

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
September 11, 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

**CALL TO ORDER:**

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

**BOARD MEMBERS ABSENT:**

Jim Alba arrived at 7:30pm.

**GUESTS:**

- Colleen Snow, Attorney at Law, Cooley Godward, LLP
- Kevin Crown, Senior Planner, The Peterson Companies
- Colleen Snow showed layouts of the proposed development referred to as Belmont Estates, which would be adjacent to the Ridges on the west side of Stubble Road. The area is about 20.5 acres and the number of homes was reduced to 73 from 81, with 22 single family homes (7 with attached garages, 13 with detached garages, and 2 existing homes) and 51 homes, of which some are single family attached measuring 25'x53' and the rest being townhouses measuring 20'x43'. The single-family homes will be closest to the Ridges and the townhouses will be near the W&OD trail.
- Colleen presented a new solution to address concerns that arose from the March meeting about putting Deerview Drive through to the proposed community to provide access for the residents. The plan is to cul-de-sac Stubble Road but have a removable chain to allow emergency vehicle access. A traffic circle would connect Deerview Drive to the Belmont Estates. A connection to Claiborne Parkway via Stubble Road would not be possible since there is insufficient space to allow a full median crossover. A connection via the Toll Brothers entrance would not be allowed since that area is in a floodplain. Connections to the west are not possible since the adjacent 5-acre property wouldn't be developed until a later time. Beyond that is a substation and a property that is subject to conservation easement.
- Colleen stated that they are open to discussing annexation and that Ridges residents would have amenities such as use of the open space and access to trails.
- Colleen stated that they are hoping to be scheduled for a Planning Commission public hearing in mid-October. Kevin estimates construction would begin one year from January.
- In response to Colleen's request for a letter of support, Jim Alba stated that the BOT would like time to meet with affected residents.
- Kevin Crown will email graphics files of the exhibits and drop off hard copies to Dalia.

## **RESIDENT INPUT:**

- Richard Thetga asked for ideas on improving security at the clubhouse parking lot. Jim Alba will talk to a neighbor who is a policeman and find out what type of wording is recommended for signs to make them enforceable. Dalia is to contact the sheriff's office to request that the parking lot be patrolled. Dalia will get a quote on security lighting from Southern Electric.  
Mark Wright invited Richard to attend the next Open Space meeting to discuss his concerns about the erosion behind his house and along Gloucester Parkway.
- Aarin Wiltz reported a large hole in the asphalt on the trail along Ashburn Road. Dalia will look into getting it fixed.
- Melvin Glover from Valley Crest was present and promised better performance in the next year. Melvin gave a contract to Dalia with a level price for next year and an option to sign for the next three years at the same price. Rob Altland, Mark Wright, and Melvin reviewed the problems from the past year. Melvin had not been aware that tot lot mulching was part of the contract. Jim Alba asked for ongoing feedback from Melvin on areas where he sees problems or where improvements can be made, and asked that Melvin continues to work with the Open Space Committee closely.

## **COMMITTEE REPORTS:**

- **Architectural Review Board (ARB):** Rob Altland said that the last ARB meeting was not held due to lack of attendance and there were no applications.
- **Communications Committee (CC):** Mark Wright said the print quality of the most recent newsletter was good and asked for permission to continue to use GAM Printers, Inc. Mark said that advertising revenue would cover printing expenses. Jim Alba recommended a new tab on the web site that would link to information on current projects such as the Walgreens development and the proposed Stubble Road development.
- **Events Committee (EC):** Larry Cimbalista made a MOTION to authorize the Events Committee to remove the Frosty Frolic from their budget and add \$504 for the skating event on December 30. Neil Manausa SECONDED the motion. Aarin will modify the budget as instructed. The motion (BOT-0906A) was APPROVED (6-0-0).
- **Neighborhood Watch Committee (NW):** George Clement arranged for a sheriff to attend the next NW meeting. Dalia will contact Ed Thomas about questions George has in regards to insurance issues.
- **Open Space Committee (OSC):** Rob Altland said the committee will be addressing several areas with steep slopes that need attention. A discussion was held about the safety of the wooden structures at the main Courts tot lot. Rob will email the BOT with a plan to re-allocate items within the budget so that fire lane painting and other items can be completed this year.  
Larry Cimbalista made a MOTION to approve the funding of the Glenrobin re-seeding for \$1500 and the Sprucegrove benches for \$823 by reallocation of existing funds. Greg Truba SECONDED the motion. The benches are steel, sturdy, bolt to the ground, and match existing trash receptacles. The motion (BOT-0906B) was APPROVED (6-0-0).  
Per the surveyor's request, Dalia had the BOT mark a plat showing where the survey is to be completed along the property line between Carrleigh Place and HOA property. Jim Alba will email Dalia that the BOT marked the plat to show exactly where the survey is to be completed.

- **Pool Committee (PC):** Larry Cimbalista said he met with Splash to close the pool and that there are no major pool repairs needed. Splash will be installing a new pump to improve water flow to the slide. Water savings will offset the cost. Splash will get prices on repairing or replacing a section of the slide that has cracked. The swim team committee will chain the new lane lines to the fence during pool season and store them in the pump room in the off-season.
- **Swim Team Committee (STC):** Rob Whetsel reported for the committee that they have requested an extension on their budget due date since their treasurer has been ill. Neil Manausa made a MOTION to allow the STC to use their budgeted funds to purchase lane lines, reel, cover, and clock, and to spend up to 10% for locks and other necessary security items. Note that the STC has received a donation from PMP to purchase the clock. Greg Truba SECONDED the motion. The motion (BOT-0906C) was APPROVED (6-0-0). On behalf of the STC, Rob Whetsel made a request that the BOT approve a line item for an equipment reserve fund. The BOT discussed handling of excess funds. Larry Cimbalista recommended waiting to see the full budget plan at the October meeting.

**APPROVAL OF MINUTES:**

A MOTION was made by Greg Truba to accept the August 14<sup>th</sup> minutes. Neil Manausa SECONDED the motion. The motion (BOT-0906D) was APPROVED (6-0-0).

**FINANCIAL REPORT:**

- Larry Cimbalista plans to meet with Ed Thomas to review the HOA budget. Currently the 2007 budget may cause rates to rise 5%.

**MANAGEMENT REPORT:**

- Dalia will make copies of the security alarm key.
- Jim Alba requested that Dalia email Ed Thomas to get the name of a company to perform a traffic study on Susan Leslie for advice on signage, speed bumps, etc.
- Neil Manausa asked PMP to complete the tasks required by Upshire Realty, which are to formally request the agreed-upon items such as the speed bump, signs, and crosswalk. These tasks are to be completed by March 2007. Refer to the Conditions of Approval for details.
- Dalia is to put an item on the BOT agenda each month for these tasks under “Pending Business” until they are completed.

**PENDING BUSINESS:**

- Neil Manausa stated he talked to Larry Leber who said completion of the project would occur by Memorial Day. The BOT will think about whether to send a letter to Lori Waters regarding meeting the completion date.
- Marlene Burkgren of Stubble Road shared information she had about the zoning of the Belmont Estates property and that she and other neighbors opposed the development. The BOT stated they were opposed to connecting Deerview Drive to the development.

**ADJOURN:**

The meeting was adjourned at 10:00pm 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