

HIDDENBROOK HOMEOWNERS ASSOCIATION

Board Meeting – May 20, 2014

Meeting called to order at 7:32pm

**Attending: Chaz Holland - Pam Spencer – Carrie Hester - Paige Dyer – Lisa Cornaire
Meg Hinders – Doug Ahlert – Dave Shupp – Pete O’Hanlon - Lawrence Mc Veigh
Jeanne Little – Staci King – Sarah Makin – Gerald Mac Donald**

The agenda was approved.

The April minutes were approved.

COMMITTEE REPORTS

ARC:

Eight letters were sent to homeowners for violations and there were three applications for improvements submitted.

There have been no nominations for the House Beautiful contest to date. A suggestion was made to include 1514 Powells Tavern as a candidate. Nominations are due by June 1st.

Communications:

Articles are due for the June newsletter by May 30th.

We received an email from a resident regarding information about the health and care of our trees in the neighborhood and Lisa will ask him to possibly do an article including this information for our Mainstream.

No one has any feedback on the tweeting process as another method of communicating to our residents.

Pool:

The pool open house is Friday May 23rd 5:00 to 9:00pm. So far, there have been only four volunteers and we need many more.

The rest of the pool furniture has been returned and is in place on the pool deck.

The annual pre-season meeting with the lifeguards was held on May 18th. Chris Ward will be our pool manager again this year.

The loose fencing and sagging gates are scheduled for repair before the pool opens.

Tennis:

Dave Shupp, chairman of the tennis committee, will be starting a tennis ladder for the community and this information will be published in the next Mainstream.

The tennis fencing will be repaired and the gates will be replaced. All the piping supporting the fence will be re-painted to improve the appearance of our tennis courts. It is possible that we will not be able to keep the same locks on the gates and we will have to cut and issue new tennis keys to members. A flash email will be distributed to the community.

Social/Recreation:

The pool open house on May 23rd and the 4th of July parade are the next two scheduled social events.

Clubhouse:

The pump room floor sank over seven inches away from the foundation and the hot water heater was leaning precariously putting a lot of stress on the plumbing to the heater. The Board had an emergency meeting to discuss what to do as the situation could affect the ability to open the pool in time. Investigation and meetings with contractors and the pool management company revealed that the water main break several years ago may have compromised the ground under the slab and all the snow this winter/rain this spring caused the soil underneath to finally give way.

We contacted a company to come and do the floor repairs, which turned out to be more extensive than previously planned. We also contracted with a plumber to move the water heater away from the caustic environment in the pump room and re-install the necessary plumbing. We had an electrician do all the necessary re-wiring. All this had to be done before we could officially open the pool. All the necessary repairs have been made and we continue to fine tune the operational processes of running the pool and the clubhouse.

We will need additional signage to denote the newly painted fire lanes around the entire property.

Neighborhood Watch:

We will set up a gmail account for the Hiddenbrook neighborhood watch committee and Chaz Holland will be the Board liaison to this committee.

HOMEOWNER OPEN FORUM

Two residents who live on Hiddenbrook Drive have had their mailboxes hit by cars. The police were able to identify the type of car from one incident by debris left after the crash. Excessive speed was declared as the cause of the damage. Fairfax police performed a good follow up to this incident.

A resident inquired about whether or not there is information included in our covenants regarding cooking food in a fire pit dug into the ground. Lisa will contact the property owner to make sure they are aware of what is happening and also investigate the county ordinances.

NEW ARC GUIDELINES

One resident who resides on Youngs Point Place inquired as to whether or not there are methods to deal with repeat violators of our covenants and/or county ordinances. Are there accumulative penalties at an increased level for repeat offenders? Unfortunately, the answer is "No". This Board will continue to monitor the community for violations of our revised ARC guidelines and notify the offending homeowner with the expected time and method for correction. We are bound by the laws of Virginia and Fairfax County but we do strive to treat these issues with fairness and as promptly as possible.

A resident submitted his comments in writing regarding the newly revised ARC guidelines which the board has reviewed. His comments and suggestions will be included along with the other comments received, during the dedicated meeting for final review and vote on passing the guidelines. The meeting date is to be determined.

OLD BUSINESS

The action item list was reviewed and updated.

NEW BUSINESS

A motion was made to acknowledge/compensate an individual who volunteered to help several Board members paint the required curb lanes at the pool. A letter of appreciation will be sent to this individual.

MANAGERS REPORT

There were three clubhouse rentals in the month of May.

HOA dues -1 account was turned over to our attorney and one account in arrears since 2008 was brought up to date.

There are 41 outstanding dues accounts for swim & tennis

One membership was sold in April and the club owns ten memberships as of now.

TREASURER/BOOKEEPER REPORT

The idea of getting an HOA credit card or a pre-paid credit card for large purchases was brought up and will be discussed and decided on in the upcoming month.

The Board meeting adjourned at 8:40 pm.