

A photograph of a residential area with a large stone sign that reads "GLENCAANNON". The sign is set against a backdrop of green trees and a paved road. In the foreground, there is a well-maintained garden bed with various plants, including tall grasses and small red and white flowers. A concrete sidewalk runs along the left side of the garden.

Glencannon Homeowners Association

**Annual Meeting
March 27, 2022**

AGENDA

- ▶ Welcome & Introductions
- ▶ Meeting Logistics
- ▶ 2022 Board and Budget Voting
- ▶ 2022 Board of Directors Candidates
- ▶ Common Area Discussion
- ▶ Financial Highlights & FY 2022 Budget
- ▶ Architectural Review Happenings
- ▶ Community Communications
- ▶ New Business/Wrap Up

MEETING LOGISTICS

- ▶ This is an informational meeting, voting will not be conducted during the meeting
- ▶ Please hold questions until the end of each portion of the meeting
- ▶ Participants will be muted to minimize background noise
- ▶ Please raise hand or add a comment to the chat box if comments/questions

2022 BOARD AND BUDGET VOTING

- ▶ **Both ballots were due 3/26/22 @ 5pm** but will be collected until the 29th.
- ▶ Ballots have been distributed to the community via email and hardcopy
- ▶ Hand deliver signed ballots to the HOA Secretary at the following address: Melody Yazdani, 10025 Lochness Ct. **OR** send to the community email glencannonhoa@gmail.com
- ▶ The HOA Secretary will count the ballots and provide results to the community via email

2022 BOARD OF DIRECTORS CANDIDATES

- ▶ President: **Kristen Anstrom**
- ▶ VP Architectural Review: **Colleen Linthicum**
- ▶ VP Common Area: **Mark Anstrom**
- ▶ Treasurer: **Tom Loftus**
- ▶ Secretary: **Christine Traylor**

COMMON AREA ACCOMPLISHMENTS 2021-2022

- Removed 11 dead and dangerous trees from the common area.
- Held 2 (Spring and Fall) Community Cleanups.
- Installed tree/deer protection around a dozen small trees throughout park.
- Mulched common areas.
- Cleaned the park sign.
- Planted 4 new trees by the playground.
- Repaired broken fences.
- Cleaned up trash from creek and removed broken play-set that had washed downstream.
- Pruned Crepe Myrtles to fight off disease.
- Repaired and maintained front entrance lights.
- **Cost of removing dangerous or downed trees is becoming more of a budget item.**



COMMON AREA MAINTENANCE - THANK YOU!

We held both a Spring and Fall Cleanup with many neighbors attending. In addition, a special thanks to:

- ▶ Noreen and Hugh Linnemann who continue to help beautify the neighborhood entrance at Lawyers Road.
- ▶ Dennise Davis who has helped keep an eye on the crepe myrtles at the front of the park entrance to keep them from succumbing to disease as well as ensuring the smaller trees we planted over the years are protected from the deer.

COMMON AREA MAINTENANCE – LOOKING AHEAD

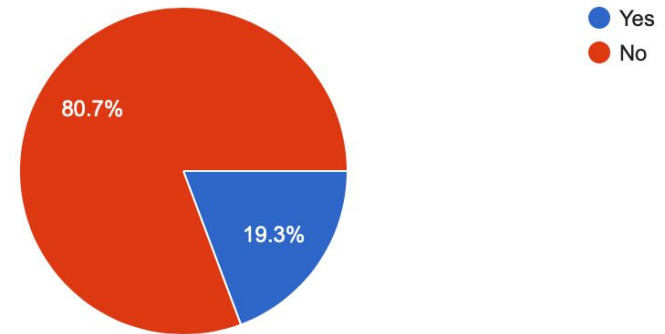
- ▶ Scheduled Maintenance for maintaining the paths. We have allotted funds to be used for sealing and maintenance.
- ▶ Playground needs to be re-mulched every 2 years to maintain a safe base. Will be done as part of the community clean-up efforts. Next mulching is due this Spring 2022.
- ▶ Add additional playground equipment as desired by community.
- ▶ Continue to monitor the health of trees throughout common areas and near property lines, and ensure enough funds are available for safe removal.
- ▶ Friendly reminder - If you see something, say something

PATH WIDENING SURVEY

- ▶ We received estimates from 3 different vendors ranging from \$35K-\$45K to widen the path.
- ▶ Current reserves = \$21K
- ▶ Total of 57 response from Path Survey
- ▶ 81% do NOT want to widen the path using HOA funds.
- ▶ 19% DO want to widen the path using HOA funds.

