

Springfield Oaks Homeowners Association
Important News
March 2010

Sound Wall Construction

Attached to this notice is a news release from VDOT regarding construction on the Fairfax County Parkway sound wall for your information.

Trees

The snow storms have certainly done some damage to the neighborhood trees. We are asking residents to please call or email management if there are any down or leaning trees/limbs so we can have them addressed.

We have already received a dozen locations from the announcement that was broadcast from the web site. Thank you to those that have already sent us notice. It is so helpful to have the extra set of eyes around the neighborhood.

EMAIL Broadcast

The Board of Directors will send a broadcast email of important updates to owners and residents that are signed up. Your email address is protected. Sign up today at www.springfieldoaks.org.

Resolution 2010 – 1

Attached is a new resolution, Delegation of Limited Operating Account Authority to Management Agent, which was approved and adopted by the Board of Directors at the February 23, 2010 Board meeting.

The Bylaws describe the signing of Association checks as a duty of the Board President and Treasurer. In the past, this was accomplished by the management agent sending the checks by FEDEX to the President at a rented P. O. Box paid for by the community. The President then signed the checks and then made arrangements to meet with the Treasurer, who also signed the checks. The checks were then sent back to the management office by FEDEX. Not only was this costly, it was also very time-consuming.

The Bylaws also state the Board can prescribe the duties of the management agent. This resolution delegates authority (as a prescribed duty) to the management company's President or Vice President – ONLY – to sign monthly checks for only regular recurring payments for contracts that have already been previously approved by the Board of Directors. All other checks shall be signed by the Board President and Treasurer.

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Snow, Snow, Snow

The Washington Metro Area just survived the largest snow accumulation EVER. We will be talking about this experience for years to come.

The reports we have received about neighbors helping neighbors has been truly uplifting. Those that selflessly cleaned a walkway or a parking space for someone unable to do it themselves – should be very proud of themselves.

As we are not at all used to this type of accumulation, we have much to work on before the next adventure.

The Board of Directors is working on a detailed map of the neighborhood to identify school bus stops, fire hydrants and storm drains so they can remain relatively clear during snow storms as well as identifying areas that can be potentially used to deposit the excess snow when plowing. This will be an ongoing project and we will keep you updated on the details.

Meeting Minutes

The approved minutes from the January 23, 2010 meeting are now posted on the website.

Trash Service

During the snow storms, trash service was cancelled by AAA. If the trash is not picked-up on the regularly scheduled day, please remove it from the curb and place it out for the next scheduled pick-up day.

As much as we would like the trash company to come the following day for missed pick-up, they cannot accommodate us due to their regularly scheduled customers.

We will send out updates via the web site broadcast when we receive them. You can also check their website www.aaatrash.com.

Board of Director and Management Contacts

Nick Firth, President
Ron Manning, Vice President
Vivian Drake, Secretary
Megan Fila, Director
Ken McCreless, Director
www.springfieldoaks.org

We have a new email address for the Board of Directors:
board@springfieldoaks.org

Janis Fenton, Community Manager
janfenton@aol.com
(703) 803-9641

News Release

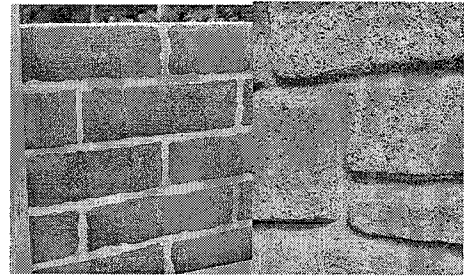
www.VAmegaprojects.com

RELEASE: Immediate
CONTACT: Steve Titunik
571-483-2591 (office)
703-928-6569 (cell)
Steven.Titunik@VDOT.Virginia.Gov

February 22, 2010
NR10-FCP14

SOUND WALL CONSTRUCTION BEGINS MARCH 1 AT THE FAIRFAX COUNTY PARKWAY EXTENSION

SPRINGFIELD, VA – On March 1, construction is expected to begin, weather permitting, to build two sound walls on the Fairfax County Parkway (Route 7100) extension which is currently under construction. The sound barriers will minimize the traffic noise when the final section of the parkway opens to traffic by the end of this year.



This brick pattern will be used on the residential side and the stone will face the street on the Rolling Road sound walls.

The walls stretch for 1,360 feet along Rolling Road on either side of the Richfield Road entrance. View the wall location map [here](#).

During the sound wall construction, motorists on Rolling Road will experience temporary lane closures that may add five or 10 minutes to a trip through that area. Flaggers will be on duty to direct traffic. These two sound walls are the third and fourth walls that are being constructed as part of this project and will be completed by this summer.

The Fairfax County Parkway extension is a 1.5-mile final link in the parkway that stretches from Route 7 in the north to Route 1 near Fort Belvoir. This extension goes through land formerly known as the Engineer Proving Ground, recently renamed Fort Belvoir North Area. The \$117 million parkway extension is funded by the Virginia Department of Transportation, the American Recovery and Reinvestment Act and United States Army, and is being administered by FHWA. When complete, the Parkway will provide access to 8,500 employees being relocated to Fort Belvoir North as part of the Base Realignment and Closure Act (BRAC).

