

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, April 27, 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 that the grounds contractor did not mow the first section of the island on Hillside Road. Some of the mulched areas like at the corner of the pool had too much mulch installed.

III. Committee Reports: The Landscape Committee reported that weeding had been done twice and will be done 1 more time before Memorial Day. Management was provided with a list of projects and will focus on the first 41 items on the list as appropriate. The Committee will be advised as projects are complete.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of March 23, 2021 were approved as provided. *Motion by Beth Callaghan, second by Jerry Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of March 31, 2021. Eighteen owners had a balance on their accounts. Five had a balance for more than the current assessment. The total amount due at the end of the month was \$7,615, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the March financial statements and general ledger. The Association had a deficit \$18,022 for the month. Total expenditures were \$20,145. For the year, the Association has a surplus to budget of \$20,562. The Association had cash and investments of \$1,128,705.

D.) Pool Cleaning Contract: After discussion, the Board agreed to pay a cleaning company to clean the restrooms once per week during the season. The cost will be \$125 per week. Titan Pool Service would still clean the bathrooms on a daily basis. *Motion by Jerry Callaghan, second by Beth Callaghan.* This is expected to reduce the number of complaints we receive about the cleaning skills of teenagers. The Board was reminded that the pool will be open on weekends only until school is out.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Fairfax County has begun enforcing their previous prohibition on the use of plastic bags to recycle yard waste. Trash Away will no longer pick up yard waste in plastic bags.

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V. Unfinished Business: Management was asked to get started on the tree removal process.

VI. New Business: Management was asked to arrange for the makeshift library at the end of Ridge Hollow Court to be removed. Management will find out the cost to purchase and install two Little Free Libraries. The Board approved the installation of a wider parking space to accommodate a handicap.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:10 p.m. The next meeting will be on May 25, 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. Get price for playground benches. **\$600 installed.**
4. Check railing between Hollow Knoll and the playground for rotten wood.
5. Check retaining wall behind Forest Creek Lane?
6. Add railing above the new retaining wall on Willowick, if necessary.
7. Provide a draft trash policy sign for the Board's review. **Waiting for approval.**
8. Find a website that sells plaques.
9. Install no loitering, no trespassing and closed at dusk signs at the pool and pool playground. **Signs delivered**
10. Remove partial speed bump on THL.
11. Start work on landscaping committee list. Make sure to keep track of progress.
12. Find out the cost to purchase and install two Little Free Libraries.
13. 8731 Ridge Hollow allegedly has more than 1 yellow permit and is parking in reserve spaces with a 3rd permit.
14. Follow up with 8712 RHC. **Done.** Debris has not been cleaned up, the pergola is too tall, the tile in the yard was not approved and there is a plastic cover over the pergola. **Now she is installing an egress window without approval.**
15. 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.**
16. Grounds contractor did not mow the first section of the island on Hillside Road. **Done.** Some of the mulched areas like at the corner of the pool had too much mulch installed.