

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, May 25, 2021
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:00 p.m. by Mr. Callaghan.

I. Members Present: The following Board Members were present: Anne Zimmerman, Joyce Tatanus, Joe Collins, Jeanette Hantke, Jerry Callaghan, and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 1 other resident was present.

II. Resident Time: Management was advised there was a pothole by the speed bump on Timber Hollow Lane, and another at the end of Ridge Hollow Court by the last of the 3rd permit parking areas. Management was advised that a number of driveways were deteriorating near the curb cuts. They will be documented during the inspection.

III. Committee Reports: The Landscape Committee did not provide a report. Management will provide copies of the Hydroblox brochure to the Board.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of April 27, 2021 were approved as provided. *Motion by Beth Callaghan, second by Joyce Tatanus.*

B.) Delinquency List: The Board was provided with a delinquency list as of May 24, 2021. Nine owners had a balance on their accounts for more than the current assessment. No accounts are at the attorney. Two will be sent this month if payments are not received. The total amount due was \$17,112, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the April financial statements and general ledger. The Association had a surplus of \$52,630 for the month. Total expenditures were \$26,942. For the year, the Association has a surplus to budget of \$19,349. The Association had cash and investments of \$1,128,105.

D.) Parking Rules: The Board reviewed and approved Management's updated Parking Policy Resolution as edited. *Motion by Joe Collins, second by Jerry Callaghan.* In addition to minor edits, Management will add wording to include towing of vehicles with altered, stolen or forged parking permits. The new rules prohibit vehicle covers unless license plates, inspection stickers, etc. are visible. Motorcycles will require a permit.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. The Board agreed to remove poison ivy within 3 feet of common walkways, playgrounds, and back fences.

V. Unfinished Business: There was no unfinished business.

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VI. New Business: Mr. Callaghan gave a summary of developments in Richmond that will affect the community. The summary included electric car and legalized marijuana developments.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be on June 22, 2021 at 7:00 p.m.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Update AECC Guidelines to allow decorative deck post caps (as opposed to a flat railing). Black pickets are permitted. All other deck components must be a natural wood color. White is not permitted. Clarify double hung window rules for Section I and II, including pictures. Bamboo is not allowed. The maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage of the back yard. At least 1' must be uncovered along all property lines. Encourage use of permeable materials, or at least to have ground level surfaces rather than elevated. Reference Fairfax County zoning restrictions on blocking water flow and drainage onto adjacent properties. Downspout extensions should terminate at least 3' from all property lines. Garage doors may have small windows on the upper panel with approval. Exact measurements required on applications. No scale drawings.
2. Determine who owns lights in front of houses on Hollow Hill and Ridge Hollow.
3. Check railing between Hollow Knoll and the playground for rotten wood.
4. Check retaining wall behind Forest Creek Lane?
5. Add railing above the new retaining wall on Willowick, if necessary.
6. Provide a draft trash policy sign for the Board's review. **Waiting for approval.**
7. Find a website that sells plaques. **Done.**
8. Install no loitering, no trespassing and closed at dusk signs at the pool and pool playground. **Signs delivered.**
9. Remove partial speed bump on THL. Fix pothole in same area and by blue dots on RHC. **Pending.**
10. Start work on landscaping committee list. Make sure to keep track of progress.
11. Find out the cost to purchase and install two Little Free Libraries. **About \$1,000 for 2 depending on "extras".**
12. Follow up with 8723 RHC. Drain line should have been on the owners property. The pipe must be removed and the concrete section professionally replaced. **Owner will move it to the other side.**
13. Some of the mulched areas like at the corner of the pool are over mulched.
14. Repair potholes by speed bump on THL and at the end of RHC by the blue dots.
15. Inspect driveways during the site inspection.
16. Provide copies of the Hydroblox brochure to the Board.
17. Remove poison ivy within 3 feet of common walkways, playgrounds, and back fences.