

Springfield Oaks Home Owners Association
Board Meeting
Tuesday, March 23, 2010
Saratoga Elementary
8111 Northumberland Road
Springfield, VA
7 p.m.

Present:

Nick Firth, President
Ron Manning, Vice President
Ken McCreless, Director
Vivian Drake, Secretary
Pennie Ziepol, Treasurer
Jan Fenton, Sequoia Management

Absent:

Megan Fila, Director

Residents: (5)

Call to order:

Nick confirmed there was a quorum and called the meeting to order at 7:06 p.m.

Approval of Minutes:

Motion made by Nick to approve the February 23, 2010, meeting minutes as written. Ken seconded the motion. Approved unanimously.

Owners Forum:

Floyd Handy asked that a letter be sent to the resident with the Michael and Son commercial van parked in residential parking. Jan will call the company to let them know that their van will be towed. Floyd also stated that a resident in Pin Oak is rotating three vehicles in visitor parking. Jan will send them a letter.

Carlos Almodovar expressed appreciation to LCS removing the fallen tree on Chapman Oak. He stated the stump is a safety hazard and should be looked at. Jan will note the stump for removal. Carlos stated that he has not heard from Jan on the duration for meeting requests. She stated a request is good for one year from date of request. Carlos also asked about committee meetings. Nick said there is no definitive schedule for committee meetings and they would be posted on the website. Carlos asked about using Real Simple Syndication (RSS) to notify updates. Nick stated that notices already go out on broadcast and there would be no difference between the RSS feed and a

broadcast as far as notification. David Adkins confirmed there have been no Parking Committee meetings this year. Carlos asked when are resolutions discussed and when does the lawyer gets involved. Nick stated that the attorney works at the discretion of the Board and that the last resolution was voted on in Regular Session with the attorney present. He stated the resolution was in the Board package and anyone had an opportunity to comment. Nick also stated that there were no changes to the original document.

Action Items:

The Board reviewed 4 action items.

1. The Board has a copy of the small purchase order from Fairfax County for the Neighborhood Enhancement Program awarded to Springfield Oaks for an entrance sign at Southern Oak. Nick stated that this will be started this month.
2. The Board needs to determine options for tot lot equipment for the tot lot area near Southern Oak. Ron stated that this should be done before school is out in May. Nick stated that we will get All Rec back out at the tot lot.
3. Architectural inspections are to resume as soon as the weather clears.
4. The map showing bus stops, fire hydrants and storm drains is in progress. The Board discussed getting poles with flags to identify fire hydrants.

Management Report:

The Chadwick, Washington, Moriarty, Elmore & Bunn, P.C. bill was in the Board package for the record.

Motion made by Nick to approve the invoices from LCS Inc. for \$4,405, \$1,140 and \$20872.50 for snow removal on 1/30-13, 2/2-3 and 2/5, 2/9, 2/15 and 2/16. Ken seconded the motion. Approved unanimously.

Motion made by Nick to approve the invoice from LCS Inc. for \$5,475 for emergency tree removal during the snow storm. Ron seconded the motion. Approved unanimously.

Motion made by Nick to approve the invoice from LCS Inc. for \$3,375 for debris clean up after the snow storm. Jan explained there were two days for clean up. Jan stated there were a lot of responses from residents for trees/limbs needing removal via the website. Ron seconded the motion. Approved unanimously.

Jan suggested the Board may want to consider reducing the number of times entrance plantings are changed as a way to save money due to the high cost of snow removal this year.

Motion made by Nick to approve \$3,500 for Custom Care to plant begonia salvia mix at the entrances for spring plantings. Ron seconded the motion. Approved unanimously.

The Board discussed the resident's request to trim limbs or remove a Pin Oak tree because of acorns falling on his vehicle. The Board discussed this last year. Jan will send resident a letter clarifying that it is a healthy tree and that trimming the limbs may make the matter worse.

A quote for services from American Disposal Services was included in the Board package for \$13. per unit. Nick stated that we considered American in 2006 and that AAA has lowered their costs to \$2.46 per unit through 2010. Jan stated that American has been known to come in with rock bottom prices and then raises costs without warning. AAA is asking that we do not cancel the contract due to pricing only. Ron stated that he has been very pleased with their service and we have had a longstanding relationship with them. Nick explained that fees can change due to Fairfax County dumping fees.

Motion made by Nick to accept AAA's reduction fee per lot for 2010 for a three year contract and to not cancel due to price. Ron seconded the motion. Approved unanimously.

Treasurer's Report:

Pennie stated there were no discrepancies and asked Jan to give her a print out of the closing at the end of the year.

Motion made by Nick for the Board to go into Executive Session to discuss delinquencies and sensitive correspondence. Ron seconded the motion. Approved unanimously.

Motion made by Nick for the Board to go back into Regular Session. Ron seconded the motion. Approved unanimously.

Motion made by Nick to advise owner where the tree fell on their fence that this should be reported to the homeowner's insurance company. Ken seconded the motion. Approved unanimously.

Motion made by Nick to write off the \$50 delinquency fee due to clerical error. Vivian seconded the motion. Approved unanimously.

Motion made by Nick to agree to write off \$50 delinquency fee provided the resident has paid in full by April 30 or the late fees will be added back. Ron seconded the motion. Approved unanimously.

Motion made by Nick to notify residents who had hearing letters sent that if delinquent dues are not paid by April 2, they will lose parking privileges. Ron seconded the motion. Approved unanimously.

Motion made by Nick to adjourn the meeting. Ken seconded the motion. Approved unanimously.

The meeting was adjourned at 8:13 p.m.

Approved by the Board on April 27, 2010.