

Franklin Oaks HOA – General Membership Meeting - 11/30/04

- 1) Quorum was determined to be present.
- 2) Reading of Minutes
- 3) Minutes approved.
- 4) Financial Condition is good. Annual budget overage expected is about 19K. 12K surplus this year. Projected future annual per year capital reserve is about 9.5k per year to fully fund reserve. No need to increase dues projected for 2005.
- 5) Trash Issue: We are the last run of trash collection. If they wish to increase cost, they need to come earlier. Can we investigate this?
- 6) Action Item: Can we get trash collection to be guaranteed to never happen before 7:00am? (We offered the explanation that we really don't have much leverage. Leaf and debris removal on Mondays is not likely either. We are in the midst of a 5 year contract with AAA.
- 7) Discussion about a second Franklin Oaks Tombstone-style sign for the left side of our entry way off of West Ox Road. (Mold was thrown away after making this sign). Residents all agreed it would make the neighborhood look more upscale.
- 8) Landscaping Project Discussion: Front of development costs offered – replacement of lighting to a decent grade – no water control, so costs to install water – new plants for front entrance as well. Problem of water control as water is used from the first house in the neighborhood. A discussion of benches and the possibility of flagstone bottoms to set the benches on took place. Various costs were mentioned. One resident tabled a concern about a “site drawing by the engineer of record” to avoid fines and problems from the county. **Action Item: Someone should check into the this “site drawing” issue.**
- 9) Priority of items was discussed and offered by the Board: water meter for front 1st, 2nd lighting replaced, 3rd park benches (with or w/out flagstone), 4th tree service, 5th landscaping with new plants and trees.
- 10) Motion to add Tombstone: residents are very interested and passed this motion. Passed unanimously.
- 11) Motion to pass the budget of \$25k for the entire landscaping project was offered and passed unanimously.

- 12) Motion for dollars for second tombstone: Do we vote on this tonight? Mark Hyer said “no...we are spending \$50K over the last two years” (walkway and landscaping funding).
- 13) Geese Problem – discussion of “Geese Peace” program and oiling the eggs to disrupt their expansion. Department of the Interior and Agriculture are in a dispute over who controls the geese, presently. This is affecting what solutions are viable and legal presently.
- 14) Tim Veltman offered an update on roads. We are more than likely a good years from being repaved in our entirety, according to VDOT. Slight chance we could be done in 2005; more decent chance in 2006. **Action Item: Tim needs to contact VDOT about one pothole on Franklin Oaks (now there are two; one more on Oak Lawn).**
- 15) Rosanna Hynes offered a real estate update. Average sales price for homes in our neighborhood: \$597,000 in 2003 Average time on the market in 2003: 32 days. Average sale amount in 2004: \$716,000. Average time on the market: 13 days. Eight (8) homes sold; (3) homes did not sell.
- 16) Mark Kirchmeyer on ARC: (23) Requested projects in 2004; (3) were denied.
- 17) Trash Removal: idea to ignore residents putting leaf removal was discussed; idea to be more proactive about grass in the spring was discussed also. Committee member review was discussed. Synthetic shingles were also mentioned. Integrity of community to be maintained via “grid areas”. Two ARC members assigned per each area to discuss any issues with homeowners in that grid. Trashcans in plain sight was a mentioned problem.
- 18) Algae Removal Discussion – What is the plan for the future? Board mentioned that it would be more aggressive with prevention. Can removal be added to maintenance done by landscaping company? Board member Gordon Hutchinson offered that it might be time to increase the dollars we put into the maintenance fund. Doing so would not jeopardize our financial situation.
- 19) **Action item: Unassigned - Approved dates for Christmas trees – two weeks after Christmas. (?)**
- 20) Discussion – how do we hold contractors more accountable? Board answered with “control through payment (cutting of checks).” Who polices the contractors? ARC does a 360-degree inspection of homes when the “For Sale” sign goes up. There is a (14) window to do an inspection. The buyer has (3) days to respond to any issues.
- 21) Speeding in the community was tabled as a discussion point. From the amount of concern and discussion about the issue, it was decided that a committee be formed

to assess “signs vs. speed bumps” as possible solutions to this problem. Reminder in the newsletter was tabled – any notices that the Board wants to put out were welcomed. Residents need reminders. Concerns tabled were: how do we self police? Young drivers and young children playing in the street. No matter what happens with this issue, it was suggested that the Fairfax County Bd of Supervisors have to make recommendation to VDOT. **Action Item: Michael (?) was the Head of Committee as a volunteer.**

22) Board Member voting: Kevin Spurlock and Sean Sullivan passed unanimously.

23) Board Members positioning decided for 2005 year:

- Tim Veltman - Secretary
- Gordon Hutchinson - Treasurer
- Kevin Spurlock -VP
- Sean Sullivan – Board Member at Large
- John Paul Kerby - President