

Agenda

- Welcome & Introductions
- Administrative Trivia
- Introduce Board of Director Candidates - Voting & Ballot Collection
- Common Area Discussion
- Financial Highlights & FY 2016 Budget Vote
- Architectural Review Guidelines and Reminders
- Halloween Party
- Community Communications
- New Business
- Expressing Gratitude

Administrative Trivia

- Approval of 2015 Annual Meeting Minutes
(Copy of the minutes available as handout)
- Conduct a quorum count

Board of Director Voting

- President: Ken Neal
- VP Common Area: Joe Giacinto
- VP Architectural Review: Andy Griffin
- Treasurer: Joe Lauer
- Secretary: Julia Bargo

COMMON AREA ACCOMPLISHMENTS- 2015-16

- Cut down two invasive Chinese chestnut trees from play area
- Repaired broken small tree shields and fixed tree bark protectors in common area (needs further attention)
- Planted native species tree and shrub seedlings in common area
- Installed three bluebird boxes
 - 3 clutches of bluebirds and 1 of tree swallows; 12 bluebird chicks and 5 tree swallows
- Replaced broken planters at Garrett Road common area entrance
- Cleared downed trees from pathways
- Initiated vine clearing and invasive plant removal with available funds
- Repaired fence and completed vine and invasive plant clearing from fence, and trimmed trees and cleaned out junipers along Lawyers Road during **community workday**
- Secured maintenance of fence and juniper area along Lawyers Road under existing maintenance contract
- Removed fallen tree from playground area
- Damaged junipers pruned and missing ones replaced along Lawyers Rd
- Repaired playground equipment and replaced broken parts

Common Area Maintenance - Looking Ahead

- Repair damages in upper path
- Replace sapling protector shields/dead saplings
- Replace some tree bark protectors (bigger saplings)
- Cut deadwood away from pathways
- Cut down selected dead trees (e.g., playground)
- Hold community workday(s) for some/all of the above
- Re-negotiate common area maintenance for 2017-2018 to include area along Lawyers Road

Financial Highlights

FY 2015

- Overall – maintained budget despite common area challenges and achieved objective of meeting reserves commitment
- FY 2015 Spending
 - Common area maintenance is our largest expense (kept as low as possible with community support)
 - Added \$4,450 to HOA reserves
 - Lawyers fees
 - \$1,000 budgeted for contingencies
 - \$200 spent to employ Mercer Trigiani as our registered agent
 - Actuals near budgeted amounts for most other categories
- Bank account balances

Financial Highlights

FY 2016

- FY 2016 Budget – See handout for financial details
 - Dues increase to \$275 per homeowner
 - Common area maintenance increase to \$9,000
 - Increased amount of reserves deposit to \$5,000
 - Long range planning for EVENTUAL common area path repaving without a special assessment
- THANKS to homeowners who have paid their 2016 dues
- Discussion and vote to approve budget

ARCHITECTURAL REVIEW COMMITTEE (ARC) SUMMARY (2015-2016)

- THANK YOU to our homeowners for your compliance with the Glencannon ARC review process and intent - to maintain harmony and property values
- 7 applications total, including two major home additions and one new pool
 - All were approved as compliant with Glencannon standards and bylaws
- Review is required generally for any visible changes to the exterior of your home and property, with some exceptions (i.e., diseased tree removal) - if uncertain, contact the ARC
- The ARC application form is available on our HOA website; remember to provide sufficient information for review (description, plans, drawings, contractor quotes, etc).

Selling Your House

- Request the exterior of your house be inspected for compliance with HOA ARC Standards
- Ensure your HOA assessment is current
- Obtain Seller Disclosure Packet from board [\$50 fee payable to HOA]- required by Virginia law and regulations

Some Friendly Reminders

- After a snowfall remember to shovel your walkways or call a snow removal vendor- children and other pedestrians will be very grateful; ensure that your nearest fire hydrant is accessible.
- Keep your curb lighting maintained and operating - aids in safety and home security
- Trash and yard debris pickup - place trash receptacles curbside no earlier than the evening before & return them to their storage locations promptly after pickup. Secure trash and recycling on windy days and do not leave cans in the street for days.
- Trim shrubs and bushes along sidewalks to maintain a clear path
- Keep fences and gates maintained.

Halloween Party

- Thank you for your support!
- More than 100 neighbors in attendance, 40+ children
- Special thank you to
 - Vienna Fire Department
 - Katherine Brown, Erin Lauer, Shannon DeLacy, Debbi Tinkham, Kristen Petersen
 - Everyone who came and contributed to the fun

Community Communications

- Call or email a Board member with HOA or community concerns (e.g., vandalism, burglaries)
- Check Website for valuable information-
www.glencannonhoa.info
 - Password for Resident Info – 74Homeowner [case sensitive]
- email – glencannonhoa@gmail.com –
 - Use to communicate with the Board and the community.
 - Submit architectural review applications

Uses of Glencannon email

- We use email as our preferable form of communication:
 - Neighborhood and local crime
 - Suspicious activity
 - Weather related emergencies
 - Neighborhood events and meetings
 - Due to the popularity of email, we have deferred a paper newsletter this year

Glencannon emails

- We try to avoid using our list-serve email for any the following reasons:
 - Endorsement of a particular contractor or service
 - Advertisement on behalf of neighbors
- We will not circulate your email addresses

Board of Director Election Results

New Business

- Community Emergency Response Team Training

Expressing Gratitude

- Thanks to homeowners who contributed time and resources on behalf of the community
 - Debbi Tinkham
 - Noreen Linnemann
 - Carolyn Dangelmaier
 - Katherine Brown, Erin Lauer, Shannon DeLacy, Kristen Petersen
 - The Condes, Kipps, Gaston, Mannino, Petersen, Schmiedekamp, Rohrbach, and Schraml families
 - Elizabeth Weihmiller