

Minutes
 14 November 2023
 Foxvale Farm Homeowners' Association
 HOA Board Meeting

HOA Board Members Present?					
Laszlo Zsidai, President	Y	Linda Koppier, Secretary	Y	Brian Kainec, Communications	N
Dolly Whelan, Vice President	Y	Randy Long, Common Area	Y	Josh Powers	Y
Megan Stinson, Treasurer	Y	Jordan Sembower, Web Site	Y	Matt Westbrook	Y
Architecture Control Committee (ACC) Members in Attendance					
None present					
Guests					
None present					

Agenda:

- Approval of October 2023 HOA Board meeting minutes
- Architectural Control Committee Report
- Action Item Review
- Treasurer's Report
- Common Area Maintenance
- 2024 Budget
- Other Topics, as Needed

Discussion:

- The meeting was called to order at 7:05 pm.
- The minutes for the October HOA Board meeting were approved by the Board.
- Treasurer's Report (Treasurer.FoxvaleFarm@gmail.com)
 - We anticipate one more bill from Sullivan Landscaping for 2023.
 - The bills for the Directors and Officers (D&O) Insurance and retainer for the law firm were paid.
 - It is likely there will be additional payments associated with the Chili Cookoff.
- 2024 Budget
 - The proposed 2024 budget is similar to the 2023 budget. Changes discussed:
 - Mr. Long has a new contract proposal from Sullivan Landscaping for 2024 with a 5% increase over 2023.
 - Tree maintenance is increased by \$1000.
 - Fence maintenance is the same.
 - Insurance is raised slightly and legal fees budget were decreased.

- Web site expenses were increased to \$1500 to handle on-line homeowner dues payments.
 - The annual dues will increase to \$562, an increase of 5% over 2023. The \$562 amount represents an average of 4.3% growth rate for 2019 – 2024.
 - There was a motion to increase the annual dues to \$562, the motion was seconded and then passed unanimously.
- Architectural Control Committee (report provided by Nancy Keefe prior to the meeting)
 - 923 Riva Ridge has removed the non-compliant door. The ACC does not have a request for a different door or different lights. The ACC will reach out to the owner again.
 - Approved Requests:
 - 10734 Wynkoop Dr, Sembower Family: Expansion of front walkway, new columns, new siding, gutters, kitchen window and front and back doors. Colors also approved.
 - 10747 Wynkoop Dr, Keefe Family: Removal of old deck, new flagstone patio to replace deck.
 - 922 Riva Ridge, Masaniello Family: Replacement mailbox approved.
- Cut-through Path between Wynkoop Dr. and Terkes View
 - The Terkes View HOA president contacted Mr. Zsidai that the homeowner does not want people cutting through there anymore.
 - Mr. Zsidai will contact that HOA to discuss options for keeping that crossover open.
- Common Area Maintenance
 - Neighborhood Clean-up Day will be 14 November 2023. There is an on-line sign-up sheet.
 - Sullivan Landscaping submitted a bid for mowing services of \$21,000 for 2024 with an option for the same amount for 2025. The bid continues the practice of alternately mowing half of the neighborhood each week. There was also a bid to continue to maintain the beds at the entrance and the Riva Ridge-Wynkoop intersection for \$2800.
 - Sullivan also provided a flat rate per hour if the HOA needs extra work done.
 - The motion was made to accept Sullivan’s proposal for the 2-year contract for the above, the motion was seconded, and the motion was passed unanimously.
 - There are unspent funds for 2023 common area maintenance. There are options for those funds such as preventive tree trimming, bench area maintenance, and culvert and other clean-up activities.

- In common area 3 (between McMillen Ct. and Riva Ridge Dr.), there is large brush pile that created a dam and there are also trees that have invasive vines that need to be cleaned up.
- Mr. Long will get estimates from Sullivan Landscaping to beautify a second bus stop area on Riva Ridge and to address some of the culvert areas.
- It was discussed to put aside planting more trees until after we have a more comprehensive plan.
- A motion was made to have an extra mow of the common areas to clean up the leaves, the motion was seconded and then passed unanimously.
- Chili Cookout Event (report provided by Mr. Kainec prior to the meeting)
 - The Chili Cookoff was fairly well attended (~40-50 people at the peak). Windy weather likely kept some folks away. Next year we will look to move this event to earlier in the fall and find a new organizer for the event.
- Previous action items were reviewed and updated in the table below.
- Encroachment of 1008 Springvale Rd. property onto Foxvale HOA common area
 - There has been no further action. Mr. Zsidai will follow-up.
- Communications (report provided by Mr. Kainec prior to the meeting)
 - Next edition of the "Foxy Gazette" will be coming out in December. If any of the chairs have any updates or "save the dates", (e.g. holiday party, cleanups, HOA dues date), please let Mr. Kainec know.
 - Mr. Kainec created a Foxvale Farm HOA Facebook group. Some members of the community prefer Facebook as a method for connecting with neighbors so we will test it out to see if anyone joins. To join, search for "Foxvale Farm HOA." Feel free to invite others in the neighborhood.
- There was a meeting in October at which the Dark Skies advocates presented their case for passing the initiative. Safety issues and impacts of continuing construction were also discussed. It was noted that Nike 7 fields are Dark Skies compliant. The board of commissioners resolved that the Dark Skies initiative be passed. There is a Fairfax County Board of Supervisors meeting scheduled for 21 November 2023 to vote on this issue.
- Mr. Zsidai contacted the manager for the maintenance of the roads in our neighborhood and was informed that Foxvale Farm is not on the road maintenance project plan for 2024 or 2025. He is working to get our roads formally on the project plan.
- The motion to adjourn was unanimously accepted and passed and the meeting was adjourned at 8:25 PM. The next scheduled meeting of the HOA Board will be held 9 January 2024 at the Great Falls Library at 7:00 PM.

