

Approved MINUTES
The Courts & Ridges of Ashburn HOA
Board of Trustees Meeting
20361 Susan Leslie Terrace
Ashburn, VA 20147
November 9, 2009

BOARD MEMBERS PRESENT:

- Karthik Srinivasan, President; Rob Altland, Treasurer; Barbara Diaz, Secretary
- Staff Members: Audra Wallace, Community Manager, PMP

CALL TO ORDER:

Karthik Srinivasan called the meeting to order at 7:04pm.

BOARD MEMBERS ABSENT:

Greg Truba, Vice President (Excused).

COMMITTEE REPORTS:

Architectural Review Board (ARB): Some residents are painting their front doors in bright colors that are not approved colors. The ARB will need to review applications closely to ensure residents use approved colors.

Communications Committee (CC): Mark Wright said the newsletter will go out in mid-December. Karthik offered to write an article for it.

Events Committee (EC): Aarin Wiltz said the Halloween party/parade was a hit and everyone loved it. The ice skating event will be held on the Friday after winter break.

Open Space Committee (OSC): Russ Fuller is continuing to work on issues with the landscaper in regards to missing some areas when mowing.

Swim Team Committee (STC): Not present.

Pool Committee (PC): Audra said the pool has been winterized. Pictures should be taken showing the pipe winterization. Heat tape should be applied to the pipes to prevent freezing this winter.

Neighborhood Watch Committee (NW): Not present.

FINANCIALS:

Rob noticed the operating account was down by about \$10,000 and Audra explained that part of it was due to a duplicate payment to ADS and will be corrected.

MINUTES:

A MOTION was made by Rob Altland to approve the October 5, 2009 minutes. Barbara Diaz SECONDED the motion. The motion (BOT-1109A) was APPROVED (2-0-1, with Karthik Srinivasan abstaining since he was absent in October).

MEETING DATES:

ARB 11/11; BOT 12/14; Events 11/10; OSC 11/12; STC 11/24.

GUEST:

Gary DesCombes, HOA Territory Sales Manager for American Disposal Services, was present to answer questions about the trash disposal contract. A discussion was held about the types of toters and bins that homes currently have, the types of toters available and the prices, and the types of toters each of the home types would want or need. In the past, single family homes and Berry homes received trash toters and recycle bins. Townhomes received bins only. Based on the discussion, Gary will get new pricing within a day or two. After Gary left, the Board asked Audra to contact Gary and find out the pricing for all single family homes to receive a 96-gallon trash toter and a 64-gallon recycle toter, and all townhomes to receive a 64-gallon trash toter and 64-gallon recycle toter.

MANAGEMENT REPORT:

- Audra will send a letter to the residents of Sunset Terrace and Sprucegrove Square soliciting feedback by a certain date on traffic slowing measures such as speed bumps and signs for Sunset Terrace.
- Audra will give the Board members' contact information to BladeRunners so they can be contacted for permission to plow when it snows.
- The Board discussed the 2010 budget.
Barbara Diaz made a MOTION to approve the 2010 budget with a modification to change the townhouse increase from \$79.95 per month to \$78.24 per month with the residual being subtracted from townhouse Reserve deposits. Rob Altland SECONDED the motion. The motion (BOT-1109B) was APPROVED (3-0-0).

ACTION ITEMS:

- Barbara Diaz made a MOTION to approve the 2010 BladeRunners contract for landscaping and snow removal. Rob Altland SECONDED the motion. The motion (BOT-1109C) was APPROVED (3-0-0).
- The trash removal contract will be voted on by an Action without a Meeting.
- Karthik made a MOTION to approve the PMP Management contract for \$20 per unit per month. Rob Altland SECONDED the motion. The motion (BOT-1109D) was APPROVED (3-0-0).
- The Board discussed the Belmont Estates rezoning and reviewed the plat Joyce Cimbalista had gotten from the County. The Board agreed to send out an email to the community about the County's November 19 public hearing on the rezoning. The rezoning plans include 73 homes and a single exit via Deerview Drive.
- Karthik made a MOTION to instruct Audra to send a final notice letter to the resident whose door and window trim are in violation, giving the resident thirty days to correct the problem before the \$10/day fine begins. Barbara Diaz SECONDED the motion. The motion (BOT-1109E) was APPROVED (2-1-0).
- Karthik made a MOTION to instruct Audra to send a final notice letter to the resident whose downspout color is in violation because it does not match the gutter, giving the resident thirty days to correct the problem before the \$10/day fine begins. Rob Altland SECONDED the motion. The motion (BOT-1109F) was APPROVED (2-1-0).

ADJOURN:

The meeting was adjourned at 9:23pm in a MOTION made by Karthik Srinivasan.

Respectfully submitted,

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

Date