

Minutes for TOA Annual Meeting 2025 (September 9th, 2024)

1. Call meeting to order:
 - a. Quorum/proxies needed (19 in person or proxy)
2. Review/approval of 2023 minutes
 - a. Motion to approve the minutes – Matt Mutterperl Motioned
 - b. Second the motion; Matt Quinn Seconded
3. President's Report
 - a. 2023-2024 BOD Actions – March until Now (Stewardship Meeting)
 - i. Mentioned Data Center, the hospital in Inova near Franconia Metro, may be the last meeting at this Library (new opening in 2025 with many conference rooms and multimedia meetings), lots of growth going on in the neighborhood, many houses are up for sale with housing pricing going up,
 - ii. Neighborhood Garage sale – several houses participated
 - iii. Stewardship meeting occurred last month – discussed three quotes for any request for projects; look at safety, legality with the Fairfax County laws; does it benefit the TOA; cost effectiveness; an informal meeting with the board to review where the dollars are being spent
4. Vice President's Report – no report
5. Treasurer's Report
 - a. **Dues** – put together the financials, outlines where the dollars are going, expenses have gone up quite a bit, trash services are going up, need to focus on slow down on the spending, water bill is 50% more, we received \$900 bill, the water bill is for the last quarter and includes their increase as well. We estimate \$10,000 to replace the sprinkler system, we can get quotes but don't have plans to execute until the next year.
 - b. **Sprinkler system** – the system is malfunctioning, 24 years old system, Brookstein can do a refresh on all the rock garden area, the plants in the mulch are drought resistant, there are many mature plants that don't require a lot of water, look at options in the spring for a smaller footprint sprinkler system but realize that we have to increase dues to accommodate for the cost associated with the sprinkler system; have the landscape committee determine the smallest footprint; we need to get through the winter with the current sprinkler system
 - c. **Trash service** – we can undertake calls to see the cost of other trash services,
 - d. **Reserve Study** – Required by state (law) and must be included with every home sale
6. Secretary's Report – no report
7. ARC Report
 - a. **Update on last walk through** – Mina did a walk around after a month of doing the annual walk through; have problematic lawns – letters have been sent to those

households; a couple of recurring houses; Mina will send the board the list of reoccurring offenders; given 30 days to comply, a few hold overs; total of 3 hold outs. This was twice a year over the year; biggest issue is edging and yards, weeds, etc. one household never complied with the original request to correct the lawn

8. Landscaping Report

- a. **Sprinkler system** – problem with the system and identified in late June; early July they came out and they came back after 12 days for a quote and then 8 days to schedule it; only \$375 but then had another failure to the system; happened by mulch area near Gene’s house; believe it’s a back pipe issue; we have yet to schedule turn off
- b. **Save A Tree** – did tree trimming and bush trimming, had more of the tree areas trimmed, tables the trees near the rock garden until the fall and then we’ll get quotes to do a second round of trimming of the trees by the rock area; \$2420 total cost
- c. **Hornet’s nest** – knocking it down, it’s hallowed, no insects are in the nest
- d. **2 Contracts in place** – landscape maintenance contract \$1200 per month; smart water company for sprinkler system - \$325 for the turn off
- e. **Andia** is stepping down as chair but is staying on the Committee for 6 months for transition; we need three people for the committee – Elizabeth wants to volunteer on the committee, so we’ll have three Holly, Mina and Elizabeth for the Landscape Committee

9. Reserve Committee Report

- a. **Community Mailbox** – looks pretty, very nice, no wet mail, mail is hot when it’s taken out
- b. **Neighborhood Sign (Gene/Natalie)** – 3 quotes and then Reserve Committee meets to decide on which option; backstory – semiannual meeting, Reserve Committee agreed to spend up to but no more than \$8k, we identified the vendor but didn’t include the permitting, spoke to Fairfax County and looked at the rules and decided that there is a site obstruction near the Accotink and Hanson corner; we determine that there is an alternate location, we can only place the sign at major vehicle intersections, size restrictions and distance restrictions; we have three quotes for that same design that Andia created, the signs are varied in prices, we are doing the permit ourselves, we have ranges from \$7k to \$8k and Natalie asked a fourth company but the quote came in at \$25k. We have three quotes – the most cost effective is Signs by Tomorrow quote; Andia puts a motion to refer to the board to accept the Signs by Tomorrow quote; all the members of the Reserve Committee were in attendance at this meeting and agreed to propose the Signs by Tomorrow quote to the board; the next step is to go to the county and place the sign by the entrance of the neighborhood; once we have the county approval, it would take a month to get the sign up
- c. **County Liaison** - Donna is going to assist with being the County Liaison and work with Natalie on getting the approval from the county
- d. **Reserve study** – have to do them every 5 years; we are hoping that we don’t have to do a full reserve study but a modified version of the study so that it’s cheaper and still be in compliance with the state; we are a year past but we are not aware of the penalty of not

doing the reserve study; it's possible the county will penalize us; the goal is to do an update or a "lite" version of the reserve study; the reserve study is supposed to look at our reserves and lay out what is supposed to be done and having the funding for it; to avoid a special assessment; at the moment two homes are up for sale

10. New Business

- a. **Nomination and vote for Vice President** – it's a 3-year term, motion to nominate a person for the Board; Laura nominates Natalie, Andia seconded it – all 19 are yes to Natalie as the new Board member for a three-year term
- b. **Amend the TOA Declaration to extend the ARC** (read them at the meeting) – the declarations show that ARC is only in force for 20 years so we have to re-instate the ARC; last time was 2004 when ARC was established; Gene read the section of the declarations that is re-instating the ARC; if we vote No then the board takes over the ARC; If we vote yes, then ARC remains – all 18 yes to extend the vote for 20 years; 1 household was neutral; we have to send out the amendment to all the individuals to sign and then return the document to Kerri for documentation
- c. **Speeding on Hanson/Accotink** – slow down, be mindful, parking on Accotink and be mindful, 10 feet from driveway; don't leave trash cans out; noise and be mindful of noise in the neighborhood
- d. **Dark Skies Initiative** - Be mindful of the county and their dark skies initiative and how bright the lights can be and where they shine, there can be zoning violations, light pollution has causes so much toward nature and wild animals, contained within your property at a certain lamination level, there are links online under "dark skies".
- e. **Halloween** – tables and stay outside to do a block party to get everyone out for a neighborhood party
- f. **Committees** – please join a committee and get engaged, we want to better our neighborhood nice and be sensitive to your neighbors too; live in a nice part of Alexandria, Lorton.

Adjourn meeting

Attendees:

Gene A
Marie J
Ray A
Matt M
Mina B
Elizabeth D
Laura A
Steve L
Martin A
Janice B

Jean-Marie S

Andia D

Natalie N

Daniele L

Caryl V

Kerri D

Proxy:

Fernando T

Xavier V

Edsel G

Jim S