Would you like to see the existing lower path be made wider?

57 responses



Due to lack of interest we recommend tabling this idea.

RETURN OF THE HALLOWEEN PARTY

- ▶ The Lochness cul-de-sac hosted the annual 2021 Halloween Parade and Party on Oct 23. It was a great turnout and a big thank you to all the folks who helped make it a success.
- ▶ This year we added a second bounce house to help accommodate the littlest of children.
- ▶ A special thank you to Kristen Anstrom for organizing and providing the second bouncy house and to the Stephenson's for providing the keg.



FOOD TRUCKS!

- ▶ This year we decided to help foster community engagement in a pandemic world using food trucks. We found that these were an easy way to do an outdoor community gathering at no cost to the HOA.
- ▶ Pictures don't show it well, but we had at least 30-45 people turn out each time.
- ▶ 4 Food Truck Events during the summer months
 - ▶ Ford's on the Road - Lobster Rolls (twice)
 - ▶ Zainy's Flyin' Grill - Puffy Tacos
 - ▶ Hangry Panda - Asian tacos and Pho
- ▶ More food trucks will be planned for this summer.



MOST RECENT TREASURER'S REPORT

February 1-28, 2022

Dues

- a. 74 units paid for 2021
- b. 48 units paid for 2022

2. Transactions since 2/1/2022

- a. Credits (Income) \$10,461.54 [Bank interest, 2022 dues]
- b. Debits (Expenses) \$2,032.40 [Electric, PO Box rental, tree removal]

3. Fund balances as of February 28, 2022

- a. Budget Check book: \$ 30,567.73
- b. Reserves Check book: \$12,667.01
- c. TRUIST CD 7809 \$8,748.39 (matured 02/07/2022 @0.010%)
- d. Reserve Total: \$21,415.40
- e. Grand total: \$51,983.13

2022-23 DUES

- ▶ Dues notices were sent out Jan. 10, and **11** units are past due as of March 10.
- ▶ Dues are currently \$317 per year.

BUDGET SUMMARY (FY 2021-2022)

PROPOSED BUDGET (FY 2022-2023)

