

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, October 26, 2021  
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:50 p.m. by Mr. Callaghan.

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

**II. Resident Time:** Management was asked to find out how Fairfax County tracks owners of improperly disposed appliances. Management was asked to provide a draft of the proposed trash reminder signs for common areas.

**III. Officer Elections:** Donald Rhodes was elected to serve as Treasurer. The other officer positions were unchanged. *Motion by Beth Callaghan, second by Anne Zimmermann.*

**IV. Committee Reports:** There were no committee reports.

**V. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors meeting of September 28, 2021 were approved as provided. *Motion by Joyce Tatanus, second by Joe Collins.*

B.) Delinquency List: The Board was provided with a delinquency list as of September 30, 2021. 3 owners had a balance on their account for more than the current assessment. No accounts are at the attorney, but two will be sent this month if payment is not received. The total amount due was \$5,695, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the September financial statements and general ledger. The Association had a deficit of \$33,941 for the month. Total expenditures were \$35,003. For the year, the Association has a surplus to budget of \$4,843. The Association had cash and investments of \$1,127,932. Management was asked to provide copies of invoices paid to Allen Taylor Enterprises and to provide a year to date total for the amount paid to remove improperly disposed of appliances, etc.

D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. There were no decisions made.

**VI. New Business:** Management was reminded to add Donald Rhodes to the new towing contract and the Board list.

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**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be on December 7, 2021 at 7:00 p.m.

Respectfully Submitted,  
Ken Eiriksson  
East Coast Management & Consulting Services

## The Timbers Association Pending List

1. Update AECC Guidelines. Allow decorative post caps (as opposed to a flat railing) and black pickets on decks. All other deck components must be a natural wood color, not white. Clarify double hung window rules for Section I and II, including pictures. No bamboo. Maximum coverage of non-permeable surfaces in a back yard will be limited to 50% of the total square footage. At least 1' must be uncovered along all property lines. Encourage use of permeable materials and ground level surfaces rather than elevated. Reference Fairfax 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. Add railing above the new retaining wall on Willowick, if necessary.
4. Remove partial speed bump on Timber Hollow Lane.
5. Start work on landscaping committee list. Make sure to keep track of progress. Prioritize repairs to retaining walls and bridges. Remove bamboo behind right side of FHL by the wall.
6. Find out how Fairfax County tracks owners of improperly disposed appliances.
7. Follow up with 8723 RHC. Drain line should not be in common area. Remove the pipe and professionally replace the concrete sections. **Owner will move it to the other side.**
8. Some of the mulched areas like at the corner of the pool are over mulched.
9. Inspect driveways during the site inspection.
10. Follow up on Hydroblox.
11. Check railing between Hollow Knoll and the playground for rotten wood.
12. Add stepping stones on Winding Hollow once a type is chosen.
13. Revisit trash reminder signs for common areas.
14. Fix erosion at end of Forest Creek Court.
15. Copies of invoices paid to Allen Taylor Enterprises. Summary for extra trash charges.