

LENOX PLACE
S U N N Y S I D E
HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 24, 2010

The regularly scheduled monthly meeting of the Board of Directors for May was held on Monday, May 24, 2010. The meeting was called to order at 7:05 p.m. by Jack Stevens at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

BOARD MEETING ATTENDANCE:

Present: Jack Stevens –President, Kevin Beekman –Vice President, Melissa Russell –Secretary, Lewis Jackson-Member at-large, Tom Fitzgerald-Treasurer, Bob Mikulski –Genus Property Management,

MEETING MINUTES:

The minutes for the April 26,2010 Board meeting were reviewed in advance by all present Board members.

Move to: Approve the Board meeting minutes from April 26, 2010.

Moved by: Jack Stevens

Seconded: Lewis Jackson

ALL APPROVED, MOTION PASSED

GUEST SPEAKERS:

Sergeant Jose Garcia, Alexandria City Police Department gave the community an update on recent law enforcement activity in the Sunnyside area and Alexandria City in general.

Calls for service are up, actual reported crime is down 18%.

RESIDENTS OPEN FORUM:

Ms. Geri Schweitzer - 2 existing variance requests, would like all requests expedited based on extenuating circumstances (insurance company is repairing fire damage at her house). She recommended that the Board establish a policy to provide responsive action to future emergency issues.

COMMITTEE REPORTS AND DISCUSSION:

Landscape Committee:

1. Tom reported on the draft proposal for Homeowners' Landscaping Beautification Competition.

Move to: Approve up to \$175 for advertisement of and prizes for the proposed beautification competition.

Moved by: Kevin Beekman

Seconded: Lewis Jackson

ALL APPROVED, MOTION PASSED

Neighborhood Watch Committee:

Kevin is the NWC liaison.

Newsletter Committee:

Melissa is the BOD liaison.

Community Relations Committee:

Tom Fitzgerald and Brad Gilbert will take the lead on a June yard sale to be held 0800-1200, 12 June with a 13 June rain date.

Move to: Move to approve up to \$100 for yard sale expenses.

Moved by: Melissa Russell

Seconded: Lewis Jackson

ALL APPROVED, MOTION PASSED

Kevin Beekman and Melissa Russell met with the Arlandria Advisory Committee and reported on the Arlandria Developer Forum. SUP has been initiated for a Farmers Market in Arlandria – Lewis Jackson suggested calling it the Sunnyside Farmers Market.

1. Developers Forum: a panel of well regarded metropolitan DC development experts led discussions regarding development potential and impediments in Arlandria. The general consensus jibed with the findings of the earlier Arlandria Planning process. The experts stressed the need for City participation in transportation infrastructure improvements and coordinated effort aimed at improving area image and demand (perhaps in the form of an arts/music district anchored by the Birchmere). ARHA is behind mixed income development for the area.
2. Alexandria Aces: This is a minor league baseball team comprised of college players. Their home games will be played at Frank Mann Field on Commonwealth Avenue in Four Mile Run Park.
3. Potomac Yard: Kevin Beekman noted that planning process for the redevelopment of the Retail Center is coming to a conclusion. The plan is set to be approved in June and incorporates an in-fill Metro station and a plan to finance it.
4. Calvert Development: Kevin Beekman noted that proposed redevelopment has been reportedly docketed for September approvals and may be moving forward.
5. Four Mile Run Restoration: The next meeting of the Four Mile Run Joint Task Force is scheduled for June 16th. The primary item on the agenda is review of the draft engineering plans for funded pilot project (restoration of the tidal reach of the stream from Mt Vernon Avenue to Route 1). This is a pivotal review since the FEMA has proposed enlarging the flood zone in this area and the restoration project may be able to rectify this. Other agenda items include discussion of funding for the proposed pedestrian bridge following the results of the design competition and repurposing of the Duron paint store.

Architectural Review Committee:

1. Jack Stevens is the ARC liaison. He has talked with Ken Chadwick about the ARC organization. He'll meet with Molly Peacock. He will begin drafting specifications that pertain to each of the development's sections (as defined by the various builders). Will try to have something together for next meeting.

