

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 25, 2019 – 7:00 pm

ATTENDANCE

Margo Gorra-Stockman, President (2019), remotely
Frank Purcell, Vice President (2021)
Saide Ashaboglu, Secretary (2021), absent with advance notice
Jon Greger, Treasurer (2020)
James Rorke, Member at Large (2020)
Elizabeth Stulga, Capitol Property Management

Captain Doug Woehlke, Alexandria Sheriff's Department

CALL TO ORDER

The meeting was called to order at 7:00 pm by Frank Purcell at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

HOMEOWNER FORUM

No homeowners in attendance.

POLICE REPORT

Alexandria Police Sgt. Jose Garcia submitted to LPAS HOA the following report in writing for the period Jan. 28 – Feb. 25, 2019:

In Lenox Place HOA there were no calls for service or reportable offenses during the period.

In the Arlandria City MGR area, (215) Calls for service during this reporting period. The top 4 were: 56- Traffics Stops, 16- Drunk /Intoxicated Person, 11- Disorderly Conducts, 10- Subject Stops. Of (215) calls for service, (44) of those were listed as reportable offenses. Top 4 were: 11- Other offenses (Other offenses include- Sudden Death, warrant service, Hit & Run accident (Property Damage), and unauthorized use of a vehicle etc...), 9- Assault Offenses, 7- Liquor Law Violations and 5- Drunkenness. There were a total of (6) parking complaints this reporting period: (1) 800 W. Glebe Road- Not Cited, (1) Old Dominion Blvd. and W Glebe Road – Not Cited, (1) 4000 Mt. Vernon Avenue - Not Cited, (1) 4100 Mt. Vernon Avenue- Not Cited, (1) 700 Four Mile Road – Not Cited, and (1) 3800 Elbert Avenue – Not Cited.

Year to date, In the Lenox Place area crime is down -100% for this year. Last year at this same time, we had one (1) reportable offense compared to (0) reportable offenses this year. In the Arlandria City Manager Area crime is down -15.31% thus far this year. Last year at this same time we had 98 total reportable offenses compared to 83 thus far this year. YTD Assaults are up by -5.56% from last year, Narcotic Offenses are down -80% from last year, and Robberies are down -83.33% from last year.

Capt. Woehlke said the Sheriff's Community Academy is welcoming attendees for a four-Saturday program this spring. Applications are due soon. He will send application information to LPAS to post on its website.

Approval of Meeting Minutes

Minutes from the meeting of November 2018 were approved unanimously via email and are being prepared for posting.

Minutes from the meeting of January 2019 were presented.

Motion by Margo Gorra-Stockman to approve the minutes of the meeting of Jan. 28, 2019, as submitted. Second by James Rorke. Approved unanimously.

COMMITTEE REPORTS

- **Landscape Committee – James Rorke**

The Landscape Committee will review landscape-related proposals and submit their recommendation to the Board at a future meeting. The Committee is conducting its walkabout survey of the LPAS property in April.

Margo Gorra-Stockman urged management to review the proposal for moving nandinas for consistency with past proposals and agreed contracts and report back to the Board. It could be that LPAS has already approved and paid for moving two sets of nandinas that were not all moved as directed.

- **Architectural Review Committee – Margo Gorra-Stockman**

There were no approvals during the period. Additional information was obtained for the request of 3911 Elbert to landscape either side of his driveway property. There was no objection to the ARC approved request.

- **Parking – Frank Purcell**

The committee did not meet in February 2019. There were two neighborhood citations of vehicles since the last HOA meeting. Fire Lane signs have been replaced. One Fire Lane sign is being prepared for installation on Lower (North) Charles near the mailboxes. The Committee will shortly release a proposed quarterly meeting schedule for 2019. The Committee is citing violations for not having the white and green 2019-20 passes. Management will send the Board a list of residents with 2019-20 parking passes and their addresses.

- **Community Relations – Open**

No report

- **Budget Committee – Open**

No report

Management Report

Elizabeth Stulga presented the management report:

The FY19 budget is trending at (\$3,034) to date.

The 2019 non-contract landscape shows a negative variance (\$6,034) from 2018 items approved and executed in 2018 but not billed to LPAS until 2019. Landscaping previously approved was completed.

The snow contract to date shows a positive variance of \$1,083. YTD snow removal spending is \$4,815. These figures do not include removal costs from the snow, sleet and ice storm of the week of Mon., Feb. 18.

Management was directed to advise Landcare to bill timely.

New business items listed for landscape, items 1 – 4 in the management report, were referred to the Landscape Committee for evaluation and recommendation to the Board.

New business proposal #3, community landscape irrigation maintenance proposal #119-5009 dated 1/30/19, was discussed.

OLD BUSINESS

Declarations revision

As was discussed at the Board's January meeting, thus far 31 owners have signed the revised declarations. 82 (67% of owners) are needed for the revised declarations to be made in force. A campaign is being developed to encourage signatures through neighborhood community teas that raise awareness and answer community questions. The plan would also include outreach to owners who lease their properties, and outreach to owners directly via Board members. A planning meeting will be held Wed., Mar. 13, from 7-9 pm, at 3805 Courtland Cir., and members of the community are invited to participate. The Mar. 13 meeting will be posted to the LPAS website shortly.

NEW BUSINESS

Powerwashing of Lenox Place brick signage is being investigated by management and will report back to the Board.

Scheduling of examining the scope of work for repairing brick and metal fencing surrounding the LPAS property is being arranged by management to report to the Board. Management is instructed to bring members of the LPAS Board along to survey the brick and metal fencing.

Parking policy was briefly discussed and details were tabled until the parking committee was involved.

Tree pruning and drainage issues were briefly discussed and the need to get those on the task list for the spring.

Jon Greger moved to move to executive session at 8:15 pm for the purpose of evaluating late member fee payments.

James Rorke moved to end executive session at 8:24 pm.

During Executive Session the Board evaluated late member fee payments and did not make or adopt any motions thereafter.

ADJOURN

James Rorke moved to adjourn at 8:25 pm. Jon Greger seconded. Motion passed unanimously.

Next Meeting is at 7:00 pm, Mon., March 25, 2019, at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.