

**Huntington Forest Homeowner's Association
Board Meeting
April 13, 2016**

Meeting called to order at 7:05 pm. Meeting held at Montessori School of Alexandria, 6300 Florence Lane.

Board Member Attendees:

Kerry McCabe, Steve Piper, Laura Robinson, Steve Danz, Kathy Spitzer, Grace Washburn, Dave Kolo, Frank Donahoe, Michael Tanner (dial-in)

Homeowner Attendees:

Jedd Sorenson, Diane Piper, Jess Schrum, Kim Wilson, Tom & Nina McDonald

Kerry McCabe established that a quorum is present.

Point of Order – Kerry McCabe asked all attendees if anyone was recording the meeting; no one indicated that they were.

Secretary's Report – presented by Frank Donahoe

- Motion to Approve minutes of the 03/10/2016 board meeting.
 - Steve Piper
 - Second – Steve Danz
 - Carried Unanimously

Treasurer's Report – Presented by Laura Robinson

- To date, 90 homeowners have paid their annual assessment. Reminder invoices, to include accrued interest, will be sent out by 4/15/16.
- Legal expenses are expected to exceed the budgeted amount due to the ongoing court case. All expenditures must be closely monitored.
- Motion to Approve Treasurer's Report.
 - Kathy Spitzer
 - Second – Steve Danz
 - Carried Unanimously

President's Report – Presented by Kerry McCabe

- HOA insurance will not cover any of the legal expense for the court case. Policy only covers instances when the HOA is sued, not when the HOA initiates suit.
- VDOT does not allow dumpsters or bagsters to be placed on the street. HOA Architectural Control Guidelines need to be revised to delete reference to placing dumpsters/bagsters on the street.
- Motion to Approve President's Report.
 - Steve Piper
 - Second – Steve Danz
 - Carried Unanimously

Committee Reports

ARC Report – presented by Steve Danz

- Four requests were considered at the 4/5/16 ARC meeting; three were approved, one was disapproved. The disapproved request is expected to be amended by the homeowner and re-submitted.
- Violation notices have been sent to several homeowners for having trash/recycling receptacles visible outside of the approved times. The homeowners at 6279 Gentle Lane appealed their violation notice citing paragraph 10.17 of the ARC Guidelines which allows street placement of temporary storage units such as bagsters for extended periods. (see attachments)

- Motion to Approve homeowner appeal and remove violation notice from homeowner's file.
 - Steve Danz
 - Second – Steve Piper
 - Aye – Steve Danz, Kathy Spitzer, Michael Tanner, Frank Donahoe, Kerry McCabe, Steve Piper, Dave Kolo, Grace Washburn
 - Abstain – Laura Robinson
 - Motion Carried
- Mr. and Mrs. Williams, 6244 Gentle Lane, requested that the board extend for 12 months the time to remediate the HOA disapproval of their front door (see attached).
 - Motion to Approve homeowner appeal
 - Steve Danz
 - Second – Grace Washburn
 - Carried Unanimously
- A follow-up letter will be sent to homeowner at 6206 Gentle Lane notifying them that window violations must either be corrected or an appeal submitted to the board.
- Huntington Forest Style Manual.
 - Style manual will focus on six types of architectural changes: front doors, windows, garage doors, siding, colors and columns.
 - Mid-summer target date completion.
- Spring Walk Around
 - Four groups are conducting walk-arounds; expected to be completed by the end of April.

Land Use – presented by Kathy Spitzer

- County has approved building of 400-800 condos/apartments in the Kingstown shopping center area (across from Bonefish restaurant).

Common Area – presented by Michael Tanner

- Nothing new to report

External Affairs – presented by Kerry McCabe

- Street sweeping scheduled for 4/14/16.
- Police Department has begun regular early morning (midnight – 5:00 AM) patrols of the neighborhood

Welcome Committee – presented by Diane Piper

- Diane Piper has created two Huntington Forest Facebook pages; one is public, the other invitation only. The Facebook pages are not affiliated with nor endorsed by the HOA.
- Issue was raised as to whether the Welcome Committee chair establishing and administering these sites creates an implied HOA endorsement and potential liability for the content on the sites. To avoid any conflict, Diane Piper resigned as Welcome Committee chair.

Motion to Approve all Committee Reports

Kathy Spitzer
 Second – Frank Donahoe
 Carried Unanimously

Old Business

- There was general agreement on establishing a 10% penalty for late payment of annual assessments effective in 2017. A formal resolution on the late fee will be presented to the board in the coming months.

Note for the Record – 9:15 pm: Board Member Laura Robinson departed.

