fallen trees. Metropolis forwarded the information from the insurance agent to the Board. This was forwarded to the Board at the May meeting. Metropolis did not receive a response.

After discussion of the new policy at the May meeting, we sent it to our attorney to review and ensure that it is sufficient and covers everything required. Awaiting response and then will sign.

LATE NOTICES – 139062

Metropolis has mailed out the second notices for homeowners who have not yet paid their annual assessments.

AUDIT – 139888

Metropolis has solicited additional proposals as the previous auditor has not responded to inquiries of the audit status. Metropolis will present the proposal upon receipt as we have begun legal proceedings against Mr. Pandey. Issued discussed already. Metropolis will look for a new auditor.

COMPLAINT – 139754

Metropolis received a call from a neighbor of 8907 Lake Braddock Drive regarding what they feel are an excessive number of families living within the Unit. The homeowner wished to be anonymous; however they stated they have attempted to speak to the offsite homeowner many times to no avail. There is also a recorded complaint that 8907 has between 7 and 9 vehicles linked to their home. Metropolis has, at the Board's behest, contacted the County to investigate these claims.

Keep us posted; please follow up with the County to request status if they don't contact you in a reasonable timeframe. Board wants to know the response.

DOG ISSUE – 139218

Metropolis received a complaint that 9020 Fort Craig's dogs barks continually during the night and is keeping the neighbor's children awake. At the May meeting, the Board informed Metropolis that this was a Unit Owner/Police issue. We will inform the homeowner.

Thank you.
