

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, November 30, 2021
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:10 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. 2 other residents were present.

II. Resident Time: The new owner of 6014 Timber Hollow Lane was present to ask if the wires behind his home in the common area could be buried. Comments were made about factual errors in the unofficial Facebook page. Management will forward a recent newsletter from the Association's attorney regrading community communications. Problems with holiday recycling pickup were discussed. Trash Away came on Wednesday instead of Friday and recycling was blown all over the property. Management made arrangements to have it removed. A permanent notice regarding holiday trash collection will be put on the website.

III. Committee Reports: The Landscape Committee will have proposals at the next meeting. Bluestone was discussed as a paver option.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of October 26, 2021 and the minutes of the Annual Meeting of the same date were approved as provided. *Motion by Beth Callaghan, second by Anne Zimmermann.*

B.) Delinquency List: The Board was provided with a delinquency list as of November 23, 2021. Eight owners had a balance on their account for more than the current assessment. No accounts are at the attorney, but two will be sent if payments are not received. The total amount due was \$18,903, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the October financial statements and general ledger. The Association had a surplus of \$56,431 for the month. Total expenditures were \$28,356. For the year, the Association has a surplus to budget of \$3,770. The Association had cash and investments of \$1,125,670. Management provided copies of invoices paid to Allen Taylor Enterprises prior to the meeting as directed.

D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. There were no decisions made. Management will follow up on the drain issue on Ridge Hollow Court.

V. New Business: There was no new business discussed.

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VI. Unfinished Business: Management will work with the Board President to finalize new parking permits. A larger hanging option should be included, if possible. The Board reviewed potential trash reminder signs. Multiple changes were suggested. Management will provide an edited version at the next meeting.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:50 p.m. The next meeting will be on January 25, 2022 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. **Nothing done.**
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. **Should replace a few pickets and boards, or completely replace the steps and two bridges.**
12. Add stepping stones on Winding Hollow once a type is chosen.
13. Provide updated trash reminder sign option based on suggested changes.
14. Fix erosion at end of Forest Creek Court.
15. Bury wires behind 6014 Timber Hollow Lane.
16. Forward the newsletter from the Association's attorney to the Board.
17. Contact Trash Away about Thanksgiving pickup.
18. Put a permanent notice regarding holiday trash collection on the website.

Timbers HOA

Trash & Recycling Reminders

Sunday Evening: Trash only. No Recycling.
Use covered trash containers, or heavy duty bags only!
No trash in cardboard boxes or grocery bags.

Wednesday Evening: Trash and Recycling.
No glass, pizza boxes or plastic bags in recycling containers.

Put containers on the sidewalk in front of your own home
after 6 p.m. for pickup the following morning.
Do not pile trash in common collection areas!

Retrieve all containers from common areas after they are emptied!

Call Trash Away for large item pickups. 703-339-4560.
Do not put trash out early, or on ANY other day! NO DUMPING!