

**WoodLynne Homeowners Association
Board of Directors Meeting
May 9, 2024
Via Zoom
APPROVED**

BOARD MEMBERS PRESENT

Patty Kearns	President
Winston Wonsang	Vice President
Heather Walrath	Secretary
Mike Brown	Treasurer

BOARD MEMBERS ABSENT

Kara Nickerson	Member at Large
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OTHERS PRESENT

Ashley Gonzalez	Community Manager, Cardinal Management Group
James Walkinshaw	Braddock District Supervisor

I. CALL TO ORDER/VERIFICATION OF QUORUM

Ms. Kearns called the meeting to order at 7:03 P.M., noting the presence of a quorum of directors.

II. APPROVAL OF THE AGENDA

MOTION: Ms. Kearns moved to approve the agenda, as presented. Mr. Wonsang seconded. The motion carried unanimously.

III. SPECIAL GUEST: SUPERVISOR WALKINSHAW

Supervisor Walkinshaw provided answers to Board and homeowner submitted questions as follows:

Q. The blue street name signs in our area are all becoming very weathered and hard to read. Do you know if VDOT and/or the county (whoever has jurisdiction) has plans to start replacing them soon?

A: In Virginia, the roads and the road signs are owned and maintained by VDOT (Virginia Department of Transportation), not by Fairfax County. However, the office does work very closely with VDOT. In respect to the blue signs, the office's experience is if it is worn down so much that it is illegible, the county can put in a request, and VDOT will come out and replace it. If it is just old but still readable, they probably will not replace it. The best way to proceed is that if there are specific signs that are unreadable, the HOA can send that list to the Supervisor, and a report of those signs can be submitted to VDOT.

Q. What is the policy for removing snow on secondary roads, and what is the priority for removing the snow from these roads, specifically Colony View between Roberts and New Guinea?

A: This is a VDOT, not Fairfax County, responsibility, but we do communicate and collaborate closely with them on snow removal. VDOT's process and policy is that they clear roads based on how much traffic those roads have on them. They will start with the highways and ensure those highways are clear, and work down from there. Smaller streets and neighborhood streets are the bottom of their priority, so they work on those last. In a small storm, they may be able to get all of those neighborhood

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streets within 24 hours, but when there is a larger storm, they are spending more time clearing and re-clearing the highways and the heavily traveled secondary roads, in turn taking them much longer to get to the smaller neighborhood streets. However, if it is noticed that there is a systemic issue where they are not plowing certain streets or always getting to that street last, we can have VDOT look at that and make sure they have the roads mapped correctly.

Q. What can be done to eliminate the power outages we are experiencing in our section of the community?

A: The county has been working with WoodLynne since 2021 on power outage issues. In 2021, VDOT came out and identified some faulty equipment, which they stated was contributing to the persistent outages. The equipment was replaced, but it sounds like the issue is still continuing. If that is the case, the county will have Dominion come out and take a look. The Supervisor's office will follow back up with WoodLynne on what they find.

Q. Does the Supervisor's office have any suggestions, or are there plans, to add more sport courts to the community? Do you believe there are enough sport courts to meet the needs of the county?

A: There are a lot of parks within the county, specifically the Pinn Center, which has a teen center with structured activities. There are basketball and tennis courts there, as well. Part of the challenge in this area of the county is that a lot of the land is owned by the Burke Conservancy. The Pinn Community Center is the best option, as well as the nearby schools, which have all of the sports courts and athletic courts available to the community.

Q. Are the train horns at 5:30 a.m. from the VRE station a requirement, and is there a way to turn that off?

A: It is possible that the horns are from the freight trains, and their horn usage is governed by strict Federal Railway guidelines. The Supervisor's office will reach out and determine if it is VRE or the freight trains. If it is VRE, a request will be made to make an adjustment to the timing or the location.

Q: Will the underfunding of education in Fairfax County by the Commonwealth of Virginia continue, or will this be changed?

A: The Commonwealth underfunds education throughout Virginia, but it is particularly acute in Fairfax County because of the distribution and formula used to determine which counties get more funding than others. Fairfax County is deemed a wealthier county, and therefore they get a smaller piece of the already small pie. The Supervisor's office is working with the delegation to the general assembly to push to address this issue. Budget negotiations are currently taking place now between the governor and general assembly. The best-case scenario is that this year, they will make some progress, but it is viewed as a 5–10-year effort to slowly chip away at the \$3.5 billion gap.

