



# Glencannon Homeowners' Association

## 2010 Annual Meeting

Flint Hill Elementary School

March 9, 2010

# Agenda

- Board Member & Committee Member Introduction
- Welcome New Neighbors
- Approval of 2009 Annual Meeting Minutes
- Balloting for 2010/11 Board Members
- Accomplishments in Brief
- Board Member/Committee Reports
  - Community Events
  - Communications
  - Safety
  - Architecture
  - Maintenance
- 2009/2010 Budget Overview
- New Business
- Results of Board Election

# 2009/10 Board

- President – Melissa Mannino
- Vice President – Janine Bruhn
- Secretary – Bettina Donohue
- Treasurer – Maha Giavis
- At Large (Maintenance) – Chris DeLacy
- Ex-Officio – Katherine Brown

# 2009/10 Committees

- Architecture
  - Ron Tharrington
  - Kristen Peterson
  - Victor Gialleonardo
  - Katherine Brown
  - Janine Bruhn
  
- Social
  - Katherine Brown
  - Janine Bruhn
  - Maha Giavis
  - Shannon DeLacy
  - Melissa Mannino

# Welcome New Neighbors!

- The Cemovics -10024 Lochness Ct.
- The Limoueis – 9927 Tartan Ct.
- The Griffiths – 2230 McChesney Ct.



# 2009 Annual Report Minutes

Posted Online at:

<http://glencannon.info/newsLetters/2009annualMeetingMinutes.pdf>

# Balloting

## Glencannon Community Association 2010-11 Board of Directors Election Ballot

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### Instructions:

- \* One vote per household
- \* Mark an "X" by the name of each candidate you are voting for
- \* Additional nominations will be taken from the floor. Please determine in advance that the candidate is willing to serve.
- \* Bring ballot to annual meeting and hold for collection

Please vote for five:

\_\_\_\_\_ **Chris DeLacy**  
\_\_\_\_\_ **Vic Gialleonardo**  
\_\_\_\_\_ **Noreen Linnemann**  
\_\_\_\_\_ **Jan Metz**  
\_\_\_\_\_ **Kristen Petersen**  
\_\_\_\_\_ write-in \_\_\_\_\_  
\_\_\_\_\_ write-in \_\_\_\_\_

# 2009/10 Accomplishments in Brief

- Improved Communication between Board and Neighborhood
  - Distribution of HOA Monthly Meeting Meetings
  - Published three newsletters
  - Use of centralized a community email account to share information about events in neighborhood and resources available to residents
- Held one successful common grounds cleanup
- Held 3 Social Events
- Reviewed 2 Architecture Requests

*Each of These Will Be Discussed Further*





# Committee Reports

# Communications Report

## Improved Communication between Board and Neighborhood

- Distribution of HOA Monthly Meeting Meetings
- 3 Newsletters Issued
  - May, September and December
- Use centralized community email account to share information about events in neighborhood and resources available to residents
  - [GlencannonHOA@gmail.com](mailto:GlencannonHOA@gmail.com)
- Enhanced Website by adding original Builder Materials and Plans
  - [www.Glencannon.info](http://www.Glencannon.info)

# Safety Report

- Common Area
- Traffic Calming
- General Safety

# Architecture Report

- Architectural Committee reviewed and approved two requests.

# Community Events

- Hosted 3 Social Events
  - 2 Spring Happy Hours
    - March 2009 at Residents' home
    - June 2009 in Glencannon park
  - Annual Fall Festival Halloween Parade and Dinner
    - A Celebration for C. Brisach
    - Oct. 2009 Held on Tartan Court Cul De Sac
    - Old fashioned Fire Engine for Parade
    - Catered by Baja Fresh

# Maintenance Report

- The Spring Park Clean Up was held on Sunday, April 19.
- Neighbors and the hired crew collected debris in the park and creek stream and piled it along the path for contractor to handle when the chipper is again available.
- Used No Limit Tree Service and Perez Landscaping

# Maintenance Report, Cont.

- A Special Thank You to N. Linnemann for her continued dedication to maintaining the landscaping around the Glencannon entrance on Lawyer's Road

# Maintenance Report, Cont.

- Recommendations for new board:
  - Common area mowing contract
    - Recommend obtaining estimates to ensure still getting competitive pricing
  - Replace fence between common area and Lawyers Road
    - Discuss written estimate
  - Budget for common area tree and branch removal as needed; and
  - Replace/replenish common area playground mulch.





