

**Glencannon Community Association
2014 Annual Meeting
March 19, 2014**

Meeting held at Flint Hill Elementary School in the Cafeteria.

Meeting was called to order at 7:12 p.m. by Bob McCarthy, President.

Welcome

President, Bob McCarthy, introduced the current Glencannon HOA Board of Directors: Tom Bacigalupo, Vice President - Common Areas; Jodi Condes, Vice President – Architectural Review; Debbi Tinkham, Treasurer; Sue Giacinto, Secretary; Gayle Abbott, Ex-Officio. Bob then thanked the Glencannon homeowners who were present for attending.

Agenda

Bob McCarthy referred the attendees to the copy of the meeting Agenda that all received upon entering the meeting.

Approval of 2013 Annual Meeting Minutes

Bob McCarthy requested that the community make a motion to waive the oral recitation of the 2013 Annual Meeting Minutes and approve the meeting minutes. Tom Loftus put forward a motion to approve; motion was seconded by Charlie Ferrara. All in attendance voted in favor and minutes were unanimously approved.

Common Area Maintenance

Streets and Utilities:

The contact information for municipal/state agencies is listed on the Glencannon website. For any street, water, sewer or utility issues, please contact the appropriate municipal/state agency to report any incidents and/or request needed repairs/service. The water main break on upper Garrett Street (from 10031 to 10035 Garrett Street) is an example of such an incident. Bob McCarthy contacted the appropriate agency to have the street

repaired after the water main was fixed. The street damage from the water main break on lower Garrett Street (in front of 10003 Garrett Street) is on the schedule for repair. Residents are encouraged to contact the appropriate agency and emphasize the issue of "public safety" to expedite the needed repair. To report any Glencannon community issues, the e-mail address for the HOA Board is listed on the website. To report any issues regarding the Glencannon Park, please contact the Vice President-Common Areas via the e-mail address on the website.

Glencannon Park:

Tom Bacigalupo, Vice President-Common Areas, reported that the trimming work in the Common Area along the Lawyers Road fence line has been completed. Work on repairing the fence along Lawyers Road will be done when the ground dries. The bamboo-stick tree protectors have done their job; all but 3 trees planted in the Glencannon Park during the Watershed Grant Project tree planting event held in October 2012 are thriving. A new four to five inch layer of mulch has been spread in the lower end of the Glencannon Park and in the playground area, and downed tree limbs have been cleaned up. The mowing contract includes more frequent mowing (every week) in the spring (the fast growth period), and mowing every two weeks in the summer when the growth rate of the grass slows down.

Noreen Linnemann asked who will be trimming the azalea bushes out front by the entrance. She will not be able to trim them anymore. The HOA can do the trimming after the bloom season is complete.

Architectural Review Guidelines

Glencannon Community Architectural Standards:

A survey of homeowners was conducted in 2012 to receive input regarding what the nature of the Architectural Review Guidelines should be. There was a good response to the survey, and last year the community voted to clarify and update the Architectural Review Guidelines. The current HOA Board developed more detailed guidelines based upon the survey results and comments. There was ample discussion, and a very thorough thought process, which involved an extensive amount of time spent, by the HOA Board to construct the new Glencannon Community Architectural Standards. Contributions and reviews during this process were provided by the

expanded Architectural Review Committee of Jodi Condes, Doug Strait, Charlie Ferrara, Bettina Donohue and Matt Neuman. We want this document to preserve our home values, allow flexibility within parameters, provide for consistency and provide for reasonable enforcement. The draft of the revised Glencannon Community Architectural Standards was distributed, via e-mail, to the community for review and comment from January 27 to February 28. A dozen comments were received by the HOA Board from the community.

Architectural Review Committee:

There were 9 to 10 architectural review applications submitted to the Architectural Review Committee over the past year. Most were submitted via e-mail. Our governing documents provide the option to submit applications via e-mail and the Architectural Review Committee recommends this method.

Architectural Review – Next Steps

Legal Review:

A newly revised version of the Glencannon Community Architectural Standards, incorporating the comments received from the community, is going to legal review. Motion to approve the legal review fees was passed at the 2013 Annual Meeting. The legal review fees (for review of the new Glencannon Community Architectural Standards for compliance with Virginia HOA laws) will be carried over into the 2014-2015 budget year since it was decided that it was best to allow more time for community comments before getting legal review.

