

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
May 8, 2006

BOARD MEMBERS PRESENT:

- Jim Alba, President; Greg Truba, VP; Larry Cimbalista, Treasurer; Karthik Srinivasan, Secretary; Robert Whetsel
- Staff Members: Andrea Brown, Community Manager, PMP; Gene Campbell, Community Manager, PMP

CALL TO ORDER:

Jim Alba called the meeting to order at 7:01pm.

BOARD MEMBERS ABSENT:

Neil Manausa (E).

GUESTS:

- Attorney Ben Leigh addressed questions the BOT had about land use proffers and our rights as a community in regards to access to/from the new community being planned.
- Mike Chajkowski of Splash Aquatics said the pool inspection is scheduled for Thursday and he has taken care of Larry Cimbalista's list of requests. Mike confirmed that two guards will be in the stands at all times and that parents must be in the pool and within arm's reach of children who are under 42" and cannot pass the swim test.

RESIDENT INPUT:

- Kristin Ryan, of Millstead Drive, requested that the BOT take action to address the dangerous situation with cars from the neighboring community speeding on Millstead. Andrea Brown is to contact Toll Brothers to request that Boxwood be completed and opened and then Andrea is to call VDOT to look into the problem and see about getting speed limit signs. In the meantime, the BOT advised the residents to contact the sheriff about the specific cars and times.
- Ted Briglia asked about the status of Verizon's installation of fiber in the community. Jim Alba has been in communication with S&N and Verizon regarding dissatisfaction with driveway repairs. Jim suggested that homeowners not allow their driveways to be cut until problems with the installation are resolved.
Rob Whetsel made a MOTION that Andrea Brown put a high priority on contacting Ray Ceresa to find out what the rights are for allowing Verizon to access homeowner property and for restoration of property. Greg Truba SECONDED the motion. The motion (BOT-0506A) was APPROVED (5-0-0).
Mark Wright is to send out a community email with contact information from Jim.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Not present.

- **Communications Committee (CC):** Mark Wright needs a BOT article by the first week of June for the next newsletter.
- **Events Committee (EC):** Not present.
- **Open Space Committee (OSC):** Mark Wright said he thinks the Milky Spore treatments are complete now. Mark Wright and Andrea Brown are working on issues with the landscaper about their edging work. The County is working on implementing a plan for fixing the problems with the Kenilworth dry pond. Mark is to look into proper wording for signs in the tot lots and parking areas to discourage loitering.
- **Pool Committee (PC):** Larry Cimbalista reported that there are no outstanding issues. The Pool Opening party has been planned. Andrea Brown said 78 outside pool members have paid for memberships.
- **Swim Team Committee (STC):** Cheryl Whetsel said that 125 swimmers are now registered, with 49 residents, 22 outside pool members, and 54 non-residents. Cheryl reviewed the minutes from the last meeting. \$3200 has been raised via sponsorships and fundraising. Volunteers will clean the bathrooms after the meets. Cheryl stated the following concerns about the makeup of the team: there are more swimmers in the younger age groups this year than last year; half of the 6 and under group may not be able to swim the length of the pool; and there aren't enough swimmers in the older age groups to be able to field a team at the meets. Cheryl asked permission to establish a developmental swim group and allow more registrations. The BOT discussed Cheryl's request and then reiterated the motion that was made in December, limiting swim team membership to 125. The BOT reminded Cheryl that a waitlist is allowed and to backfill as needed as long as the team remains fifty-percent residents.

FINANCIAL REPORT:

- The delinquency report was reviewed and delinquencies are better this month.

ANNOUNCEMENTS:

- Jim Alba gave the following dates for committee meetings: ARB, May 10; CC, none scheduled; EC, May 17; OSC, May 17; PC, already held; STC, May 22.

APPROVAL OF MINUTES:

A MOTION was made by Rob Whetsel to approve the April 3rd minutes as submitted. Larry Cimbalista SECONDED the motion. The motion (BOT-0506B) was APPROVED (5-0-0).

MANAGEMENT REPORT:

- The BOT discussed the scout troop request to paint house numbers on the curbs. Rob Whetsel made a MOTION to give a donation to the scout troop for painting house numbers on curbs. Larry Cimbalista SECONDED the motion. The motion (BOT-0506C) did NOT PASS (0-5-0). Andrea Brown is to notify the troop of the decision.
- Andrea Brown is waiting to hear from the County Zoning Department about the Carrleigh Drive issues.
- Andrea Brown is to call the owner of the property on Sprucegrove Square to discuss violation issues.
- Andrea Brown is to request that Valley Crest not mow the grass adjacent to the property of the resident who complained of fence damage since the resident prefers to mow it himself.
- After discussing the basketball pole issue, it was confirmed by the BOT that Andrea is to continue issuing violations for poles that do not conform to the Guidelines.

- Andrea Brown completed the Spring inspection and found 108 violations.

ACTION ITEMS:

- Larry Cimbalista made a MOTION to approve ADS emptying tot lot trashcans each week for \$25 per month. Karthik SECONDED the motion. The motion (BOT-0506D) was APPROVED (5-0-0). Liners will be addressed at a later time.

EXECUTIVE SESSION:

At 9:25 pm, Jim Alba made a MOTION to enter into Executive Session to discuss community violations.

Executive Session ended at 9:41pm.

NEW BUSINESS:

The BOT held a discussion about the issue of opening Deerview Drive and decided to discuss the issue further with Ray Ceresa when he attends June's BOT meeting. Andrea Brown is to contact Ray Ceresa and let him know the BOT wants to discuss the issue at the June meeting.

ADJOURN:

The meeting was adjourned at 9:52pm in a MOTION made by Greg Truba.

Respectfully submitted,

Karthik Srinivasan, Secretary
Board of Trustees
Joyce L. Cimbalista, Recording Secretary
Courts & Ridges of Ashburn Association

Date