

**The Timbers Association**  
**Board of Directors Meeting Minutes**  
Tuesday, March 23, 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. Collins. Mr. Callaghan arrived a few minutes later.

**I. Members Present:** The following Board Members were present: Joyce Tatanus, Joe Collins, Jeanette Hantke, Jerry Callaghan, and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 5 other residents were present.

**II. Resident Time:** Several residents from Timber Hollow Lane were present to talk about loitering and illegal activity at the playground parking lot. Management will install appropriate loitering and trespassing signs. The residents were reminded to call the police whenever there is an issue. Management was advised that one of the speed bumps on Timber Hollow Lane needed to be removed, or replaced. Management will check the common area near the parking space for 6020 Timber Hollow Lane to see if anything can be done with the mud. Management will inspect and add mulch at playground #1. Management was advised that the residents at 8731 Ridge Hollow allegedly have multiple yellow permits and are parking in reserve spaces with a 3rd permit. The owner will be sent another letter.

**III. Committee Reports:** The Board approved a proposal for plant installations from the landscape committee for an amount not to exceed \$11,500. *Motion by Joyce Tatanus, second by Joe Collins.* Management will meet with the committee on site to discuss possible work at the intersection of Green Hollow Court and the buildings at the end of Winding Hollow and Ridge Hollow.

**IV. Management Report:**

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

B.) Delinquency List: The Board was provided with a delinquency list as of March 18, 2021. Twenty owners had a balance on their accounts. Nine had a balance for more than the current assessment. The total amount due was \$8,995, less \$1,400 classified as uncollectible. Reminder letters will be sent to owners with outstanding balances and 3rd parking permits.

C.) Financial Report: The Board reviewed the February financial statements and general ledger. The Association had a deficit \$25,904 for the month. Total expenditures were \$27,285. For the year, the Association has a surplus to budget of \$12,227. The Association had cash and investments of \$1,125,500. The CD with First Virginia Community Bank was rolled into a 6 month CD with a rate of .15%. That rate was comparable to money market rates and the FDIC limit at CIT was already exceeded.

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D.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Management will follow up with the pergola construction at 8712 Ridge Hollow Court. The debris has not been cleaned up, the pergola is too tall, the tile in the back yard was not approved and there is a plastic cover over the pergola. The Board denied a request from the owner of 8723 Ridge Hollow Court to install a drain line under the common sidewalk and into the street. The outlet should have been on the owners property. The pipe must be removed and the concrete section professionally replaced.

V. **Unfinished Business**: Management is waiting for final approval of the trash sign wording.

VI. **New Business**: Management was asked to check for a trip hazard at 8724 Ridge Hollow Court.

VII. **Adjournment**: There being no further business, the meeting was adjourned at 8:40 p.m. The next meeting will be on April 27, 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. Fix mulch by WHW mailbox. Fix lawn in corner of HKCt.
5. Restore area by 8757 Ridge Hollow Court. Use leaves by pool.
6. Can grass be planted in parking area by 8806-08 WHW? **Ann suggested alternative.**
7. Check railing between Hollow Knoll and the playground for rotten wood.
8. Check retaining wall behind Forest Creek Lane?
9. Add railing above the new retaining wall on Willowick, if necessary.
10. Provide a draft trash policy sign for the Board's review. **Waiting for approval.**
11. Find a website that sells plaques.
12. Send reminder letters to owners with outstanding balances and 3rd parking permits.
13. Install no loitering, no trespassing and closed at dusk signs at the pool and pool playground. **Pending.** Let Board know when the pool opens. **Done.**
14. Remove partial speed bump on THL.
15. Check the common area near 6020 Timber Hollow Lane to see if it is muddy.
16. Inspect and add mulch at playground #1.
17. 8731 Ridge Hollow allegedly has more than 1 yellow permit and is parking in reserve spaces with a 3rd permit.
18. Follow up with 8712 RHC. 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.
19. 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.