

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, April 26, 2022
@ 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: Joyce Tatanus, Anne Zimmermann, Joe Collins, Jerry Callaghan, Donald Rhodes, and Beth Callaghan. Ken Eiriksson was present representing East Coast Management. 3 other residents were present.

II. Resident Time: A resident of Winding Hollow Way was present to discuss his request to install solar panels on his home. Management advised him that the setback from the adjoining home was not in compliance with the Resolution, or the project would have been approved. The resident cited recent Virginia law that expanded on the "reasonableness" rule to limit how much generating capacity could and cost could be affected. Management will notify the Board once a compromise request is provided.

III. Committee Reports: The Communications Committee was asked about plans for a newsletter. Plans to replace parking permits, car break-ins, AECC Guideline updates and the lack of lifeguards were discussed as potential articles, or subjects for Facebook and Twitter posts. Police presentation options were discussed with no decision. The Landscape Committee received approved of an amount up to \$10,000 to maintain the naturalized areas. *Motion by Anne Zimmermann, second by Joyce Tatanus.* Management was asked to have the grounds contractor mow the lawns at 4". The contractor will be reminded to cut the grass at 3"-4" as specified in the contract once the grass consistently reaches that length.

IV. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors meeting of March 22, 2022 were approved as provided. *Motion by Beth Callaghan, second by Joyce Tatanus.*

B.) Delinquency List: The Board was provided with a delinquency list as of March 31, 2022. Twenty one owners had a balance on their account. Seven were for more than the current assessment. Two accounts received parking and attorney warning notices and will be sent to the attorney if payments are not received. The total amount due was \$10,520, less \$1,400 classified as uncollectible.

C.) Financial Report: The Board reviewed the March financial statements and general ledger. The Association had a deficit of \$25,474 for the month. Total expenditures were \$26,229. For the year to date, the Association has a surplus to budget of \$2,237. The Association had cash and investments of \$1,180,584.

D.) AECC Update: Management asked for volunteers to update the AECC Guidelines. The Board was asked to review the garage door and trim colors for homes with garages so a decision could be made about the request from 6176 Forest Creek Court.

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F.) Correspondence/Pending List: The Board reviewed correspondence and the Pending List. Management will follow up on the construction trash on Winding Hollow Way. Management was asked to follow up on the common area trash signs.

V. **New Business**: The Board approved a letter to the County authorizing the police to come on the property to enforce County laws. *Motion by Joe Collins, second by Beth Callaghan.*

VI. **Unfinished Business**: The Board discussed new parking permits. It was agreed that the new permits would be green with reflective material and a hologram. Third permits will be brown. The total cost of the new permits will be about \$3,000. *Motion by Jerry Callaghan, second by Joe Collins.*

VII. **Adjournment**: There being no further business, the meeting was adjourned at 8:45 p.m. The next meeting will be on May 24, 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. Update with garage colors and trim colors for garage homes. Exact measurements required on applications. No scale drawings.
2. Add railing above the new retaining wall on Willowick, if necessary.
3. Find out how Fairfax County tracks owners of improperly disposed appliances.
4. Follow up with 8723 RHC. Drain line should not be in common area. Remove the pipe and professionally replace the concrete sections.
5. Inspect driveways during the site inspection.
6. Follow up on Hydroblox.
7. Add bluestones on Winding Hollow Way.
8. Fix erosion at end of Forest Creek Court.
9. Contact the grounds contractor to remind them to keep mulch off the tree trunks. Is there a special program for stiltgrass. When pre-emergents will be added. Mow 3"-4".
10. Add dirt to the corner of parking area on Hollow Knoll Court.
11. Order and distribute parking permits. New permits will be green with reflective material and a hologram. Third permits will be brown.