

Lenox Place at Sunnyside Homeowners Association, Inc.
Board of Directors Meeting Minutes
June 24 , 2019 – 7:00 pm

ATTENDANCE

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

CALL TO ORDER

The meeting was called to order at 7:22 pm by Margo Gorra-Stockman at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.

HOMEOWNER FORUM

Eric Kempen

Discussed fallen tree branch behind home on Elbert near N Lenox Place gate.
Request to replace LPAS watchlight bulb which is out and located in front of 3832 Elbert not maintained by Dominion, and seeding/sodding on Elbert esp. near fire hydrant.

POLICE REPORT

The police report for May will be shared via email. No police officers present in person.

Approval of Meeting Minutes

Minutes from the meeting of April 2019 were presented. **Motion by Jon Greger to approve the minutes of April 22 as amended.** Second by Margo Gorra-Stockman. Approved unanimously.

COMMITTEE REPORTS

- **Landscape Committee** – James Rorke

Shrub trimming will be done June 24 and 25 by the vendor. Discussion around the red reflectors that signal no need for mulch and shrub trimming.

The Board will be distributing and posting information about the red reflectors, and will send an email yearly before this occurs

Vendor is going to share a proposal for the dead tree (on Shorter Ln in Courtland) removal. There will also be a proposal to replace it and put in a new one in the Fall.

There will be a tree walk around on Friday (June 28th) at 10am.

The fallen tree branch laying behind and upon 3814 Charles property is an owner, not an HOA, tree that is the owner's responsibility to remove.

The vendor has replaced the sprinkler heads to be in good ratio to the plants and shrubs that have grown in the area.

- **Architectural Review Committee – Margo Gorra-Stockman**
 - 3900 Elbert Ave - project to update the storm door to the exterior and to change the color (to forest green) of the door has been approved
 - 3803 Elbert Ave - project to replace the existing deck has been approved
 - 3828 Elbert Ave - project replace 5 second floor windows has been approved

- **Parking – Frank Purcell**

The committee did not meet during the period between April 22 and June 24, 2019.

Four citations and no tows were executed during June. The "No Parking - Fire Lane" sign on North (lower) Charles was reinstalled in its correct position by the mailboxes. The sign on the outer SE corner of the Courtland Cir is still facing the wrong direction and slated by management for adjustment.

The next Parking Committee meeting is scheduled for Sat Jul 13, 10-11 am, 3805 Courtland Cir, Alexandria VA, and residents are invited.

- **Community Relations – Open**

No report.

- **Budget Committee – Open**

No Report.

Management Report

Interest income shows a positive variance of \$1,458 due to new investment strategy.

Snow contract shows a negative variance of \$1,521. YTD spent \$6,938 of a \$13K budget

Fence repair shows a positive variance of \$1,333

Landscape non contract shows a negative variance of \$7,333. Enhancement work paid in Jan for '18 and \$3,686 for spring enhancements

Tree maintenance shows a positive variance of \$2,083

Income tax federal and state shows a negative variance as taxes were prepaid.

The board has ratified the motion, via email on May 24, 2019, to approve proposal #119-5009, for Landscape Community Services, for irrigation maintenance services in the amount of \$2,170

OLD BUSINESS

Landscaping was approved and completed in June.

Parking concerns continue to be addressed.

Fire lane signs have been installed
Several resales were completed.

NEW BUSINESS

1. Discussion around sprinklers
 - a. The sprinklers within the community need to be connected to Wi-Fi in order to work in a flexible manner and/or respond to the weather.
 - b. Still need to find Wi-Fi connection for West Glebe and Charles
2. Proposals for metal perimeter fence painting have been reviewed and the Board is awaiting further information before it makes a decision to undertake this unbudgeted item. Management has collected two bids and is awaiting a third.
 - a. One of the bids replaces the metal fences with aluminum, which has a more durable coating but is more expensive overall.
 - b. The board discussed the merits of painting one vs. two coats.
 - c. The board directed management to obtain bids to replace the two pedestrian gates between Courtland Cir and Elbert, and to ensure perimeter fence painting proposals include allocations for painting the north pedestrian gate between North (Lower) Charles and Elbert.
3. There is one fence in the backyard of an Elbert home (that is not part of the community) that juts out into the common area that needs to be fixed. The board has contacted the residents to fix the fence and there has been no response so far. So far management has sent the homeowner two demand letters to remove the fence located on LPAS common property.
4. Discussion around inspections, drainage and tree walk through
 - a. The board will be conducting a walk through for tree trimming on June 28 at 10am
 - b. The board will be conducting a walk through for drainage by the middle of July 3
 - c. There will be an inspection of the community property in the end of June
5. Discussion regarding NNO
 - a. Jim Rorke makes a motion that we authorize a budget for food and entertainment that will not exceed \$1,500. Second by Saide Ashaboglu. Approved unanimously.
6. Discussed potential of adding speed bumps throughout the Community, to slow down cars which speed through.
7. Powerwashing of signs
 - a. There are differences between the stone signs at the entrance of the community, the board will review and discuss next meeting.
 - b. Discussion on privacy fences condition, and planned replacement of all during 2021, 2022, 2023. Discussion of the benefits of engaging an engineer in the near term to determine the specifications and requirements for this endeavor, so that consistent information can be given to all vendors for bids. Recommendation to

start looking at potential engineering firms. Management to action and report back at next meeting"

Margo Gorra-Stockman moved to move to executive session at 9:23 pm for the purpose of evaluating aged balances. With no objections the board moved to executive session.

Saide Ashaboglu moved to end executive session at 9:55 pm. Margo Gorra-Stockman seconded.

The executive session reviewed aged balances. The waiver for a late fee was approved by the board.

Margo Gorra-Stockman moved to approve the payment for the removal of the tree branch on Elbert near the North gate, not to exceed \$1,000. Jon Greger seconds the motion. The motion was approved unanimously.

ADJOURN

Margo Gorra-Stockman moved to adjourn at 9:57 pm. Jim Rorke seconded. Motion passed unanimously.

Next Meeting is at 7:00 pm, Mon., July 22, 2019, at the Beverly Hills United Methodist Church, Alexandria, Virginia 22305.