

# **Glencannon Community Association 2017 Annual Meeting March 12, 2018**

Meeting held at Flint Hill Elementary School in the Cafeteria.

The meeting was called to order at 7:55 p.m. by Kevin Bargo, President.

## **Welcome**

President, Kevin Bargo, introduced the current Glencannon HOA Board of Directors: John Kipps, Vice President - Common Areas; Randy Stephenson, Vice President – Architectural Review; Roy Guenther, Treasurer; Robin Forest, Secretary; Ken Neal, Ex-Officio. Kevin thanked the Glencannon homeowners who were present for attending.

## **Agenda**

- Welcome & Introductions
- Administrative Items
- Introduce Board of Director Candidates - Voting & Ballot Collection
- Common Area Discussion
- Financial Highlights & FY 2018 Budget Vote
- Architectural Review Guidelines and Reminders
- Social Event(s)
- Community Communication
- New Business/Wrap Up

## **Administrative Items**

Kevin reviewed the following meeting agenda and made a motion to approve the 2016 meeting minutes; the motion was approved. The count of homeowners present at the meeting and those who sent in proxy votes indicates that we do have quorum.

## **Common Area Accomplishments**

John Kipps reviewed/recapped the major activities and accomplishments over the year, including the following:

- Community Cleanup Day
- The new asphalt put down on the trail
- New signage placed in the community park
- The cutting down of trees in the park that are adjacent to homeowner property fence lines
- The replacement of a flood light at the entrance to Glencannon

Looking ahead, we plan to do additional maintenance along the path in the park, including sealing the trails. We will also be planting some new shrubs at the Glencannon entrance; performing some repairs to the playground equipment; and replacing the signpost on the upper trail. Mid-May is the timeframe targeted for the next annual cleanup day.

Kudos given to John for all the time, work, and dedication he's given over the past year to keep our common area in looking great.

Ken Neal asked a question regarding the state of the trees that were planted during the Cleanup Day last May. John responded that of the 4 crape myrtles that were planted, 1 was stomped by deer. Overall, we've been cutting down more trees than we're planting. In the last wind storm we lost 5 trees. A number of the pine trees are dying out; we need to think about replacing them.

## **Financial Report**

Kevin began by reviewing the Bylaws, Article XI-Assessments Section 3.(a), explaining how we arrived at the amount of this year's dues increase. He also explained the importance of keeping our reserves up while we have still have expenses with the trail and park maintenance.

Roy Guenther gave an update of the annual dues paid to date: 63 of the 74 homeowners have paid this year's dues.

Roy continued with the 2017 highlights—Though we did have some significant expenses over the past year (most notably the work on the trails and tree maintenance), there were sufficient reserve funds available to cover those expenses without having to impose a special assessment. The proposed budget for next year is pretty flat. We've added \$200 to next year's budget (there was an increase in our insurance premium, and we added an additional \$50 to the social budget). A significant amount has been identified for transfer to our reserve account in preparation for future expenditures that would need to be covered outside the annual budget. Whether this or an increased amount will be transferred to reserves is a decision for the new Board to make.

Question: What is covered by attorney fees? Kevin responded that it includes papers that we need to file with the state. In the past we've worked with attorneys to review the Governing Documents, which consist of the following:

- Articles of Incorporation
- Covenants (Declaration of Covenants)
- Bylaws

Roxane Maywalt asked a question regarding the dates of our fiscal year. Our fiscal year is April 1 through March 31 of each year. This was followed by a discussion of some of the budget figures presented on the Operating Statement.

Roy made a motion to adopt the budget for next year; the motion passed and the budget was approved.

## Architectural Review Guidelines

Randy Stephenson indicated that it was a fairly quiet year for the Architectural Review Committee (ARC). There were a total of 3 applications submitted during the year (all of which were approved).

We expect 2 homes to be going on the market this spring. Before any home sale the exterior of the house must be inspected and outdoor lights/lantern must be lit. You must also ensure that your HOA assessment is current, and obtain a Seller Disclosure Packet. The Seller Disclosure Packet includes the Articles of Incorporation, the Bylaws, and the Architectural Review Guidelines, etc. This packet is in electronic form, including a template that can be tailored for each sale. We charge each seller \$50 for this packet.

For all homeowners remember that 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.

## 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. (This aids in safety and home security.)
- Trash and yard debris pickup - place trash receptacles curbside no earlier than the evening before and return them to their storage locations promptly after pickup. Secure trash and recycling on windy days and don't leave cans in the street for days.
- When walking your pets, make sure to pick up after them.
- Keep fences and gates maintained.

Debbie Tinkham mentioned that the Stop sign is down on the corner of Garrett and Gerkin streets. The Board took this item for action and will contact VDOT and/or Fairfax County to initiate repairs.

Charley Ferrara asked if there was any specific reference in our Governing Documents concerning tearing down a house in our community and rebuilding.

Randy responded that there is no specific language in our Bylaws about tearing down an existing house but there are guidelines about preserving the appearance to be consistent with the neighborhood.

Bob McCarthy added that this was discussed with previous Boards, and our documents lack specificity.

Debbie Tinkham mentioned that HOA's in Virginia have very little legal recourse.

Charley followed up by saying that we should be prepared; we should, as a community,

be working towards having something written down to address this situation should it arise.

Randy mentioned that some of the guidelines are specific (such as 3 car garages and the types of shutter) but they're limited.

Andy Griffin mentioned that there are also guidelines about how set back from the property homes must be and also the height of the homes to maintain the character of the neighborhood.

Roxane Maywalt mentioned that our properties are losing value due to new construction around us.

Randy concurred saying that lots within walking distance from us are worth more than lots in our neighborhood (with the house).

## **Community Communications**

Robin Forest provided highlights of last Fall's Halloween Event. Approximately 85 neighbors attended the event (46 adults and 38 children). Thank you to all who helped make this a fun and memorable event.

Quarterly Newsletter—Robin requested that neighbors please send in any ideas for articles or reminders that would be helpful to the community.

The next Directory will be published in early summer. Robin reminded neighbors to make sure their information in the current directory is accurate. If it is not, please email any corrections to the Glencannon mailbox to ensure emails/phone numbers are corrected before the next publication.

Robin suggested that we might try to sponsor another type of social event this year in addition to the Halloween parade. A survey will be sent out this spring to assess interest in this and other topics.

## **New Business/Wrap Up**

Kevin asked if anyone had any additional topics to address. Ron Schmiedekamp mentioned that homeowners should have their chimneys inspected. Look for deterioration. Having a crack in your chimney can be a fire hazard; there's a procedure now where a pipe can be installed. Robin will follow up with Ron and include an article on this topic in an upcoming Newsletter.

## **FY 2018 Board of Directors Voting**

A total of 24 ballots were counted. We have a quorum; new Board elected: Kevin Bargo, President; John Kipps, Vice President - Common Areas; Randy Stephenson, Vice President – Architectural Review; Hugh Linnemann, Treasurer; Robin Forest, Secretary

Motion put forward to adjourn the meeting; motion was seconded. Meeting was adjourned.