# 2009/2010 Budget Highlights

# 2009/2010 Budget

- Income
  - Dues are \$160 per household.
  - At 74 houses, we receive \$11,840 annually
- Expense
  - About 60% of our income is spent on Common Area Maintenance
  - About 23% is spent on Misc. Expenses such as community events, insurance, website maintenance, etc.
  - 17% is set aside in the reserve account
- Reserve Account
  - \$8,500 set aside from previous year
  - \$2,000 budgeted for set aside
- Certificate of Deposit-
  - Reserve Account set aside has been reinvested in a 7 month, \$8,500 C/D, paying with interest at .25% purchased from BB&T Bank

# 2009/2010 Budget, Cont.

- Budget to Actual Comparison for Current Year
  - Actual Income was same as Budgeted
  - Common Area Maintenance was about \$495 more than Budgeted
  - Community Event expenses was \$354 less than budgeted with 3 well attended and successful events.
  - Surplus in Office Expenses by \$318 due to no new directories or other costs
  - Va Real Estate Board Registration increased due to new laws in the way we are assessed and how we pay fees
  - Overall, surplus in actual expenses by \$415

# 2009/2010 Estimate vs. Actual Budget

Glencannon Community Association				
Budget Report				
2009/2010 Actual vs. Budget				
	2009/2010 Results			2009/10 BUDGET
	ACTUAL TO 2/28/2010	Estimated March '10	Total Actual & estimated	
<b>OPERATING BUDGET</b>				
<b>INCOME</b>				
Dues-current (@ \$160/household)	8,480	3,360	11,840	11,840
Dues-prior	1,930		1,930	0
Interest	2	0	2	2
Other			0	
<b>TOTAL INCOME</b>	<b>10,412</b>	<b>3,360</b>	<b>13,772</b>	<b>11,842</b>
<b>EXPENSES</b>				
Electric	201	17	218	300
Common Area Maintenance	6,995		6,995	6,600
Community Events	848		848	1,000
Website Maintenance		250	250	250
Insurance	444		444	450
Office Expense	182		182	500
Va Real Estate Board Registration	77		77	50
State Corporation Commission	50		50	25
P.O. Box Rental	92		92	84
Vienna Volunteer Fire Department	100		100	100
Other			0	200
<b>Total Expenses</b>	<b>8,787</b>	<b>267</b>	<b>9,053</b>	<b>9,459</b>
<b>Operating Surplus (Deficit)</b>	<b>1,625</b>	<b>3,093</b>	<b>4,718</b>	<b>2,383</b>
<i>Reserve account set aside</i>	2,000		2,000	2,383
<b>Operating Account Increase (Decrease)</b>	<b>-375</b>	<b>3,093</b>	<b>2,718</b>	<b>0</b>
<b>RESERVE ACCOUNT (Certificate of Deposit)</b>				
Set aside-current year	8,500	0	8,500	10,589
Interest Earned from CD	89		89	100
Set aside - current year	2,000		2,000	2,383
Changes against reserve account				
<b>Ending reserve account balance</b>	<b>10,589</b>	<b>0</b>	<b>10,589</b>	<b>13,072</b>
<b>Bank Account</b>				
Beginning Balance (4/1/09)	8,823	10,448	8,823	13,541
Operating account increase (decrease)	1,625	3,093	4,718	0
<b>Ending bank balance</b>	<b>10,448</b>	<b>13,541</b>	<b>13,541</b>	<b>13,541</b>

# Proposed 2010/2011 Budget

- Increase Common Area Maintenance budget by \$500
- Decrease Community Events by \$300
- Increase VA Real Estate Board Registration by \$50

# Proposed 2010/2011 Budget

Glencannon Community Association	
Proposed Budget	
2010/2011 Budget	
	\$s
<b>OPERATING BUDGET</b>	
<b>INCOME</b>	
Dues -current (74 homes @ \$160/household)	11,840
Interest	0
Other	2
<b>TOTAL INCOME</b>	<b>11,842</b>
<b>EXPENSES</b>	
Electric	350
Common Area Maintenance	7,000
Community Events	750
Website Maintenance	275
Insurance	452
Office Expense	500
Va Real Estate Board Registration	100
State Corporation Commission	25
P.O. Box Rental	90
Vienna Volunteer Fire Department	100
Other	200
<b>Total Expenses</b>	<b>9,842</b>
<b>Operating Surplus (Deficit)</b>	<b>2,000</b>
<b>Reserve account set aside</b>	<b>2,000</b>
<b>Operating Account Increase</b>	
(Decrease)	0
<b>RESERVE ACCOUNT</b>	
<b>(Certificate of Deposit)</b>	
<b>Beginning balance</b>	<b>8,589</b>
Set aside -current year	2,000
Interest on CD	90
Total charges	0
<b>Ending reserve account balance</b>	<b>10,589</b>
<b>Bank Account</b>	
<b>Beginning Balance (3/1/10)</b>	<b>13,541</b>
Operating account increase (decrease)	0
<b>Ending bank balance</b>	<b>13,541</b>



**New Business**

**2010/2011 Board**



**Thank You and Good Night!**