GLENCANNON COMMUNITY ASSOCIATION 2021-2022 Budget

2/28/2022

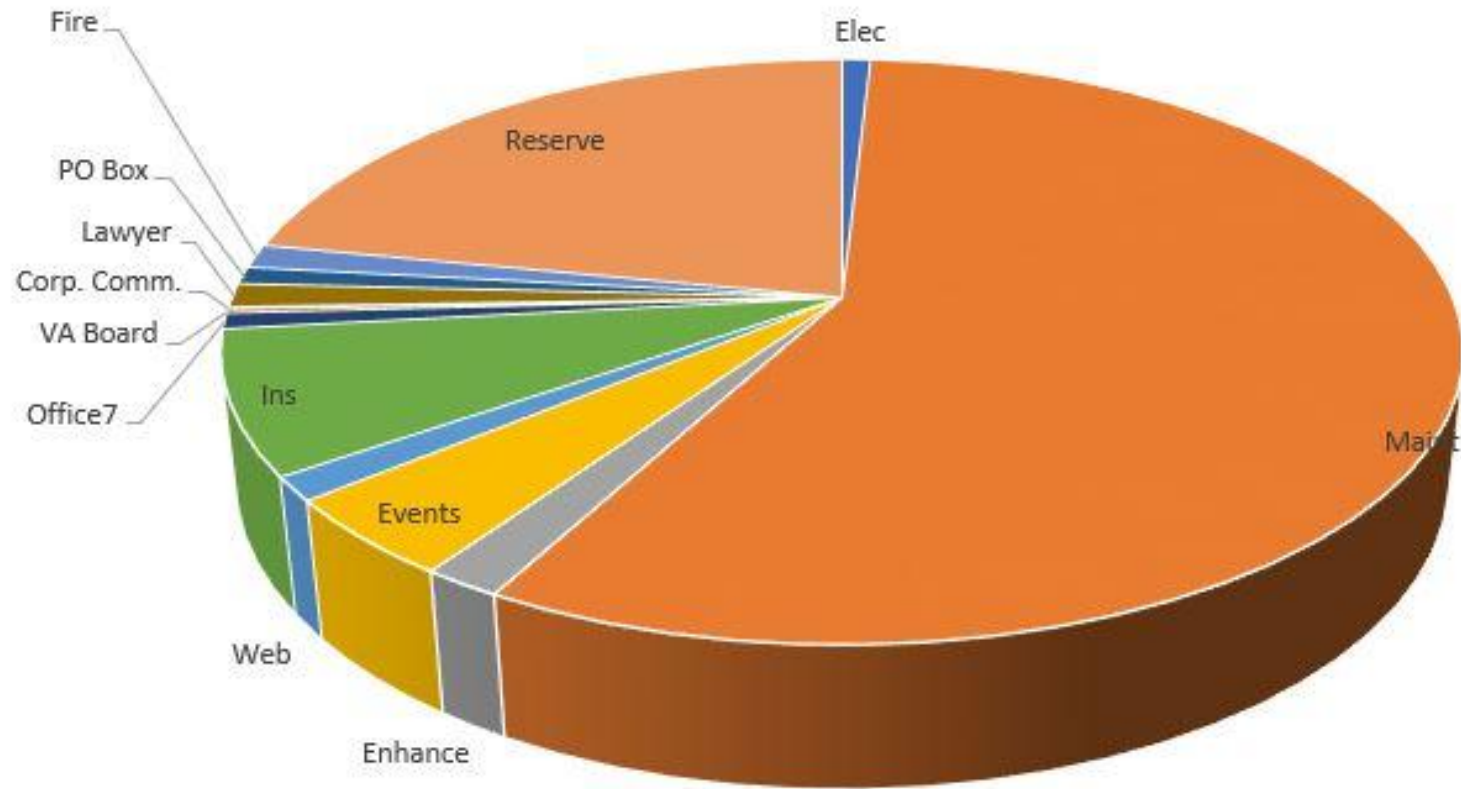
	2021/2022 Cumulative	2021-2022 Budget	2022/2023 Proposed
Income			
Dues:			
2021 Dues	\$22,348.00	\$ 22,348.00	
2022 Dues (60 paid)	\$19,020.00		\$ 23,458.00
Overdue dues interest charges	\$12.08		
Interest received bank accounts	\$1.82	\$ 10.00	\$ 10.00
Home sale documentation	\$100.00	\$ 100.00	\$ 100.00
Reserve transfers to checking			
Total Income	\$41,481.90	\$ 22,458.00	\$ 23,568.00
Cash on hand, 4/1/2021 (plus 2021 dues)	\$3,187.36		
Cash on hand, 4/1/2022 (plus 2022 dues)(Est.)			\$ 6,941.73
Expenses			
Electric	\$170.67	\$ 200.00	\$ 200.00
Common Area Maintenance	\$6,715.01	\$ 11,500.00	\$ 13,000.00
Common Area Enhancement		\$ 750.00	\$ 400.00
Community Events	\$956.03	\$ 650.00	\$ 1,000.00
Web Site Maintenance (Godaddy) June		\$ 300.00	\$ 300.00
Insurance - (July & Nov)	\$1,713.00	\$ 1,800.00	\$ 1,800.00
Office Expense		\$ 200.00	\$ 200.00
VA Real Estate Board (March)*	\$50.00	\$ 20.00	\$ 50.00
State Corporation Commission (Sept; IRS form 990N)	\$25.00	\$ 25.00	\$ 25.00
Lawyer fees	\$250.00	\$ 500.00	\$ 300.00
PO Box rental (Feb)	\$216.00	\$ 200.00	\$ 220.00
Refund Dues paid in advance, 2021 (Cleveland)			
Vienna Volunteer Fire Department (Oct)	\$200.00	\$ 200.00	\$ 300.00
Reserve Allocation		\$ 5,000.00	\$ 5,000.00
Total Expense	\$10,295.71	\$ 21,345.00	\$ 22,795.00
Estimated remaining expenses, 2021-22	\$ 10,430.00		
Estimated total expenses, 2021-22	\$ 20,725.71		

