

**Englewood Mews Homeowners Association  
Board of Directors Meeting  
October 20, 2014**

**Attendance:**

Eric Freitag  
Noreen Rich  
Hla Wai

Genel Clark, Sequoia Management Company  
Shannon Cook, Sequoia Management Company

**Call To Order:**

Eric Freitag called the meeting to order at 6:15PM.

**Resident Forum:**

The Board reviewed an email from a homeowner requesting that his parking space be repainted, as it has faded.

**(M) Management to inform the homeowner that the repainting will be done in Spring 2015 along with the asphalt repairs and painting.**

The Board reviewed an email from a homeowner expressing concerns regarding the mulch and drains in the tot lot near Ashington Court.

The Board reviewed proposals to install mulch in the tot lot at Ashington Court.

Noreen Rich motioned to approve Premier's proposal to install mulch at the tot lot in the amount of \$880.00. Hla Wai seconded. All were in favor.

**(M) Management to inquire with the County regarding the drain's size and whether or not it is the HOA's responsibility.**

**Approval of Minutes:**

The Board reviewed the September 15, 2014 meeting minutes.

Hla Wai motioned to approve the September 15, 2014 meeting minutes. Noreen Rich seconded. All were in favor.

**Committee Reports:**

**Website Updates:**

The Board discussed website updates.

**(M) Management to add the next Board meeting date, a call for Board volunteers, and a call for swim committee volunteers to the website.**

**Architectural Applications:**

The Board reviewed one resident's application for address plates.

Eric Freitag motioned to disapprove the address plates application for account #513904, as it is not consistent with the surrounding homes and community aesthetics. Noreen Rich seconded. All were in favor.

The Board reviewed one resident's application to retain a previously installed retaining wall/landscape borders.

The Board deferred a decision until all members can review in person.

The Board reviewed one resident's application to retain a previously installed fence.

Eric Freitag motioned to approve the fence application for account #95643. Noreen Rich seconded. All were in favor.

The Board reviewed one resident's application to retain the previously installed synthetic turf in their front yard.

Eric Freitag motioned to disapprove the synthetic turf application for account #813828, as it is not consistent with the community aesthetics. Noreen Rich seconded. All were in favor.

**Management Report:**

The Board reviewed the financial report for the month of October 2014.

The Board reviewed the resale report, noting one new owner in the community.

**Unfinished Business:**

The Board discussed the Monument signs and NASTOS contract.

**(M) Management to have draft a letter to NASTOS regarding withholding payment and contact legal via phone to discuss options.**

The Board discussed the Falcon Group's updated 2014 Reserve Study.

**(M) Management to contact Falcon Group about adding in the Dominion asphalt numbers and look into creating a spreadsheet.**

The Board reviewed the 2015 draft budget.

Noreen Rich motioned to increase the Homeowners Association Dues to \$90.00/month. Hla Wai seconded. All were in favor.

Hla Wai motioned to approve the 2015 draft budget, as amended. Noreen Rich seconded. All were in favor.

The Board confirmed that the 2015 meetings will be held on the 3<sup>rd</sup> Monday of every month.

The Board discussed the tree root and stump removals throughout the community.

**(M) Management to contact Mr. VanRoo and advise that there are a few stumps remaining on Melton Place.**

**New Business:**

The Board discussed the Fairfax County Leash Law enforcement requirements.

**(M) Management to add the following statement to the Guidelines: "The Englewood Mews Homeowners Association gives its approval to the Fairfax County Police Department to enforce the Fairfax County Leash Law and other related laws on the private property of the association." Management will then send the Guidelines out to the Community.**

The Board reviewed proposals for curb and street painting.

Discussion tabled until 2015.

The Board reviewed the operational calendar.

**Executive Session:**

Noreen Rich made a motion to move into executive session at 7:15PM. Hla Wai seconded. All were in favor.

Noreen Rich made a motion to move into in open session at 7:50PM. Hla Wai seconded. All were in favor.

Hla Wai made a motion to approve all decisions as discussed and made in executive session as noted below. Noreen Rich seconded. All were in favor.

- Account #113806: No action
- Account #113822: October 31, 2014 extension, then \$10/day.
- Account #113826: No action

- Account #213903: October 31, 2014 extension, then \$10/day.
- Account #413816: No action.
- Account #513914: \$10/day.

- Account #513914: No action.
- Account #513916: April 15, 2015 extension, then \$10/day.
- Account #65606: No action.
- Account #65628: No action.
- Account #65636: No action
- Account #75561: \$10/day.

- Account #813828: April 15, 2015 extension, then \$10/day.
- Account #95619: No action.
- Account #95647: \$10/day.
- Account #95661: No action:
- Account #95697: November 15, 2014 extension, then \$10/day.
- Account #105555: \$10/day.

The Board reviewed a homeowner's waiver request for rules violation charges in the amount of \$1,050.00 and \$12.75 in late fees.

Hla Wai motioned to waive the \$1,050.00 rules violation charges and \$12.75 in late fees for account #75557. Noreen Rich seconded. All were in favor.

The Board reviewed a homeowner's request for an extension for their violation "Reseed and maintain lawn as necessary."

Hla Wai motioned to approve an extension until April 15, 2015 for account #513916. Noreen Rich seconded. All were in favor.

**Adjournment:**

Eric Freitag made a motion to adjourn the meeting at 7:58pm. Noreen Rich seconded. All were in favor.