

## HOA Meeting Minutes, January 17, 2012

The annual Lexington Estates HOA annual homeowners' meeting was held at the Great Falls Library on January 17, 2012, with 15 homeowners in attendance.

The President reported on the state of the association.

- There were a series of break-ins in the neighborhood in the fall 2011. The situation was discussed and members were advised to be alert, and to report suspicious activity by phoning the Fairfax police non-emergency line at: 703-691-2131.
- About 2/3 of the HOA members have provided e-mail addresses. Members who have not yet provided their e-mail address, but would like to receive HOA notifications via e-mail, such as crime alerts or for HOA events, should send an e-mail to: [Treasurer@lexhoa.org](mailto:Treasurer@lexhoa.org). HOA wide e-mails will originate from: [lexhoa@earthlink.net](mailto:lexhoa@earthlink.net).
- Door-to-door solicitation – it is not possible for the HOA to put up signs banning solicitation from the neighborhood as the streets are public. However, individual homeowners can post small signs in front of their houses.
- Regarding neighborhood vehicular traffic, VDOT performed a traffic survey in 2011 and VDOT determined that the volume of traffic did not justify installing speed bumps.
- Members are encouraged to talk to their neighbors first regarding issues rather than asking the HOA to take the first action.
- The former School site next to the pond is not HOA common property, but rather it is Fairfax county property. For tree issues on county land, contact the county Urban Forest Management Division at: 703-324-1770.

The Treasurer reported that in 2011 the HOA ran a slight surplus, due to a larger than expected number of disclosure packets, for which the HOA charges \$50.00 each, and the fact that common area tree removal costs were lower than expected. The 2012 Treasurer Report is posted on the HOA website.

The hiring of a professional management company to run the HOA was discussed. It was agreed that the idea was cost prohibitive. However, running the HOA with a volunteer staff means that members must step forward to run it.

The ARB presented a written report on activity in 2011. Discussion then proceeded regarding the development of a HOA policy for tear-down and re-build on HOA lots. Several members volunteered to join the ARB and assist with the creation of a policy.

A new HOA Common Land Maintenance Policy was introduced. See attachment.

June Fox stepped down as HOA President. Art Kingdom was nominated to be HOA President and this was agreed to by voice vote. Baolu Chen agreed to serve another term as HOA vice-president. Julie Altman stepped down as HOA Secretary. The Secretary position is currently vacant.

Brian Pepper and Daria McGeehan agreed to stay on as Treasurer, and ARB chair respectively. Doug Vasiliadis stepped down as Grounds chair, but would like to continue to help with grounds issues. The Grounds, Social, and Neighborhood Watch chairs are currently vacant.

The next regular meeting of the HOA board will be announced via the HOA website: [www.lexhoa.org](http://www.lexhoa.org)

Lexington Estates First Homeowner's Association  
Common Land Maintenance Policy  
Established January 1, 2012

The Common Land owned by the Lexington Estates First Homeowner's Association is comprised of landscaped areas, open space, and woodland. The Association manages the maintenance of all common land in accordance with the Covenants and By-Laws of the Association.

Landscaped areas will be maintained under contract with a local landscape company. This includes mulching, weeding, and replacement of trees, shrubbery and floral elements, as necessary and requested by the Grounds Committee of the Homeowner's Association.

Open space will be maintained under contract with a local landscape company. This includes mowing and trimming, as necessary and requested by the Grounds Committee of the Homeowner's Association.

Woodland areas will be maintained by a tree maintenance company. This includes pruning and/or removal of trees, as needed and requested by the Grounds Committee of the Homeowner's Association.

Periodically (approximately once every other year), trees on common land that are adjacent to homeowner's property will be visually inspected for health. Trees that are dead or otherwise endanger homeowner's property will be marked and evaluated for maintenance.

If the Association feels a tree should be felled, a maintenance professional will fell it, cut it into smaller pieces and leave it to decompose naturally on the common land. The Association will pay for this maintenance.

If the adjacent homeowner wishes to have the tree chipped or removed, s/he may contract separately with the maintenance professional and pay for that work with personal funds.

Anytime a homeowner feels that a tree poses a danger to the homeowner's property, it is the homeowner's responsibility to bring that danger to the attention of the Association immediately. The Association will then take necessary action to inspect and perform the maintenance as stated above.

If a tree falls from common land onto homeowner's property without the Association being notified prior to the event, it is the homeowner's responsibility to dispose of the tree and pay all related costs. The Association will not pay for disposal if notification was not made prior to the event.

To contact the Lexington Estates Homeowner's Association, see current contact names and numbers, listed on the Association's web page, [www.lexhoa.org](http://www.lexhoa.org).