Q. Is there a way to prevent vehicles from racing around with loud mufflers?

A: The loud muffler issue is something the county has been dealing with since COVID. During COVID, the hobby of installing the very loud mufflers on cars and having impromptu meet-ups with other owners of similar vehicles was very popular. Unfortunately, it is very difficult for the police to enforce for a number of different reasons. The Supervisor's office has tried to push legislation to add the muffler to the safety inspection, but the General Assembly was not willing to pass the law. It continues to be a challenge, but the Supervisor's office will continue to find ways to address it.

Q. How is a decision made to ask taxpayers to fund school building renovations versus putting the money towards education?

A: There are two separate budgets; operating and capital. On the capital budget, there is CIP, which looks at all the facilities that the county has, and considers their life cycle. All work and renovations

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of buildings in need are planned out in a timeline, including the renovation timeline and cycle, and that is matched with the bond funding available. Fairfax County is one of the few districts that has a AAA bond credit. In terms of schools, the county has been on a 30-plus year cycle for renovation of schools, which is longer than other districts. Online, you can find the capital improvement plan, where the upcoming projects and renovations can be viewed.

IV. COMMITTEE REPORTS

Architectural Review Committee (ARC):

Mr. Whitaker provided the report. All violation letters have been sent by May 1, and feedback has started to be received from homeowners. The committee will conduct re-inspections in late June.

There are a number of projects being worked on this month, to include three roof applications, one siding replacement application, one storm door installation and three landscape applications. Many of these are in response to the receipt of a violation letter.

There was one resale inspection completed on May 3.

The committee is in discussions to meet biweekly to ensure all applications are approved in a timely fashion. The next meeting to vote on outstanding applications will be May 16 at 1:00 P.M. If there are no applications to approve, the meeting will be cancelled.

Colony Park REC (Pool Committee):

The basketball court is still not open at this time, as the committee is still in the process of getting the locks replaced. The link has been sent out to the community regarding pool pass registration.

The committee will be holding a meeting the following week to discuss final steps and procedures in regards to the courts being open.

There was a plumbing issue at the pool with the main line, but it has since been rectified, and Premier is working on the opening procedures in order to open the pool on time.

IV. COMMUNITY FORUM

No one spoke during Community Forum.

V. ADMINISTRATIVE

a. DRAFT MINUTES FROM PREVIOUS MEETING

MOTION: Mr. Wonsang moved to approve the April board meeting minutes, as amended. Mr. Brown seconded. The motion carried unanimously.

b. RATIFICATION OF UNANIMOUS EMAIL VOTES

There were no email votes to ratify.

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c. REVIEW OF FINANCIALS

Management reviewed the financials as of April 30, 2024. As of April 30, 2024, the assessment receivable amount was \$7,750.17. The association has a delinquency rate of 2%. There is a positive members' equity of \$14,210.64.

At the closing of the month, the Association had total cash & investments of \$313,011.81. This includes \$38,310.04 in the Association operating accounts, \$89,701.77 in a Money Market account at Morgan Stanley, as well as various laddered CDs totaling \$185,000, representing total replacement reserves in the amount of \$274,701.77.

The main overage is primarily due to necessary tree work on Hampshire Green, Cheshire Meadows and Cabot Ridge that is not considered a reserve expense, as well as the curb and light pole painting occurring early in the year.

d. MANAGEMENT UPDATE

Management went over the April Extra Charges and Action Item List/Project List.

VI. CONTRACTS

a. PETER'S LANDSCAPE

Management has not received the full proposal from Peter's Landscape in response to the recent landscape walkthrough. When received, it will be emailed to the Board.

VII. MISCELLANEOUS

N/A

VIII. EXECUTIVE SESSION

MOTION: Ms. Kearns moved to enter Executive Session at 8:01 P.M. to discuss legal matters, violations and collections. Mr. Wonsang seconded. The motion carried unanimously.

MOTION: Mr. Wonsang moved to exit Executive Session at 8:51 P.M. and return to Open Session. Ms. Kearns seconded. The motion carried unanimously.

IX. ADJOURNMENT

MOTION: The board unanimously agreed to adjourn at 8:52 P.M.