Phase I & II of the project is comprised of the main roadway and interchange at Barta Road. Phase III is the relocation of Rolling Road and interchange improvements at the Franconia-Springfield Parkway (Route 7900). Phase IV is the interchange at Boudinot Drive. For more information, go to www.fairfaxcountyparkway.org.

SPRINGFIELD OAKS HOMEOWNERS ASSOCIATION, INC.

POLICY RESOLUTION NO. 2010 - 1

DELEGATION OF LIMITED OPERATING ACCOUNT AUTHORITY TO MANAGEMENT AGENT

WHEREAS, Article VI (*Board of Directors*) of the Bylaws of the Springfield Oaks Homeowners Association, Inc. (“Association”) establishes a Board of Directors as the executive organ of the Association, which Board shall “manage the affairs of the Association” by the express and implied powers and duties further set forth at Article IX (*Powers and Duties of the Board of Directors*) of the Bylaws; and,

WHEREAS, Article IX, Section 1(e) describes one of the powers of the Board of Directors as the authority to “employ a manager, an independent contractor...and to prescribe their duties...;” and,

WHEREAS, the Association has had an extended contractual relationship with Sequoia Management Company, Inc. (“Sequoia), for the provision of professional management services, and Sequoia is a professional community association management agent licensed in accordance with the requirements set forth at Va. Code 54.1-2345, *et seq.*, and insured in accordance with the specific licensing condition specifically set forth at Va. Code 54.1-2346; and,

WHEREAS, it has been the past practice of the Board of Directors for the President and Treasurer to sign checks disbursing funds from the Association’s operating account to pay routinely recurring obligations of the Association (*e.g.*, for management and landscaping services, for required insurance coverages, *etc.*)

WHEREAS, the aforementioned past practice of the Association has occasionally resulted in late payments, in that the mailing of checks back and forth between the Association and the management agent, as well as the work schedules of the Board officers, have delayed the execution of the checks and therefore the payments to the Association’s obligees; and,

WHEREAS, it is standard practice in the community association industry for an association’s board of directors to delegate some limited amount of authority to the management agent for disbursement of the Association’s funds to meet routine and recurring obligations of the Association; and,

WHEREAS, the management agreement previously executed between the Association and Sequoia authorizes the management to “cause to be disbursed regularly and punctually in

accordance with the annual budget approved by the Board of Directors...[regular disbursements]”; and,

WHEREAS, it is the intention of the Board of Directors, in accordance with the authority therefore set forth at Article IX, Section 1(e), to prescribe as a duty of the management agent the disbursement of funds from the Association’s operating account for recurring obligations of a routine nature, which disbursements shall be overseen by the Board of Directors through the financial reports submitted by the managing agent to the Board at monthly Board meetings;

NOW, THEREFORE, IT IS HEREBY RESOLVED THAT the Board of Directors adopts the following policy, to become effective immediately upon the approval and adoption hereof by the Board of Directors.

Sequoia Management, as management agent for the Association, shall henceforth have the signatory authority, as limited below, to execute checks on behalf of the Association from the Association’s operating account and to send such checks to the Association’s obligees in payment of the Association’s routine and recurring obligations.

LIMITATIONS ON DISBURSEMENT AUTHORITY

1. This authority extends only to recurring and routine obligations of the Association. For the purpose of this policy, “recurring and routine obligations” shall refer to periodic installment payments on contractual obligations for goods or services for which the Association (acting through its Board of Directors) has previously contracted. Examples of such obligations include, but are not limited to, periodic installment payments on the management contract, landscaping contract, insurance policies, *etc...*
2. Any non-recurring or non-routine obligation of the Association shall require the management agent to present a check draft for same to the Board of Directors for signature by the President and Treasurer.
3. The person who shall execute the Association’s checks shall be either Sequoia Management Company, Inc.’s President (Chet Hahne) or the Executive Vice-President for Operations (Craig Courtney).
4. Both the Board of Directors and the management agent acknowledge and agree that this resolution in no way shifts responsibility for the Association’s common funds from the Board of Directors to the management agent. Both acknowledge and agree that the individual members of the Board and the management agent continue to serve as fiduciaries to the Association, and that they are governed in their respective performance of their duties by the statutory, contractual and common law obligations attendant thereto
5. This policy shall be revocable at the discretion of the Board of Directors.

SPRINGFIELD OAKS HOMEOWNERS ASSOCIATION, INC.

POLICY / REGULATORY RESOLUTION NO. 2010 -
RESOLUTION ACTION RECORD

Resolution Type: Policy No. 2010-1

Pertaining to: Delegation of Limited Operating Account Authority to Management Agent
Duly adopted at a meeting of the Board of Directors of the Springfield Oaks Homeowners
Association, Inc., held 2/23, 2010.

Motion by: N. FIRTH Seconded by: V. DRAKE

VOTE:

	YES	NO	ABSTAIN	ABSENT
<u>Nicholas O. Firth</u> , Member	✓			
<u>V. Drake</u> , Member	✓			
<u>Russ Murray</u> , Member	✓			
<u>Kenneth M. McCleskey</u> , Member	✓			
<u>Megan Fla</u> , Member	✓			

ATTEST:

V. Drake
Secretary

2/23/2010
Date

Book of Minutes - 2010

Book Resolutions:	Book No.	Page No.
Policy	_____	_____
Regulatory	_____	_____

Resolution effective: 2/23/10