

Approved MINUTES  
The Courts & Ridges of Ashburn HOA  
Board of Trustees Meeting  
20361 Susan Leslie Terrace  
Ashburn, VA 20147  
September 12, 2011

**BOARD MEMBERS PRESENT:**

- Karthik Srinivasan, President; Richard Thetga, Vice President (arrived at 7:45 PM); Rob Altland, Treasurer; Karen Farrell, Secretary
- Staff Members: Audra Wallace, Community Manager, PMP

**CALL TO ORDER:**

Karthik Srinivasan called the meeting to order at 7:05pm.

**BOARD MEMBERS ABSENT:**

Adil Ocak, Member (Excused).

**RESIDENT FORUM:**

Kristina Oswald of 43920 Championship Place requested that the Open Space Committee look into lighting options for the dog waste station on Matchpoint Place. The area is very dark at night. There is also a continued problem with loitering at the Matchpoint tot lot and lighting would deter this type of activity. The OSC will check into solar lighting options, as hard wire lighting has been investigated in the past and is quite costly. Rob Altland will check with the Loudoun County Board of Supervisors to see if any county funding is available to HOA's to assist in lighting common areas that are prone to loitering, vandalism, and other types of illegal activities.

**COMMITTEE REPORTS:**

**Architectural Review Board (ARB):** The ARB continues to work on reviewing the guidelines and will recommend revisions to the BOT. Peter Sellers reported that all of the applications from the August ARB meeting were approved. Peter reported that the ARB reviewed complaints regarding a fence that was installed at 43912 Championship Place, but that the complaints were unwarranted and the fence was within the community guidelines.

**Communications Committee (CC):** Absent.

**Pool Committee (PC):** Chip Oswald and Jennifer Solomon reported. The pool is in the process of being winterized by U.S. Aquatics. The PC is putting together a list of requested repairs to be added to the 2012 budget. There were some issues throughout the season such as pool and bathroom cleanliness and lifeguard performance issues. However, these items were corrected toward the end of the season by U.S. Aquatics.

**Open Space Committee (OSC):** Rob Altland reported that the playgrounds need a nut and bolt check, especially the playground located by the tennis courts on Matchpoint Place. PMP will coordinate for All Recreation to check this tot lot and make repairs as soon as possible.

**Swim Team Committee (STC):** Absent.

**Events Committee (EC):** Not active.

**ANNOUNCEMENTS:**

ARB 9/14; BOT 10/10 (may be rescheduled due to Columbus Day); STC 9/21; OSC 9/13.

**MINUTES:**

A MOTION was made by Rob Altland to approve the July 11, 2011 minutes as written. Karen Farrell SECONDED the motion. The motion (BOT-0911A) was APPROVED (3-0-0).

**MANAGEMENT REPORT:**

- Peace Coyle sent in his resignation from the BOT due to his relocation.
- Graffiti was found on the tennis courts behind the pool. A police report was filed and the graffiti has been removed.
- A vehicle crashed into the landscaping on the corner of Gloucester Parkway and Laurel Ridge Drive. The driver's insurance company has accepted responsibility for the cost of repairing/replacing the damaged landscaping.
- Audra will notify Blade Runners that there are tree branches hanging over the walking path near the Ashburn Rd/Championship Place area that need to be trimmed.
- Audra reported that the electrician has been out many times this year to repair light poles or replace light bulbs in the community. In an effort to save money, it would be helpful if a community volunteer could survey the lights at least one time per month and report any light outages to PMP so that the repairs can be made all at once.
- Audra will check the reserve study for the expected timeline on repainting the exterior of the clubhouse.

**EXECUTIVE SESSION:**

The BOT went into Executive Session at 7:50 PM for the purpose of discussing collections and delinquent accounts. The BOT exited Executive Session at 7:55 PM.

**ACTION ITEMS:**

- Karthik Srinivasan signed the 2010 federal and state tax returns prepared by Goldklang Group. The HOA will receive both federal and state refunds for the 2010 tax year.
- Karthik Srinivasan made a MOTION to approve the payment plan request on account #31871. Rob Altland SECONDED the motion. The motion (BOT-0911B) was APPROVED (4/0/0).

**NEW BUSINESS:**

Richard Thetga reported that there have been a number of young people hanging out at the basketball courts in the middle of the night/early morning hours. The HOA will request more police presence in this area to deter this type of behavior.

Richard Thetga reported that the berm area on the opposite side of Walgreens is eroding and requested that the OSC check into possible solutions as it has historically been difficult to grow grass in this area.

**ADJOURN:**

The meeting was adjourned at 8:10pm.

Respectfully submitted,

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