

Minutes for TOA Annual Meeting 2021 (Held in October 2021)

Call meeting to order

- **Quorum/proxies (21)**
- **Review/approval of 2020 minutes** – approved and second by Matt Mutterperl
- **President's Report**
 - Welcomed all to the meeting, neighborhood hasn't looked better – have green grass this year and the maintenance is good, trees trimmed, paint curbing fading out, planning on further work next year and chance to make some improvements over the year, appreciates all the volunteerism
 - Large construction going on next door, neighborhood going up in the \$900k range, 3,000 to 5,000 square feet, 18 homes, 10 in back and 8 in front, Fairfax County is still hot market, average home is around \$695k, think about as we are now starting to approach our home values to the \$1 million mark, think about conveniences and make sure our neighborhood is up to par with our surrounding neighbors, our home values are going up, Holly Brook being built next door we can see our homes going up as well
 - Thanking the group, team effort
- **Vice President's Report**
 - First year as VP and lots of support,
 - Her focus is support the ARC committee (Marie, Ray and Forrester), take the time to give Marie a special thanks as she will be stepping down on the ARC committee
 - Second term will be updating documents
- **Treasurer's Report**
 - Budget Review – no questions
 - Reserve Study Review and Dues Increase – increasing 10% for \$5,000 plus operating budget; if we don't increase the dues, we'll have a special assessment which could be large
 - PayPal Relationship – pay via PayPal and send the money friend to friend
 - Initiation Assessment – going to look at charging \$2,000 for new homeowners, Donna's house on the market on the 23rd for sale so we do have a home up for sale

- **ARC Report**

- Tonita had meeting on Monday with Ray and Forrester to stay on top of things on the ARC
- Fall Walk through – November the 14th, ARC will work with Board to keep in strict compliance, fines will be levied, Board is committed to follow through and fine people
- Neighbors have done a good job in completing the items from the spring
- 2 homes will be fined that are not in compliance

- **Landscaping Report**

- Thank the committee for working together these last couple of years, Janice is stepping down, Andia is moving up to chair the committee
- Feel like we are in automatic pilot mode, very pleased with Fortney for three years, locked in the prices, \$12,996 all the way through next year, lock in small increase for the 3rd year \$13,380
- New sprinkler irrigation company, cheaper, \$260 for this year, only signed one year contract, been pretty pleased, for the 1st time over 12 years there were no problems with any of the sprinklers, sprinkler company is out of Clifton VA
- November 15th winterizing the system
- Passing information to Andia so she has it
- Thanked the committee for putting out the flags so that they could do aerating and seeding
- Does Fortney do snow removal – received estimates in the past but have been much higher
- Need at least 3 estimates for projects that we wish to undertake and it makes a difference

- **Social Committee Report**

- Halloween – plan to have tables at the end of the driveways for trick or treaters

- **Website Report**

- No updates

- **Secretary Report**

- No Updates

- **New Business/Floor**

- Vote on changing the color of the sign (show samples to the neighborhood) – this idea came out of Landscape and the Reserve Committee, discussed re-allocating \$8k that was already reserved for the movement of the sign and use that dollars to reinforce concrete, cleaned and paint it – total cost is ¼ of moving it; recapture money for other things in the reserve fund, colors are Snowbound, Tricorn Black and Dark Brown color for the pillar section; look at solar; look at the landscaping around the sign – 18 yes, 3 no
- “Initiation Fee” Vote for New Homeowners for \$2,000 – everyone was in agreement to do \$2,000 – 21 yes; we need to define what the initiation fee is (the definition); dollars that is set by the state of VA for the documents; in the regulations it is set for volunteer home owner associations; Janice would look into changing the state regulations for the volunteer homeowner association and bring up to our state delegates
- Neighborhood Yard Sale in the Spring – Matt brought up the idea

Adjourn meeting – second by Matt Mutterperl