

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, June 23, 2020  
@ 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: Jerry Callaghan, Beth Callaghan, Joyce Tatanus, Joe Collins, Betsy Reagan, and Jay Santry. Ken Eiriksson was present representing East Coast Management. 2 other residents were present.

**II. Resident Time:** Management was asked to contact Trash Away to ask them to be more careful taking trash containers between vehicles. Management will contact Titan to let them know the meeting room and pool deck were messy. The owner of 8806 Winding Hollow Way complained about the long grass and messy look of the naturalized area behind his home. Management will have the grass cut back with weed eaters. That owner is replacing their deck and was reminded to get approval before doing so. Management will check the area behind Forest Creek Lane near Ms. Tatanus. There was a lengthy discussion about the service provided by J&M. The driveways need to be blown off. The large mowers in front yards are very inconsistent. It appears pruning was done along Hillside Road. Management will have the debris cleaned up.

**III. Committee Reports:** The Landscaping Committee provided a summary of their recent activities. The Communications Committee will add a Youth Services section to the website since the newsletter is not being distributed.

**IV. Management Report:**

A.) Approval of Minutes: The minutes of the Board of Directors meeting of February 25, 2020 were approved as provided. Motion by *Betsy Reagan*, second by *Beth Callaghan*.

B.) Delinquency List: The Board was provided with a delinquency list as of June 22, 2020. Nine accounts had a balance for more than the current assessment. One account is at the attorney. Several others will be sent soon. Management will update the Board on the status of account #1120. The total amount due was \$10,428, less \$5,003 classified as uncollectible. The Board agreed to begin charging late fees again. Motion by *Joe Collins*, second by *Jay Santry*.

C.) Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of \$25,170 for the month. Total expenditures were \$25,490. For the year, the Association has a surplus to budget of \$15,888. The Association had cash and investments of \$1,026,971. Two CD's matured during the month. The funds were moved to the money market account.

D.) Tree Pruning: Management is delaying the start of the tree removal project until more vehicles are removed from the property. SavATree is ready to go when we give them the word. The total cost of the contracted work is \$10,300.

The Timbers Association  
Board of Directors Meeting Minutes  
Tuesday, June 23, 2020  
Page 2

E.) Pool Opening: The Governor will allow pools to open for recreational use beginning July 3rd. The board approved a "Sanitation Package" from Titan Pool Service. *Motion by Joe Collins, second by Jerry Callaghan.* When the pool is opened on July 4th, chaise lounges will not be set up, the tables will be away from the bathrooms and the wading pool will not open. Residents will not be allowed guests and will enter and exit through the emergency gate. Titan will sanitize regularly, but residents will be asked to bring masks and sanitizer. A notice explaining the changes will be sent to all residents along with their pool passes.

F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Management will restore the naturalized area next to 8757 Ridge Hollow Court. The owner of that home did not clear the leaves. Management will respond to the anonymous email regarding parking pass abuse and ask for more information.

**V. Unfinished Business:**

**VI. New Business:** There was no new business discussed.

**VII. Adjournment:** There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be on July 28, 2020 at 7 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. Residents will be encouraged to use permeable materials, or at least to have ground level surfaces rather than elevated. Reference to the Fairfax County zoning restrictions on blocking water flow and drainage onto adjacent properties will be highlighted. 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. Discuss leaf shredding options with J&M.
6. Street light out at entrance to Hollow Hill near 8732 Ridge Hollow off, or flashing, sidewalk from WHW to Hillside, and between 6172-74, 6182-84 and 6150-52 Forest Creek Court. **Given to electrician. Some progress made. Several underground problems waiting for better weather.**
7. Complete the site inspection as early as possible. **Done through upper RHC.**
8. Update the Board on the status of account #1120. **Taxi driver on GHC.**
9. Tell Trash Away to be more careful taking trash containers between vehicles. **Done.**
10. Let Titan know the meeting room and pool deck were messy. **Done.** Get price for power washing deck. Remove trash containers ASAP. **Done.**
11. Have the grass cut back in the naturalized area with weed eaters. Check the area behind Forest Creek Lane near Joyce.
12. Restore area by 8757 Ridge Hollow Court.
13. Contact J&M. Driveways need to be blown off. Large mowers in front yards are very inconsistent. Did they prune along Hillside Road. Have the debris cleaned up.
14. Can grass be planted in parking area by 8806-08? **Ann suggested alternative.**
15. Respond to email regarding parking pass abuse and ask for more information. **Done.**
16. A corrected letter and apology will be sent regarding debris at 6059 HHL/HKC.