

Glencannon Annual Homeowners' Association
Annual Meeting Minutes
Wednesday, March 11, 2009

President Gene Donohue opened the meeting welcoming everyone in attendance and introducing the 2008-09 Board Members present. Gene went on to recognize and thank the volunteers for the Architecture Review Committee, the Social Committee, the Maintenance Committee and the Safety/Traffic Calming Committee. Three new families were welcomed to the neighborhood in the past year.

The Annual Meeting Minutes from the 2008 Board Meeting were not read aloud, but had been made available to all residents on the Glencannon website. MM made a motion to approve the minutes from the 2008 Annual Meeting with a second from DC. The 2008 meeting minutes were approved.

The nominees for the 2009-10 Board of Directors were introduced and completed ballots were collected for a vote. Nominees were: Janine Bruhn, Chris DeLacy, Bettina Donohue, Maha Giavis, and Melissa Mannino.

Gene Donohue briefly highlighted the accomplishments of the 2008-09 year. Accomplishments include: holding four Socials, reviewing seven architecture requests, updating and distributing new community directories, creating a new community email account, publishing three newsletters, gaining County and community approval for traffic calming plan along Garrett St., and holding a successful common grounds clean-up and two stream bed revetment projects.

Committee Reports

Social: Katherine Brown reported that there were four very successful social events held during the past year. Over the summer, residents enjoyed two happy hours. In September, over 60 residents and 25 children attended an Oktoberfest party held at the Granholm's. The Association provided wonderful food and fun for all who attended, and a special thank you goes out to EG and AG who tirelessly prepared the food and hosted the party in their yard. And in October the community enjoyed the Annual Halloween Parade down Garrett Street. This year was special because the parade was led by two fire trucks and an ambulance from the Volunteer Fire Department. After the parade, residents enjoyed a happy hour in the park. There was general consensus from members present that they would like to see an annual event like "Oktoberfest" continue.

Communications: Katherine Brown reported that three newsletters were produced during the past year. A new community email account was created (glencannonHOA@gmail.com) to replace what Carmody Bornemann had been doing so graciously for the community the past four years. Katherine explained that control of this new account will be easily transferred from Board to Board each year providing continuity within the community. A new Glencannon Directory was edited and published in January 2009. In addition, the secretary had the Glencannon

website (www.glencannon.info) updated by our website management company as needed throughout the year.

Traffic Calming: Gene Donohue expressed his gratitude toward the volunteers in the community who worked hard the past two years to get the Traffic Calming Measure passed. In November, 2008 neighborhood residents from Glencannon and the surrounding affected areas voted on a traffic calming plan on Garrett Street that included one raised crosswalk at the main entrance to our common grounds area, and a multi-way stop at the intersection of Garrett and Gerken. Seventy percent of the 115 issued ballots were cast. Of the residents who responded, 82% indicated approval for the traffic calming plan. Fairfax County Board of Supervisors approved Garrett Street "R-TAP" traffic calming plan on January 19, 2009. Implementation is scheduled for Spring 2009. Gene was thanked by those present for his hard work and persistence in getting the measure passed.

Safety:

- Vice President Janine Bruhn reported that new signage went up in the common grounds in July reminding park users to keep the park area clean and safe by leashing and picking up after dogs (as per Fairfax County regulations). The signs have been vandalized multiple times in the past eight months with someone spray painting the sign and post each time (including vandalism the night before this annual meeting). The police have been contacted. LD asked if the community had seen the results (i.e. behavioral changes) that were hoped for as a result of posting the signs? He also asked for clarification about how much money the Board was spending for repairs each time. It was explained that initially the signs were replaced at a cost of about \$80 per sign, but the newer signs now have a coating that will allow paint to wash off which isn't as much of a cost to the community. The association members present expressed frustration that someone continues to vandalize the property, and hope that long-term, the behaviors of those persons letting their dogs off-leash and not cleaning up after them, might slowly change so that all may truly enjoy the common grounds.
- In January 2009 several car windows in Steeple Run, Tartan Court and Gerken Ave were painted with washable paints. No permanent damage was reported.
- Also in January 2009, one homeowner left a garage open all night and contents of their refrigerator were taken (beer, wine, sodas). A member present reminded all homeowners to look after one another and report if something looks strange at a neighbor's home (leaving a garage open late at night for instance)

Architecture: Janine Bruhn reported that seven architecture requests were processed and approved during the past year. Those were:

- Donohue (2) – deck addition and storage box addition
- Mannino – siding and shingle paint colors
- Blankenship – siding color

- addition Haislip – screened porch
- Giavis – siding paint color
- Mannino – addition/renovation

There was a comment from the floor about homeowners installing sheds on their property and whether or not that installation had to be approved by the architecture committee. The board will consult the rules and regulations and amend practices if necessary.