[Lawn contract, reserves transfer, Electric, Office expense]

Bank Balances as of 2/28/2022:

Checking	\$ 30,567.73	(Includes 48 2022 dues with 12 more dues awaiting deposit)
Reserve checking	\$ 12,666.91	
Truist CD	\$ 8,748.39	

Proposed Budget Expenses, 2022-23



ARCHITECTURAL REVIEW COMMITTEE (ARC) SUMMARY (2021-2022)

- ▶ There were 2 requests for HOA packets for home sales.
10027 Garrett & 9919 Steeple Run.
- ▶ There were 8+ Architectural Review requests ranging from porch additions, new decks, revised fences, updated siding & new windows.
- ▶ Reviews are typically turned around in about 1-2 weeks.
- ▶ All requests were handled via email
glencannonhoa@gmail.com with in-person meetings where required.
- ▶ Thank you to Amy Peltier, Colleen Linthicum & Sahar Granholm for serving on the ARC!

ARCHITECTURAL REVIEW SUBMISSION

- ▶ Review is required generally for any visible changes to the exterior of your property. For example:
 - ▶ New shed, deck, patio, porch or fence
 - ▶ New front door or garage door
 - ▶ New siding, paint, or color palette
 - ▶ *Significant* new landscaping or hardscaping.
 - ▶ New windows or shutters
 - ▶ Major renovations to the exterior of the home. Additions.
 - ▶ New pool or play equipment
 - ▶ New roof (architectural shingles of the same color)
 - ▶ If uncertain, contact the ARC
- ▶ **The ARC application form is available on our HOA website <http://glencannonhoa.info/> – ‘Architectural Review’ tab along with the Architectural Review Standards.**
- ▶ The goal of the Architectural Review committee is to work with neighbors to ensure that the proposed work conforms with Architectural Standards. No application was outright rejected.

SELLING YOUR HOUSE

- ▶ Request the exterior of your house be inspected for compliance with HOA ARC standards
 - This typically focuses on the front yard light and property fence
- ▶ Ensure your HOA dues are current
- ▶ Obtain Seller Disclosure Packet from Board [\$50 fee payable to HOA] - required by Virginia law and regulations

COMMUNITY COMMUNICATIONS

- ▶ Call or email a Board member with HOA or community concerns (e.g. common area, vandalism)
- ▶ Check Website for important information-
www.glencannonhoa.info
 - Password for Resident Info – 74Homeowner [case sensitive]
- ▶ Email – glencannonhoa@gmail.com
 - Used to communicate with the Board and the community
 - Submit architectural review applications (architectural review documents located on HOA website)

Unofficial Facebook Group

- <https://www.facebook.com/groups/273442931011093/>
- Official communication is sent through email or US mail.

GLENCANNON EMAIL

- ▶ We use email as our preferred form of communication:
 - Neighborhood events and meetings
 - Neighborhood and/or local crime
 - Suspicious activity
 - General community issues / relevant information
- ▶ We will not circulate your email addresses
- ▶ Please make sure that we have your correct email address
 - Send directory updates to the Glencannon HOA email
 - We will distribute the new directory in the next few weeks.

NEW BUSINESS

- ▶ Open the floor for new business
- ▶ Conclusion of meeting