

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, August 24, 2021  
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 7:05 p.m. by Mr. Collins. Mr. Callaghan arrived a few minutes later.

**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 asked to have the trees along Hillside Road pruned off the sidewalk. Parking issues were discussed. A resident on Forest Creek Lane has moved to Forest Creek Court and is still using their old passes. Management will follow up in September. A duplicated pass on Forest Creek Lane was also discussed. The Board is investigating RFID pass options to address duplicate pass problems. Management was directed to begin ticketing residents with car covers and with multiple motorcycles. Electric cars were discussed. Current law does not require the HOA to allow charging stations or electrical lines across the common areas.

**III. Committee Reports:** The Board approved additional funds for landscape enhancements in 4 areas. *Motion by Joyce Tatanus, second by Anne Zimmermann.* Management will meet with the Committee on site to discuss the project, trash disposal and snow plowing issues. The Communications Committee will remind the community that the pool opens at 4 p.m. on school days.

**IV. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors meeting of July 27, 2021 were approved as corrected. *Motion by Beth Callaghan, second by Anne Zimmerman.*

B.) Delinquency List: The Board was provided with a delinquency list as of July 31, 2021. 4 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 \$17,585, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the July financial statements and general ledger. The Association had a surplus of \$49,692 for the month. Total expenditures were \$35,008. For the year, the Association has a surplus to budget of \$10,756. The Association had cash and investments of \$1,124,135.

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

**VI. New Business:** Management outlined the draft 2022 budget which included no increase in fees. The Board tabled discussion until the September meeting.

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, August 24, 2021  
Page 2

**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be on September 28, 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. Provide a draft trash policy sign for the Board's review. **Waiting for approval.**
5. Install no loitering, no trespassing and closed at dusk signs at the pool/playground. **Pending.**
6. Remove partial speed bump on THL.
7. 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.
8. Ticket residents with car covers and with multiple motorcycles.
9. 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.**
10. Some of the mulched areas like at the corner of the pool are over mulched.
11. Inspect driveways during the site inspection.
12. Follow up on Hydroblox.
13. Have the trees along Hillside Road pruned off the sidewalk.
14. Check railing between Hollow Knoll and the playground for rotten wood.
15. Check retaining wall behind Forest Creek Lane?