Open Forum

- Kim Wilson stated that she had been asked by homeowners about changes to the ARC membership. She was not aware of any proposed changes and asked if the board had any additional information.
- Steve Danz said that a petition is being circulated by Diane Piper to remove Jess Schrum from the ARC. Diane Piper explained her reasons for the petition to the Board. After Steve Danz said that there was no provision in our documents to remove a Committee member, Diane Piper declined to share her petition with the Board.
- Motion to Reaffirm Mr. Schrum's position as an ARC member
 - Steve Danz
 - Second – Kathy Spitzer
 - Aye – Steve Danz, Kathy Spitzer, Michael Tanner, Frank Donahoe, Kerry McCabe, Dave Kolo, Grace Washburn
 - Nay – Steve Piper
 - Motion Carried

Adjourn regular meeting: 9:38

Note for the Record – 9:42 pm: Board Member Mike Tanner arrived to participate in person for the executive session.

Enter into Executive Session 9:42

- Motion – “I move that we go into Executive Session to discuss pending legal issues and issues related to payments of HOA assessments for specific homeowners”
 - Kerry McCabe
 - Second – Steve Piper
 - Motion Carried Unanimously
- Motion to return to Open Session
 - Steve Piper
 - Second – Kathy Spitzer
 - Motion Carried Unanimously

Returned to Open Session: 10:38

- Motion to authorize expenditure of funds for one hour of architect's time.
 - Frank Donahoe
 - Second – Steve Piper
 - Motion Carried Unanimously

Motion to Adjourn – 10:47

Steve Piper

Second – Kathy Spitzer

Carried Unanimously

Frank Donahoe

Secretary

5/12/15

April 6, 2016

Dear Board of Directors of the Huntington Forrest Homeowners (ACC),

We are requesting a year extension for replacing our front door. It is difficult to find a door that meets the requirements of the board and falls in our budget range. We request help from the board in finding a door with 3/4 glass insert, mullion panes, frosted glass, and has one color on the outside and white on the inside. Another aspect that needs to be consider is if the door is made of wood. Many doors with mullions are made of wood, and this may not be good as a front door. Also we have found it difficult to find a glass insert that meets these requirements. On sale, we paid a little over \$1200 for the door and door jam, and we would hope not to spend more than that on a replacement door. Nevertheless, we will try to locate a door with an appropriate design. We may be able to replace the glass insert with a design similar to most of the doors in community, but it would not have mullions. Please given us further help in selecting an approved design.

Sincerely,

Jerry and Nancy Williams

A handwritten signature in blue ink that reads "Gerald B. Williams". The signature is written in a cursive style with a large, stylized 'G' and 'W'.

19 March 2016

Huntington Forest Homeowners Association, Inc.
P.O. Box 10099
Alexandria, VA 22310
Attn: ARC Chair, Steven R. Danz

RE: Notice of Violation, dated 14 March 2016

Steve,

We respectfully appeal the above referenced violation, in accordance with the procedures established in the Architectural Control Guidelines, Section V, paragraph 1(c), Appeals.

The notice of violation stated that we were in violation of Section VI, paragraph 10.16 Trash and Garbage for placing a 3 cubic yard/3,300 lb. *Bagster, Dumpster in a Bag* on the curb "several days before the scheduled waste pickup day." See Attachment 1.

We appreciate the spirit in which the alleged violation was reported; we all want our neighborhood to look nice. However, the HOA fails to recognize that the receptacle placed on the curb was a dumpster and pursuant to paragraph 10.17(b) Storage Units and Dumpsters, "if sited on the public street, it must not obstruct mailboxes, driveways or vehicle traffic. Dumpsters may not be on the street for more than 60 days."

We placed our dumpster on the curb on Saturday, 12 March to complete large scale household renovation/yard cleanup that weekend. It didn't obstruct a mailbox, driveway or traffic. Pickup was scheduled for and completed on Thursday, 17 March by Waste Management (not Fairfax County). We ensured our dumpster sat on the curb for the shortest amount of time possible under the circumstances (5 days).

Paragraph 10.17 appropriately recognizes that large scale cleanup efforts and renovations typically occur over a period of several days or weeks and therefore it is not appropriate to apply paragraph 10.16 restrictions to large scale cleanup efforts requiring a dumpster.

We recall seeing a *Bagster, Dumpster in a Bag* sited on a street in our neighborhood for a lengthy period of time last summer. Frankly, that's where we got the idea. We're happy to speak in person with members of the Board should it help resolve this matter, but we want to ensure that if members of our community choose to use *Bagster, Dumpster in a Bag* in the future, they aren't taken by surprise the way we were when we received the notice of violation.

We appeal the notice of violation and pursuant to Section IV, paragraph 3(b), request a decision from the Board within 30 days of receipt of this letter, followed by removal of the notice of violation from the Homeowner file. Thank you.

Sincerely,



Michael C. Ahl & Maureen K. Devine-Ahl
6277 Gentle Lane

Attachment 1- Notice of Violation, dated 14 March 2016