

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
October 9, 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; Ed Thomas, CEO, PMP

CALL TO ORDER:

Jim Alba called the meeting to order at 7:02pm.

GUESTS:

- Lori Waters, Loudoun County Board of Supervisors, Broad Run District
- Danny Davis, Assistant to Lori Waters
- Bob Klancher, Loudoun County Planning Commissioner

RESIDENT INPUT:

- Sheila Cornish was referred to the web site for information on contacting Verizon regarding the fiber optic cable installation.

BELMONT ESTATES:

- Jim Alba said that a letter had been mailed to all residents regarding the proposed community and that the BOT opposes connecting Deerview Drive. BOT members were polled and all confirmed they oppose the connection of Deerview Drive. Jim stated that the Peterson Companies had been to two BOT meetings and said their only option for road access was to connect to Deerview Drive.
- Lori Waters reviewed the history of the Deerview Drive connection, stating that a traffic study completed two years ago didn't recommend taking the connection off. The applicant was asked to look for other access to their community, since Graves Lane and Stubble Road residents are opposed to using Stubble Road as the access. Lori stated that the re-zoning is not a done deal and if residents show up for the October 16th public hearing, it will help. Lori stated she is opposing the application.
- Daniel Corder, a resident of Graves Lane, discussed his efforts over the past nine years to enforce a legal agreement Toll Brothers made to address water, sewer, and inter-parcel access issues.
- Larry Cimbalista stated that residents who plan to attend the public hearing should prepare a brief statement. Lori Waters said the Executive Summary of the staff report should be available on the web site by Wednesday.
- Janice Houck, of Needleleaf Way, inquired about the zoning. Lori Waters said that with the base zoning, 20-25 houses could be built by right and those residents would use Stubble Road.

- Mark Wright, of Snowpoint Place, recommended everyone visit the Deerview/Gloucester Parkway intersection to see how dangerous it is.
- Caroline Stephens, of Needleleaf Way, stated her concerns about increased traffic and safety and that more pedestrians will be crossing the intersection to go to Walgreen's.
- Lori Waters confirmed for Neil Manausa that the original traffic study was based on 23 homes and that Peterson Companies had to submit a traffic study based on their proposal. Lori Waters stated that road access remains an issue. Lori said she can ask again about a Stubble Rd to Claiborne Parkway connection.

LOUDOUN COUNTY SHERIFFS:

Deputies Craig Schleiden and Aaron Taylor were present to discuss Neighborhood Watch issues. Aaron Taylor is one of the patrol officers assigned to the Courts and Ridges and can be reached at 703-771-5670 x6555. The deputies discussed things they can do to improve the Gloucester Parkway crosswalk. They described the barred program, and the trespassing program, where communities could pay a one-time \$24 certification fee per area, which allows the officers to enforce trespassing laws.

COMMITTEE REPORTS:

- **Architectural Review Board (ARB):** Adil Ocak said that achieving quorum at meetings has been a big problem lately and asked for suggestions. Next meeting is October 11th.
- **Communications Committee (CC):** Mark Wright said the newsletter should be sent for printing on Wednesday.
Neil Manausa made a MOTION to allow a \$110 expense per issue for delivery of the bimonthly newsletter. Larry Cimbalista SECONDED the motion. The motion (BOT-1006A) was APPROVED (6-0-0).
Larry Cimbalista made a MOTION to purchase 'No Soliciting' signs for homeowners to display on their front door. Neil Manausa SECONDED the motion. Discussion was held about the BOT spending funds on and endorsing these types of signs. The motion (BOT-1006B) was NOT APPROVED (0-6-0).
Mark will put a note in a subsequent newsletter letting residents know they can download and print 'No Soliciting' signs from the web site.
- **Events Committee (EC):** Not present. Next meeting is October 16th.
- **Neighborhood Watch Committee (NW):** George Clement said only four residents have signed up for the committee. There is not a date yet for the first meeting.
- **Open Space Committee (OSC):** Rob Altland said there is a new member, Russ Fuller. Rob Altland reviewed projects completed so far. Rob also had three quotes from companies to do the fire lane painting.
Neil Manausa made a MOTION to spend from \$4,630 up to an increase of no more than 3%, to be paid for from townhouse capital reserves, to hire American Striping Company of Virginia to paint the curbs, fire lanes, and parking spaces. Rob Whetsel SECONDED the motion. Greg Truba asked Rob Altland to make sure the statement of work is detailed. Dalia will ask the company if they offer a warranty. The motion (BOT-1006C) was APPROVED (6-0-0).
Rob Altland will contact local scout troops about painting the fire hydrants.
A discussion was held about whether to change landscaping companies. Dalia will call Valley Crest regarding mowing the common area lot at Raleigh Place and Needleleaf. Next meeting is October 18th.
- **Pool Committee (PC):** Larry Cimbalista said there were no issues at this time. Next