After legal review, the revised final version of the Glencannon Community Architectural Standards will be re-submitted to the community. If possible, given the Covenants and the By-Laws, the HOA Board is hoping to do electronic voting for approval of the revised Glencannon Community Architectural Standards.

General Objectives / Comments:

The community will be kept abreast of ongoing developments regarding the Glencannon Community Architectural Standards through e-mailed updates and the Glencannon Newsletter. The main focus of the revision to the Glencannon Community Architectural Standards is to maintain and sustain

property values. We don't want to be overzealous; we want to be reasonable.

Tony Provenzano thanked the HOA Board for working on the Glencannon Community Architectural Standards.

The purpose of the Glencannon Community Architectural Standards is not to "freeze in time," as if the 1969-1972 time period (when the homes in Glencannon were built) was the highpoint of good taste, but to preserve what we have and also be prepared for the future as technology and materials evolve. If a home in Glencannon is destroyed, we have reference for that in the new Glencannon Community Architectural Standards. If a major change in our community is desired, it can be discussed with, and worked through, the Architectural Review Committee.

Joe Lauer reported that the architectural review process for the addition to his home went smoothly. After the architectural review application was submitted, there were some questions, then he was given approval to proceed.

Jodi Condes, Vice President – Architectural Review, reported that the HOA Board had discussions regarding what modifications can be made on the front of the house – what can the homeowner do? We haven't come to a conclusion on that yet.

Tony Provenzano raised the concern regarding allowing positive or negative changes.

Tom Bacigalupo stated that we don't want to "chase fads." We want to allow new materials based on the colonial style, not based on whatever is the "fad in Vienna or McLean."

Tony Provenzano suggested getting input from real estate agents. What are realtors saying regarding buyers' impressions of homes in Glencannon? Board may have to seek input from realtors that live in or near our community regarding buyers' impressions.

Bob McCarthy stated that we want a reasonable document, not a prescriptive one, just as Tom Bacigalupo had alluded to.

Doug Strait raised the questions: can you do stuff on the front? Can you do stuff on the back? We don't want to limit what can be done on the front because the change may be within the character of the community and could be very attractive.

If the homeowner comes to the Architectural Review Committee early during the planning stage, then the ARC can work with the homeowner.

Bob McCarthy shared the information that our new Glencannon resident, Zulfi Khan, works for a company that manages HOAs. Mr. Khan could be a good information resource regarding HOAs.

Nancy Gaston shared her understanding that the guidelines are there in case irrational people move into the community. The guidelines protect the community.

Bob McCarthy mentioned that there are still enforcement questions. What ability do we have to address a major departure from the Glencannon Community Architectural Standards? The legal review will not tell us what decisions to make; we as a community make the guidelines.

Gayle Abbott pointed out that the guidelines do protect us. As an example, within this past year, one potential buyer of a Glencannon home backed out of the offer after balking over the Glencannon mowing requirement because they could not let their lawn go natural.

Jodi Condes said that in order to "grandfather in" the homes as they exist now, documentation will need to be done. We will move forward with enforcement from that point on.

Financial Highlights

2013-2014 Spending:

There was a 2014 dues increase due to the fact that we added a new line item to our budget (as approved and mandated by the community at the 2013 Annual Meeting) for HOA Board of Directors Insurance at \$888/year. The increase in dues covers the cost of the Board of Directors Insurance.

An amount of \$4,550 has been added to the HOA reserves. Reserves are held for unanticipated events (such as damages caused by weather events) and for the replacement/repair of the path in the Glencannon Park. Added maintenance and clean-up expenses for damages (such as those caused by an ice storm, wind storm or snow damage), in the Common Areas fall under this. An example of such a weather event occurred late last spring when a micro-burst in the park area behind Tartan Court caused tree fall and tree damage. The HOA cleaned up the park area, but not the homeowners' yard. The lower path in the Glencannon Park has been done, but the upper paths have not been done. We maintain reserves for expenses such as these and in order to avoid having to impose a special assessment.

2014-2015 Budget:

The budget is consistent. Common Area Maintenance line item is flatline.

