

Minutes
17 January 2023
Foxvale Farm Homeowners' Association
HOA Board Meeting

HOA Board Members	Present?
Tom Hixon	Y
Dolly Whelan	Y
Ann Kainec	
Linda Koppier	Y
Kathy Allen	Y
Randy Long	Y
Jordan Sembower	Y
Megan Stinson	Y
Laszlo Zsidai	Y
ACC Members in Attendance	
Brian Kainec	Y
Nancy Keefe	Y

Agenda:

- Approve the minutes from November (Draft sent to HOA Board on 12/1/22)
- Common Area Maintenance Report
- Treasurer's Report
- 2023 Budget
- Architectural Control Committee (ACC) Report

Discussion:

- The meeting was called to order at 7:03 pm.
- The minutes were approved for the November 2022 HOA Board meeting.
- ACC Report - Ms. Keefe reviewed proposed changes to the Architectural Control Guidelines sent earlier for the Board's review and included as an appendix to these minutes.
 - Removal of Pools – The new language was reviewed. A motion was made to accept the addition, the motion was seconded, and then passed.
 - Solar Panels – The new language was reviewed. It was discussed that Fairfax County wants HOAs to approve solar panels. A motion was made to accept the addition with the condition that a modification be made regarding the visibility of conduits. The motion was seconded and the language was provisionally passed pending its revision.

- Exterior Lighting (for ring doorbells, cameras, and related devices) – The new language was reviewed. A motion was made to accept the addition with the condition that modifications be made to the language regarding visibility of wiring and conduits and to remove the last sentence regarding placement of the systems. The motion was seconded and the language was provisionally passed pending its revision.
- Replacement of Front Doors - The new language was reviewed. A motion was made to accept the addition, the motion was seconded, and then passed.
- Procedure – The proposed language states the ACC and/or the HOA Board reserves the right to withhold approval of an application if the homeowner has existing violations that have not been corrected. A motion was made to table this addition to the guidelines until April 2023, the motion was seconded, and the motion was carried with one abstention.
- House Paint Color additions – A motion was made to include a new color, Mopboard Black, to the house paint palette, the motion was seconded, and the motion was carried.
- Future Additions to the Paint Palette – The HOA Board discussed simplifying future approvals of paint colors. The ACC performs an analysis of paint color requests to determine that requested colors are within the colonial palette. It was suggested that if the ACC approves the use of a color for a house, the ACC’s research and approval would be sufficient to add the color to the HOA paint palette. A motion was made to ask the ACC to propose language to this effect for the HOA Board’s consideration at the next meeting, the motion was seconded, and the motion was carried.
- Dues Collection
 - Mr. Sembower reported that 66 people paid their annual dues on-line. As of this meeting, 22 homes had outstanding dues. Annual dues are due on 31 January 2023 after which those with outstanding dues will be charged the late fee of \$25. Mr. Sembower plans to send one more reminder to the community regarding dues payment.
- Common Area Maintenance Report
 - Mr. Long reported that additional limbs were removed for safety reasons since the last meeting.
- Dark Skies Initiative
 - Mr. Sembower reported that no additional communication about this initiative has been received by the HOA Board.

- The motion to adjourn was unanimously accepted and the meeting was adjourned at 8:15 PM. The next scheduled meeting of the Board is 21 February 2023 at 7:00 PM at the Great Falls Library.

Appendix – Revisions Proposed by Architectural Control Committee, v.2, dated 4 January 2023

NOTE: Proposed new text is bold italic. Text that currently exists in the Guidelines is normal type.

III-F. Pools (See Addendum with Specific Illustration of Fences):

1. Note — paragraph 1 not included here:

2. Pool enclosures: All pools shall be enclosed by fencing and must have a self-latching gate with the latch at least four (4) feet above ground level. Fences around pools shall be at least four (4) feet, but not more than six (6) feet in height. Fencing shall be at least 50% open, such as picket or board-on-board type fences. Plain black metal picket fences without gold colored spikes or other caps are allowed around pools. Chain-link, stockade, or privacy fences are not permitted.

3. Removal of pools. Should a homeowner wish to remove a pool, the entire in-ground structure must be removed and debris hauled away and disposed of properly. The excavation must be filled to maintain grades consistent with the surrounding areas of the property. The dedicated pool fencing must also be removed and disposed of properly. The exceptions for alternate fencing materials defined in Paragraph F-2 above and in Paragraph D — Fences, will no longer apply once the pool is removed.

III-H. Solar Panels:

Use of solar panels may be permitted provided that they are mounted above and flush to the roof in a structurally sound manner and they do not detract from the decor of the house or the community. ***The arrangement of panels on the roof should, to the extent possible, be symmetrical and balanced. The color of the panel frames and mounting devices should closely match the color of the roof shingles. No electrical wiring, or conduit for wiring, should be visible from the ground.***

III-I. Exterior Lighting.

Exterior Security Devices. Exterior security devices are generally allowed by the Guidelines. These may include “Ring” doorbells, cameras, and related devices. These devices should be of a color that closely matches the color of the exterior trim of the house. No wiring or conduit for wiring of these devices shall be visible from the exterior. Where possible, devices should be located at the lower level roof or at the level of the second floor joists. Devices mounted high on the 2nd floor exterior walls, roof, or gutters are discouraged.

III-M. Door Styles

NOTE: The above text is intended to replace the third paragraph of ***Section III-M — Replacement of Front Doors*** in the Architectural Guidelines

The ACC has recommended a selection of front door styles considered appropriate for the neighborhood. The examples shown are consistent with most doors currently in the neighborhood and would generally receive prompt approval by the ACC if submitted by the homeowner. These examples are intended as a guide only. Minor variations to these examples will be considered by the ACC when submitted by a homeowner.

In recent years, a number of divergent styles of doors and sidelights have been installed at various homes in the neighborhood. In a few cases, homeowners did receive approval from the ACC or from the Board. Others did not. These two cases are classified as follows:

- 1. Grandfathered. Doors that are considered non-compliant but did receive ACC or Board approval can remain until the current owner or a future owner decides to replace the doorway. These doors/sidelights will not be subject to further action by the ACC or Board, even after the property is sold. This accommodation does not mean that the doorway is acceptable at any other properties in Foxvale Farms. It is still considered non-compliant, even after the property is sold.*
- 2. Exempted Temporarily. Doors that do not comply with the architectural guidelines and that did not receive approval can remain temporarily. However these doors must be changed or modified to comply with the ACC Guidelines then in effect before the HOA will provide a "clean" Property Owner's Sales Package that does not indicate a violation of the Architectural Guidelines for the sale of the home.*

IV-C. Procedures:

1. Note — paragraph 1 not included here.
2. Note — paragraph 2 not included here.
3. Disapproval:
 - a. Any application for architectural change not receiving the affirmative votes of a majority of the committee's quorum shall be disapproved.
 - b. The committee shall notify the applicant in writing that his/her application has been disapproved, and such notice shall specify the reason or reasons for disapproval.
 - c. In the event that the Architectural Control Committee does not disapprove an application for architectural change, but is unable to approve the application within thirty (30) days of submission of the application to the chairperson of the Architectural Control Committee due to the need to review objections or comments, the Architectural Control Committee will, in writing, disapprove the application until the necessary objections or comments can be entertained.
 - d. The ACC and/or the Board reserve the right to withhold approval of an application if the homeowner has existing violations that have not been corrected following prior written notices of such violations from the Board. If agreed by the Board, all future approvals for the property will be conditional on correction of prior violations.*