meeting is November 7th.

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

APPROVAL OF MINUTES:

A MOTION was made by Neil Manausa to accept the August 30th Special Meeting minutes. Rob Whetsel SECONDED the motion. The motion (BOT-1006D) was APPROVED (5-0-1, with Greg Truba abstaining).

A MOTION was made by Neil Manausa to accept the September 11th minutes. Larry Cimbalista SECONDED the motion. The motion (BOT-1006E) was APPROVED (6-0-0).

ACTION ITEMS:

Neil Manausa made a MOTION that the BOT spend \$1500 for the purposes of shooting a survey line between Raleigh Place and Carrleigh at the property line, and subsequently submit a bill to the Carrleigh Place HOA for the full amount with a copy of the contract and a letter requesting reimbursement. Karthik Srinivasan SECONDED the motion. A discussion was held about the contents of the letter. The motion (BOT-1006F) was APPROVED (5-0-1, with Neil Manausa abstaining).

Dalia will draft the letter to the Carrleigh Place HOA.

FINANCIAL REPORT:

- Larry Cimbalista said that the cash amount is high due to Reserve funds being re-allocated.

NEW BUSINESS:

- Neil Manausa made a MOTION that the BOT determine the common area locations and spend \$24 per location to establish 'No Trespassing' zones. Greg Truba SECONDED the motion. The motion (BOT-1006G) was APPROVED (6-0-0). The BOT discussed including all tot lots, clubhouse parking lot, tennis courts, and multi-purpose courts for \$120, to be taken out of common area miscellaneous.

Dalia will send a letter to Upshire Realty informing them that our HOA is establishing 'No Trespassing' zones and recommending that they do the same.

- Greg Truba made a MOTION to approve the signs proposed by Mark Wright to say 'Private Property, No Loitering, Residents Only, Closes at Dusk'. Jim Alba SECONDED the motion. The motion (BOT-1006H) was APPROVED (6-0-0).
Dalia will order the signs.
- Larry Cimbalista initiated a discussion about the 2007 HOA budget and whether trash collection fees should be charged separately for townhomes and single-family homes, since that is how the contract lists the fees. The BOT discussed the importance of consistency, how other costs such as curb painting and snow removal are currently treated separately, and whether costs should be shared equally or split when practical. Larry wanted a decision on whether \$14,000 should be transferred to Reserves to correct the amount overpaid by townhome owners for the past year of trash collection. Ed Thomas will look into how costs for streetlights could be split between townhomes and single-family homes. The BOT decided not to transfer the \$14,000 to reserves. Single family homes will most likely see a 5% increase in HOA fees and townhome owners' fees may go down a few dollars.

PENDING BUSINESS:

Dalia is to notify Upshire Realty in writing that the HOA is exercising it's right to formally request the agreed-upon items such as the speed bump, signs, and crosswalk.

ACTION WITHOUT A MEETING:

- On September 20 2006, the BOT voted unanimously to approve the reallocation of 2006 OSC funds to spend \$9,000 on landscaping around the community and another \$1,000 next to the commercial property development. The landscaper is to provide an invoice that has separate line item expenses for \$9,000 and \$1,000 respectively. This level of detail is needed for reimbursement purposes with Upshire reality.
- On September 27 2006, the BOT voted unanimously to produce and mail an official letter from the Courts and Ridges Board of Trustees to the residents of the Courts and Ridges. The letter will outline the facts of the Belmont Estates project and the impact it might have on The Courts and Ridges of Ashburn.

ADJOURN:

The meeting was adjourned at 10:15pm in a MOTION made by Neil Manausa.

Respectfully submitted,

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

Date