

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
July 23, 2008

**BOARD MEMBERS PRESENT:**

- Greg Truba, President; Karthik Srinivasan, V.P. and Secretary; Matt LeClercq, Treasurer
- Staff Members: Audra Wallace, Community Manager, PMP; Ed Thomas, President & CEO, PMP

**CALL TO ORDER:**

Greg Truba called the meeting to order at 7:00pm.

**RESIDENT INPUT:**

Adil Ocak inquired as to why the tennis courts are locked. The Board explained that due to vandalism, a decision was made to lock the courts and provide access only to residents in good standing.

**COMMITTEE REPORTS:**

**Architectural Review Board (ARB):** Adil Ocak said that a few applications were received. Adil inquired as to the status of the Board's review of the revised Guidelines. Greg Truba said the review should be completed soon.

**Events Committee (EC):** Aarin Wiltz said the Ice Cream Social had low attendance. Due to the level of interest in another yard sale, Aarin has scheduled a Fall Community Yard Sale for September 13. The cost of the event is low – about \$14 for a newspaper ad. Aarin recommended putting an article about the Yard Sale in the August newsletter, sending out an email and adding the event to the web site. No new members attended the last meeting. There were no responses received regarding scheduling further Teen Pool Nights.

**Open Space Committee (OSC):** Russ Fuller updated the Board on the status of dead tree removal in the community. Russ is closely monitoring the work on the tennis court resurfacing. Bishop will issue a \$600 credit if one of the anchors is not replaced. Bishop is applying a screen mesh overlay on the multi-purpose court instead of the armor crack at no extra cost, which will do a better job of sealing the fine cracks. Russ would like to alert the community that the courts are closed until August 15<sup>th</sup>. The tennis courts will be warranted for five years and the multipurpose court for two to three years.

Audra will find out when the landscaping contract expires.

**Pool Committee (PC):** Greg Truba said there have been some complaints because the lifeguards have limited English speaking ability. Three of the guards are residents. Lost and found items are periodically collected and stored in the clubhouse.

**Swim Team Committee (STC):** Not present.

**Communications Committee (CC):** Not present.

**Neighborhood Watch Committee (NW):** Not present.

**UPCOMING MEETING DATES:**

ARB – 8/13; Events – 9/9; OSC – 8/14; Pool 8/5; STC – 8/26; NW – 8/6; BOT – 9/8.

**FINANCIALS:**

Total in the Operating Account is \$57,511.91; total Reserves \$564,945.14; Delinquencies \$11,213.01.

**APPROVAL OF MINUTES:**

A MOTION was made by Greg Truba to approve the June 9<sup>th</sup> minutes. Karthik Srinivasan SECONDED the motion. The motion (BOT-0708A) was APPROVED (3-0-0).

**PENDING BUSINESS:**

- Audra will ensure that Upshire Realty is billed for their share of Susan Leslie Drive maintenance on April 1<sup>st</sup> of each year.
- Larry Leber will talk to SunTrust Bank about mowing their grass.
- Armor Fence will install the two missing fence panels for \$850. Audra will see if another company will install them for less. Russ offered to install them with help from volunteers.
- Audra will find out exactly what the Milk Spore treatment includes.
- Audra will follow up on the status of the property on Watch Hill.
- Karthik attended the Good Shepherd Alliance meeting and said that GSA would like the County to have the center open for more hours.
- Ed Thomas will prepare the first draft of the 2009 budget for the September meeting. Matt LeClerc said a dues increase of 5% or higher (if possible) is needed.

**NEW BUSINESS:**

- A discussion was held about whether to allow the clubhouse emergency doors to be used for purposes other than emergency exit. It was decided that in keeping with the intended purpose of the emergency doors, safety issues, and preserving the condition of the clubhouse, that the emergency doors should not be opened and remain open for events or other reasons. Matt LeClerc will draft an email for Board approval that will be sent by Audra to the committee chairs explaining rules of use of the clubhouse and the emergency doors.
- The Board discussed a possible revision to the Guidelines concerning commercial vehicle parking and decided to table further action.
- A discussion was held about the signs at the tot lots and whether they restrict access after dusk.

**ADJOURN:**

The meeting was adjourned at 9:07pm in a MOTION made by Greg Truba.

Respectfully submitted,

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Karthik Srinivasan, Secretary

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Date

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