Maintenance:

- The annual Spring Clean Up was held April 12th with numerous residents coming out to help. No Limit Tree Service was on hand to remove and chip trees that posed a danger to residents using the park. The Association paid three workers from Prestige Lawn Service to help and residents spread mulch around the playset.
- NL was thanked by the board for her hard work in keeping the Garrett Street/Lawyers Road entrance beautiful throughout the year. Noreen also mentioned that CD had been helpful during the past year.
- Several large trees fell throughout the year in the common grounds area. The board thanked AC, JM, TL and JP for graciously coming out each time with their chainsaws to help clear the walking path.
- TL worked hard during the past year overseeing a stream revetment project in the creek. He and a team of volunteers used old Christmas trees to shore up the banks of the creek to help stop the massive erosion. So far, the project seems to be working. A resident from another community even came to observe the tree installation and take the information back to his community.
- On June 14th of last year, residents came out to hear a representative from the Virginia Dept. of Forestry discuss helpful and harmful plant species in our common ground area.
- Gene Donohue reminded residents that the Association contracts with Prestige Lawn Service for common grounds mowing and maintenance. Prestige is offering a rebate to the Association if Glencannon residents sign up for lawn service with them for the season. Prestige will give the community \$50 per new client (does not apply to existing Prestige clients). Contact at Prestige: David Schreiner 703-449-6026
- There was a comment made from the floor about the loss of such wonderful trees in our neighborhood. It is hoped that as these trees are taken down, or fall on personal property, that homeowners will replace them so that we continue to have the wonderful curb appeal along the streets.

Treasurer's Report: Joe Hall reported that with 74 houses paying dues of \$160 (based on the increase that went into effect for 2009-10 dues), we collect \$11,840 annually. About 60% of our income is spent on Common Area Maintenance, 20% on Miscellaneous expenses (community events, insurance, PO Box, office expenses, etc.), and the remainder will be operating surplus

and should be available for our Reserve Account every year. A 7-month certificate of deposit was purchased in March 2009 with \$8500 going into the account at an interest rate of 1.79%.

During the past year, Common Area Maintenance was about \$1000 less than budgeted, Community Events were about \$500 more than budgeted, leaving actual expenses within \$600 of the budgeted amount. The proposed budget for 2009-10 slightly decreases the Common Area Maintenance expenses, increases the Community Events budget by \$500 and puts \$2000 aside in the reserve account. There was a question from a member about the regulations on HOAs in terms of “making money” on accounts. It was explained because we are not a 501(c)(3) we are fine with simple interest bearing accounts, providing that money goes back into the bank account of the HOA. It was suggested that we contact our Virginia State Organization that regulates HOAs to clarify.

There was a motion by David Custer to approve the 2009-10 proposed budget with a second from HL. The proposed budget for 2009-10 was passed.

New Business

LD suggested that the Board begin informing residents of the time/date/location of monthly board meetings and posting meeting minutes through email each month. There was discussion about making sure all personal information was kept private, LD made a motion for the Board to send out monthly meeting minutes, absent any personal data, within 20 days of the monthly meeting. DC seconded the motion. The majority of homeowners agreed, so the proposal will go to the incoming Board.

There was a question asked about the status of the Lawyers Road Park. The Board commented that at the time, Fairfax County did not have the funds to go forward with the project, and that resident Charley Ferrara was staying on top of the issue. Should there be any movement, the community would be informed.

Everett Gaston expressed concern about the pair of Canadian Geese which seem to have taken up residence in our community – they have been sighted for the last several weeks along Garrett Street, Tartan Court and Steeple Run. There is a concern that the pair may lead to “many geese” which would pose a cleanliness issue in the community. The incoming Board will look into what can be done to get the geese to leave.

DH suggested that the community might be interested in study results from other HOAs on energy savings within the community, and ways homeowners could save on things like window replacement, roofing, etc. as a group. This could save individuals in our community money if a group of residents decided to all have a energy saving project completed at the same time (for instance if several residents thought it was a good idea to replace existing windows, those residents might be able to get a discount on services through a single contractor). David will email the information to the Glencannon email address for distribution to the community.

Board Election Results: The nominees for the Board for 2009-10 were elected unanimously by the members present.

Meeting adjourned at 8:40 p.m.