The legal review fees (for review of the new Glencannon Community Architectural Standards for compliance with Virginia HOA laws) will be carried over into the 2014-2015 budget year since it was decided that it was best to allow more time for community comments before getting legal review.

Budget Line Items:

Tony Provenzano asked what the HOA Board of Directors Insurance coverage is. The coverage is \$1 million and \$1,000 per claim. State Farm had informed us that this is typical of what other HOA Boards have.

Doug Strait pointed out that if you have \$2 million in coverage that is what you will be sued for. Hugh Linnemann concurred that in the past the coverage was at \$2 million, but then that was reduced to \$1 million, otherwise you are sued for \$2 million, or whatever level of coverage you have.

Bank account balances are in Reserves and in a CD; checking account is essentially zeroed out at the end of the year.

Hugh Linnemann voiced that Reserves were for ice storm damage and for any needed repair of the Glencannon front entrance sign. Gayle Abbott agreed yes, for that, and also for the park paths. Reserves are built-in for emergencies. Debbi Tinkham, Treasurer, reiterated that we want to avoid special assessments.

61 out of 74 homes have paid 2014 dues so far. Dues were fully paid for last year. The dues for the 2014-2015 year have been deposited.

Joseph Hall, of Lochness Court, did the financial audit on spending.

Ron Schmiedekamp put forward a motion to approve the 2014-2015 budget; motion was seconded by Tom Loftus. All in attendance voted in favor and budget was unanimously approved.

Community Communications

The Glencannon website address and password were provided. Please remember that the password is case sensitive. The HOA Board e-mail address is listed on the Glencannon website. Use the e-mail address to communicate with the Board and to submit architectural review applications. If there are any changes to the Glencannon Directory, please send an e-mail to the HOA Board.

New Business

Bob McCarthy voiced a special thank you to the Octoberfest Committee and all those that volunteered to help with the successful 2013 Glencannon Halloween Parade and Octoberfest.

At the Public Hearing held on January 29, 2014, the Fairfax County Planning Commission approved the proposal by applicant New Path Networks, LLC, to install seven Distributed Antenna System (DAS) nodes along the public right-of-way of Lawyers Road. The accepted proposal includes the replacement of the current utility pole on Lawyers Road by the Glencannon home at 10000 Garrett Street, with a new pole that will have an antenna and node. Wireless carriers can buy space on the DAS nodes. Verizon has already signed up to buy space, which should result in better coverage throughout our community.

A homeowner inquired if there was any news/update on the proposal that Fairfax County made in the past to put soccer fields on the Lawyers Road School Site Park property. There have been no updates. If the county does decide to proceed, it might entail a bond referendum.

Kate McInerney has observed 11 deer at a time, including a large buck, out in the morning at the elementary school bus time. She expressed concern for those children on their way to the bus stop. Tom Bacigalupo said that Fairfax County Police can do a deer population hunt; the police schedule the hunts. There is a Deer Management Program in the county. Citizens can call Fairfax County Police to report high numbers of deer. The information can be found on the fairfaxcounty.gov website. Bob McCarthy will reach out to the Fairfax County Police Deer Management Program regarding the deer population.

Kate McInerney expressed her satisfaction with work done by a tree service company she had used. She wished to provide the company information to the community. Bob McCarthy said that community recommended companies are listed under the "Service Providers" tab on the Glencannon website, and that he would add the tree provider to the list.

Roxane Maywalt asked if there was a resolution to the pool vandalism from late last spring/summer. People should be encouraged to call the police if they see unknown individuals in the neighborhood. Bob did contact the Fairfax County Police about the pool vandalism incidents. The individual homeowner has to contact the police and file a report. Gayle Abbott reported that the police were very responsive when they were called after mailbox vandalism occurred at her house. The best policy is to call and report to the police.

FY 2014-2015 Board of Directors Voting

A total of 26 ballots was counted. We have a quorum; new Board elected. Bob McCarthy introduced the new HOA Board: Bob McCarthy, returning as President; Carlos Petersen, Vice President - Common Areas; Joe Lauer, Vice President - Architectural Review; Debbi Tinkham, returning as Treasurer; Robin Forest, Secretary; Gayle Abbott, Ex-Officio.

Tom Loftus put forward a motion to adjourn; motion was seconded by Dennise Davis. Meeting was adjourned at 8:28 p.m.