

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, June 22, 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 there was a pothole developing near 6060 Hollow Knoll Court, and that the light by the mailboxes on Forest Creek Lane is always on. A large branch has fallen from a problem tree along Forest Creek Lane. The entire tree may be removed, if necessary.

III. Committee Reports: The Landscape Committee did not provide a report. Management will follow up regarding Hydroblox.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of May 25, 2021 were approved as corrected. The second pothole was on Willowick Lane. *Motion by Joyce Tatanus, second by Beth Callaghan.*

B.) Delinquency List: The Board was provided with a delinquency list as of June 17, 2021. 19 owners had a balance on their account. 4 were for more than the current assessment. No accounts are at the attorney. One will be sent this month if a payment is not received. The total amount due was \$7,195, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the May financial statements and general ledger. The Association had a deficit of \$27,110 for the month. Total expenditures were \$28,409. For the year, the Association has a surplus to budget of \$21,796. The Association had cash and investments of \$1,154,303.

D.) Parking Rules: The Board reviewed and approved the updated Parking Policy Resolution. *Motion by Joe Collins, second by Joyce Tatanus.* The effective date of the rules will be July 15th. In addition to minor edits, wording will be added regarding parking against yellow painted curbs. The rules will be provided to the webmaster and will also be announced on Facebook and Twitter.

E.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List.

V. Unfinished Business: There was no unfinished business.

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VI. New Business: The Board reviewed and approved updated Pool Facilities and Safety Rules. The rules will be posted at the pool, provided to the webmaster and will also be announced on Facebook and Twitter. Management will confirm with Titan Pool Service that their guards understand that the police may be called, if necessary. Mr. Collins suggested that more effort should be spent beautifying the community. Management offered to have the grounds contractor provide a proposal to update landscaping at a high visibility island at an entrance to Ridge Hollow Court.

VII. Adjournment: There being no further business, the meeting was adjourned at 8:30 p.m. The next meeting will be on July 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. Check railing between Hollow Knoll and the playground for rotten wood.
4. Check retaining wall behind Forest Creek Lane?
5. Add railing above the new retaining wall on Willowick, if necessary.
6. Provide a draft trash policy sign for the Board's review. **Waiting for approval.**
7. Find a website that sells plaques. **Done.**
8. Install no loitering, no trespassing and closed at dusk signs at the pool/playground. **Signs delivered.**
9. Remove partial speed bump on THL.
10. Start work on landscaping committee list. Make sure to keep track of progress.
11. Cost to purchase two Little Free Libraries. **About \$1,000 depending on "extras".**
12. Follow up with 8723 RHC. Drain line should be on owner's property. The pipe must be removed and the concrete section professionally replaced. **Owner will move it to the other side.**
13. Some of the mulched areas like at the corner of the pool are over mulched.
14. Repair pothole near 6060 Hollow Knoll Court.
15. Inspect driveways during the site inspection.
16. Follow up on Hydroblox.
17. Remove poison ivy within 3 feet of common walkways, playgrounds, and back fences. **Pending.**
18. Light by the mailboxes on Forest Creek Lane is always on.
20. A large branch has fallen from a problem tree along Forest Creek Lane. The entire tree may be removed, if necessary.
21. Parking rules, pool rules and minutes to Donald Rhodes.
22. Landscaping proposal from CLS for one of the islands.