Parking Committee:

1. Lewis Jackson is the parking liaison. To date, 3 cars have been towed: 2 without tags, one for exceeding the long-term parking term. Additionally, the telephone number to call for a towed vehicle is not in service. The two entrance signs need to be updated accordingly.

FINANCIAL REPORT:

Investments:

As of April 30, 2010 the Association had operating and investment funds totaling \$530,034. There is \$509,697 in laddered CDs and investment funds. Total operating assets has a balance of \$20,336.

Balance Sheet:

The year-to-date Accounts Receivable Residential Assessments account as of April 30, 2010 was \$43,920. Accrued Reserves total \$503,618 and are fully supported by cash and investments. This signifies that the Association is in a healthy financial position.

Income Statement Report:

The Income Statement Report reflects a year-to-date income of \$46,025 which is \$166.00 above the budgeted amount of \$45,859. The year-to-date expenses are \$59,782 which is \$22,291 over the budgeted amount of \$37,491. This overage is primarily a result of this winter's excess snow removal fees.

Overall there is a negative variance between year-to-date income and expenses in the amount of \$22,125.00. As always, we will continue to closely monitor the monthly expenses for the association to insure effective fiscal management.

Specific items to be watched:

There are a number of Home Owners in default for paying monthly assessment. There is a total of \$8,839. Of that, \$3,482 is currently in litigation and over 270 days late. Genus is to direct the lawyers (Chadwick firm) to place them on hold for six months rather than continuing to pay legal fees.

There is a CD maturing June 30 and will be rolled over. Capitol will be instructed to look for a better rate.

OLD BUSINESS:

1. Stone Mason/Lighting – address again in June with the new management company. Old Town Signs is the company. Bob Mikulski reported that we don't need permits for signs on Elbert and Shorter Lane. Proposal is still pending. Bob provided contact to Melissa for follow up and check for lighting for sign as well. Contact is Robert at Old Town Signs (703)549-7446.
2. Entrance lighting: Lighting is out at entrance to Charles Ave. Lester Lee is to check the circuit breakers.
3. Dog Sign Bags: The bags have been ordered and should be received next week. They will be delivered to Lester Lee.

4. Repairs and maintenance: The Board had requested an itemized listing of repairs completed by Genus. Genus provided that information.

NEW BUSINESS:

1. Transition: Genus provided an update of the transition to Capitol Management Company. Of the requested thirteen items, only two remain to be forwarded: financial statements for 2008 audit are being completed and the historical tenant ledgers will be provided after month's end.

2. Variance Requests:

3906 Elbert Ave. submitted a variance request to replace a garage door with a triple layer steel door.

Move to: Conditionally approve variance request for 3906 Elbert to replace garage doors contingent upon using 4 short panel windows (rather than the proposed sunburst pattern).

Move by: Tom Fitzgerald

Seconded: Kevin Beekman

Discussion: None

ALL APPROVED, MOTION PASSED

3817 Charles Ave. submitted a variance request to replace a garage door with a triple layer steel door.

Move to: Conditionally approve variance for 3817 Charles to replace garage doors contingent upon using 4 short panel windows (rather than the proposed sunburst pattern).

Moved by: Kevin Beekman

Seconded: Melissa Russell

Discussion: None

ALL APPROVED, MOTION PASSED

3817 Charles Ave. submitted a variance request to replace existing front stationary doors (windows) with vinyl doors, in a desert sand color, to match the other windows recently replaced.

Move to: Approve variance for 3817 Charles to replace the 4 front windows with vinyl ones with a desert sand color.

Moved by: Jack Stevens

Seconded: Melissa Russell

Discussion: None

ALL APPROVED, MOTION PASSED

Adjournment

Move to: Adjourn the Board meeting at 9:50 p.m.

Move by: Melissa Russell

Seconded: Jack Stevens

For: All

Against: None

MOTION PASSED

Minutes prepared by: Melissa Russell - Secretary

Minutes will be approved at the June28, 2010 Board of Directors Meeting.

Submitted by: Melissa Russell - Secretary