

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
July 10, 2006

**BOARD MEMBERS PRESENT:**

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

**CALL TO ORDER:**

Jim Alba called the meeting to order at 7:03pm.

**BOARD MEMBERS ABSENT:**

None.

**RESIDENT INPUT:**

None.

**COMMITTEE REPORTS:**

- **Architectural Review Board (ARB):** Adil Ocak said that more members are still needed. Adil will add garage doors to the list of items to address in the next Guidelines revision.
- **Communications Committee (CC):** Mark Wright will further discuss with Neil Manausa the issue of printing the August newsletter since the usual print shop won't be available.
- **Events Committee (EC):** Not present.
- **Open Space Committee (OSC):** Mark Wright said the plantings in the Sprucegrove tot lot, Courts, and flowerbeds were completed. Mark will check into why Championship was not edged. Dalia will have Valley Crest check the pine tree that a resident inquired about.
- **Pool Committee (PC):** Larry Cimbalista said he had discussed with Mike Chajkowski the incident that occurred at the pool and Mike will talk to the lifeguards about taking control in emergency situations. Larry talked to Mike about the lifeguards peeling out of the parking lot. The Board recommended that the lifeguards be advised to use discretion when smoking in front of the pool building. The Board asked Larry to talk to Mike about requiring the lifeguards to be visually identified by their suits. If residents complain about noise in the pool parking lot after hours, they should be advised to contact the police.
- **Swim Team Committee (STC):** Rob Whetsel said the committee has cleared about \$1000 in concessions. Dalia is to check with Ed Thomas about purchasing the clock.

**APPROVAL OF MINUTES:**

A MOTION was made by Neil Manausa to accept the June 12<sup>th</sup> minutes with the following changes: include a bullet item stating that the Board was polled and unanimously supported the Walgreens project; in the OSC section, change Adil Ocak to Rob Altland. Rob Whetsel SECONDED the motion. The motion (BOT-0706A) was APPROVED (6-0-0).

**FINANCIAL REPORT:**

- Larry Cimbalista requested Dalia set up a meeting between Larry and Ed Thomas to discuss financial questions about reserves and possibly using a different bank. Larry asked Dalia to correct the code for the pool flooring expense. Dalia and the Board will research the \$47,000 townhouse expense listed under Reserves.

**NEW BUSINESS:**

- Neil Manausa tasked Dalia with contacting Sally Gillette about the investigation into temporarily moving the Jersey barrier further up Susan Leslie Drive and dead-ending Sunset Terrace temporarily so the only egress for construction traffic is via Claiborne. Mark Wright or a BOT member will write an article about this for the next newsletter.
- Neil Manausa made a MOTION to have PMP contact Ray Ceresa to explore the possibility of expanding our HOA to include the proposed community that lies beyond Deerview Drive and across Stubble Road. Larry Cimbalista SECONDED the motion. Dalia is to ask Ray Ceresa if a 2/3-community vote is required for our HOA to invite the builder to become part of our HOA. Ray Ceresa’s response should be in a letter that is to be circulated to the BOT. Neil Manausa will draft an email for Dalia to send to Ray Ceresa. Advantages and disadvantages of merging with another HOA were discussed. The motion (BOT-0706B) was APPROVED (6-0-0).
- Dalia is to place a high priority on obtaining three quotes for a survey to be conducted behind Raleigh Place to determine HOA property lines. Dalia should inquire about more permanent alternatives to wooden stakes and the cost involved for those alternatives.

**ANNOUNCEMENTS:**

Jim Alba gave the following dates for committee meetings: ARB, July 12; CC, none scheduled; EC, July 17; OSC, July 19; PC, July 3.

**ADJOURN:**

The meeting was adjourned at 8:04pm in a MOTION made by Neil Manausa.

Respectfully submitted,

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

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Date