

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, June 25, 2024
@ Pool Clubhouse

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

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

II. Resident Time: Pool furniture was discussed. Management will order 3 tables including chairs and umbrellas. Management was advised that there were potholes near the second speed bump on Willowick and on Forest Hollow Lane near the intersection of Winding Hollow Way. Management was advised that there are low hanging branches along Hillside Road as well as forsythia plants growing over the sidewalk.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of May 28, 2024 were approved as provided. *Motion by Joe Collins, second by Joyce Tatanus.*

B.) Delinquency List: The Board was provided with a delinquency list as of June 19, 2024. Five owners had a balance on their account for more than the current assessment. Three accounts were at the attorney. The total amount due was \$6,511, less \$3,460 classified as uncollectible. The Board discussed liens and late fees and why the current legal documents do not allow for recovery of fees, or rescinding of parking privileges.

C.) Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of \$35,939 for the month. Total expenditures were \$37,845. For the year to date, the Association had a surplus to budget of \$11,645. The Association had cash and investments of \$1,110,842.

D.) AECC Guidelines: The AECC guidelines discussion will begin at the July meeting. The documents were not provided in a timely manner. Ms. Hantke asked about vegetable gardens, clotheslines and window grids. Those issues will be included in future discussions.

E.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. There were no decisions made.

IV. Committee Reports: The Landscape Committee is waiting for a proposal from Wetlands Solutions for removing the Autumn Olive plants.

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, June 25, 2024
Page 2

V. New Business: Management will complete a comprehensive inspection of the roads and recommend whether crack filling or resurfacing is needed. Management will investigate a vehicle with a car cover on Forest Hollow Lane.

VI. Unfinished Business: There was no additional unfinished business discussed.

VII. Adjournment: There being no further business, the meeting was adjourned at 7:45 p.m. The next meeting will be on July 23, 2024 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Allow decorative deck post caps (as opposed to a flat railing) and black pickets. All other deck components must be a LIGHT, natural wood color, including stains. Clarify double hung window rules for Section I and II, including pictures. No bamboo. Maximum non-permeable surface in back yards limited to 50% of total square footage. At least 1' must be uncovered along all property lines. Encourage use of permeable materials and non-elevated surfaces. Reference Fairfax restrictions on water flow and drainage onto adjacent properties. Downspout extensions should end 3'+ from property lines. Garage doors may have small windows on the top panel. Update garage colors and trim colors for garages. Exact measurements required on applications. No scale drawings. Walkout window wells up to 4' ok.
2. Add dirt to the corner of Hollow Knoll Court and end of Forrest Creek Court.
3. Add split rail fencing along Green Hollow. **Pending.**
4. Inspect all asphalt and concrete. Sidewalk at 6013 FHL. Crack fill or resurface? Repair potholes by the second speed bump on Willowick and on Forest Hollow near Winding Hollow.
5. Lights out: Hollow Hill entrance BL 39. 8762 RHC no number. Concrete post. 8762 RHC on side. 8764 RHC on side (across from 8762 light). 6184 FCC. Blue tape for underground breaks on 4 lights. 8811 WHW (no number), 8837 (CO613 AJ56) and 8847 WHW (no number) and 6142 WW (CO613 AJ06). The lights at the pool lot by the gate and in the top left corner of the parking lot are off. **Updated 3/24**
6. Follow up on the reimbursement for the light pole on Green Hollow Court.
7. Add weed control to the 2024 grounds contract.
8. Replace towing signs at the pool. Towing starts at 2 a.m.
9. Remove piles of plastic bottles at end of Hollow Hill Lane.
10. Inspect along Hillside for personal property and a fallen fence. Storage front of 8754 RHC. Tree issue at 8744-46?
11. Follow up with 6183 Green Hollow Court about her deck with white railings, gray flooring and elongated deck posts that may potentially be used for additional lighting.
12. Anne to provide location for tree to be paid for by the owner of 8857 Winding Hollow Way.
13. Trim low hanging branches along Hillside and forsythia plants growing over that sidewalk.
14. Remove stumps on updated list.
15. Proposal from Wetland Solutions for treating the autumn olive near Timber Hollow Lane.
16. Order 3 tables including chairs and umbrellas.