Open Action Items from Last Meeting

#	Created / Closed	Action
2023-1	6/13/2023	<p>Determine the status of fences along the HOA's perimeter on Georgetown Pike and Springvale Rd. and report back to the ACC. Assigned: Mr. David Whelan</p> <p>7/11/2023: ACC has drafted letter to review/edit that will be sent to the homeowners responsible for the needed maintenance. 9/12/2023: The ACC still has the letter for review. 10/10/2023: Follow-up with ACC.</p>
2023-7	9/12/2023	<p>Investigate approaches for getting drivers to observe the speed limit in the neighborhood and to fully stop at the Riva Ridge Dr. and Wynkoop Drive stop sign. 10/10/2023: Mr. Kainec has looked at the stop sign area and identified an appropriate place to paint a stop bar. He is familiar with the requirements for the stop bar. By the November 2023 HOA Board meeting, the stop bar will be painted. Assigned: Mr. Brian Kainec</p>
2023-8	9/12/2023	<p>Look into what is involved in getting gas service to more homes in the HOA. Call Washington Gas to get information for how to get gas service for more neighbors. 10/10/2023: Mr. Westbrook contacted Washington Gas and is trying to find the appropriate person to call. Mr. Kainec will provide Mr. Westbrook with contact information from his previous dealings. 11/14/2023: Mr. Westbrook continues to try to find the right contact at Washington Gas. Assigned: Mr. Matt Westbrook</p>
2023-9	9/12/2023	<p>Work with VDOT to get Wynkoop Dr., McMillen Ct., Schindel Ct. and Van Dusen Ct. repaved. 10/10/2023: Mr. Zsidai reached out to VDOT. VDOT made minor repairs on Wynkoop. VDOT does not plan to pave the roads in 2024. Mr. Zsidai has the contact information. Dolly Whelan called the number to request that the roads be paved and she is waiting for a call back. Ms. Koppier submitted a request for repaving McMillen Court and received a reply that VDOT would respond within 30 days. 11/14/2023: Mr. Zsidai contacted the manager for the maintenance of the roads in our area and was informed that Foxvale Farm is not on the books for 2024 or 2025. He is working to get our road formally on the road maintenance project plan. Assigned: Mr. Laszlo Zsidai</p>

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2023-10	9/12/2023	Ask Sullivan Landscaping for their opinion on how to address drainage issues in the common areas. 10/10/2023: No update provided. Assigned: Mr. Randy Long
2023-11	10/10/2023 Closed: 11/14/2023	Convey to the 923 Riva Ridge homeowner the HOA Board's denial of appeal of the ACC's disapproval of the front door and the new outdoor lighting. 11/14/2023: Completed. Assigned: Mr. Laszlo Zsidai
2023.012	10/10/2023 Closed: 11/14/2023	The HOA Board needs to set the annual dues amount for 2024. Mr. Zsidai and Ms. Stinson will meet to develop a draft 2024 budget with a recommendation for the 2024 dues amount. 11/14/2023: Completed. Assigned: Mr. Laszlo Zsidai and Mr. Megan Stinson

Closed Action Items

#	Created / Closed	Action
2023-2	7/11/2023 Closed: 9/12/2023	Obtain key to the HOA's post office box from Mr. Tom Hixon. Assigned: Mr. Laszlo Zsidai 9/12/2023: Ms. Megan Stinson has a spare key that she will hand over to Mr. Zsidai.
2023-3	7/11/2023 Closed: 9/12/2023	Get a quote for replacing the HOA fence post caps with PVC board from a contractor and, alternatively, estimate cost for the HOA to purchase materials and have HOA volunteers do the work. Assigned: Mr. Brian Kainec 9/12/2023: Mr. Kainec reached out to several contractors. None got back to him. Mr. Kainec estimated the cost of the materials (40-2"x6" PVC boards and nails) to be approximately \$2,000.
2023-4	7/11/2023 Closed: 9/12/2023	Look into options for short term CDs in which to invest cash not imminently needed. Assigned: Mr. Jordan Sembower 9/12/2023: Mr. Sembower provided suggestions during the meeting.
2023-5	7/11/2023 Closed: 9/12/2023	Look into other banks for the HOA checking account. Assigned: Ms. Dolly Whelan, Mr. Brian Kainec 9/12/2023: Dolly reported that Apple Credit Union had unacceptable rates.

#	Created / Closed	Action
2023-6	9/12/2023 Closed: 10/10/2023	Contact three (3) banks for their rates for high yield savings accounts. Assigned: Ms. Megan Stinson