

HOA Meeting Minutes, January 22, 2013

The annual Lexington Estates First HOA annual homeowners' meeting was held at the Great Falls Library on January 22, 2013, with 25 homeowners in attendance.

The Treasurer reported that all HOA dues were paid in 2012. Regarding the budget, the largest HOA expenditure was for mowing the grass along the road of the common property twice monthly during the grass growing part of the year. The second largest HOA expenditure was to cut down dangerous trees on HOA common property. In accordance with the Common Land Maintenance policy adopted in 2012, dangerous HOA trees are cut down in large sections and left to rot on the common property. Note that Fairfax County is responsible for tree issues on county land -- contact the county Urban Forest Management Division at: 703-324-1770. The 2013 Treasurer Report is posted on the HOA website.

A new HOA Complaint Procedure, required by the Commonwealth of Virginia and put into effect in September 2012, was mentioned. See attachment.

The hiring of a professional management company to run the HOA was discussed. Specifically, several members spoke to having a management company assist the HOA with enforcement of the covenants. The concept of HOA enforcement was discussed -- that if a member acts in violation of the covenants, that the HOA may force compliance by hiring a company to take corrective action, and then bill the HOA member for this cost. If a member refuses to pay funds due the HOA, then a lien can be placed against the member's property. Several members volunteered to make a committee to study the feasibility of hiring a management company and report back to the board.

Dev Margraf made a presentation regarding the issue he has been having regarding a fence with one of his neighbors.

Art Kingdom agreed to serve another term on the HOA board of directors. Baolu Chen stepped down as HOA vice-president. Jeff Rainey and Brian Whitaker volunteered to serve on the HOA board. In accordance with the bylaws, positions will be determined at the first meeting of the directors following the annual meeting.

Brian Pepper and Daria McGeehan agreed to stay on as Treasurer, and ARB chair respectively. Jeff Rainey volunteered for Grounds chair. Brian Whitaker volunteered for Webmaster. The 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

Lexington Estates First Homeowners Association
Complaint Procedure
Established September 17, 2012

1. Complaints to the Lexington Estates First Homeowners Association (LEFHOA) must be submitted in writing. There is no form for submitting complaints, but the complaint submission must include complainant contact information and provide specific information as to the nature of the complaint, including the who, what, when, where, why, and how. In addition, to the extent the complainant has knowledge of the law or regulation applicable to the complaint, the complainant shall provide that reference, as well as the requested action or resolution.
2. Complaints must be addressed to one or more of the current members of the LEFHOA board of directors, and delivered either via U.S. mail to: P.O. Box 45, Great Falls, VA 22066, or e-mail (using the e-mail addresses of the LEFHOA board members which are posted on the LEFHOA website (www.lexhoa.org) under "contacts").
3. Complaints will be acknowledged within seven (7) days of receipt, either via U.S. mail or via e-mail.
4. LEFHOA will respond to the complaint within thirty (30) days. However, if additional information is needed from the complainant, then LEFHOA will respond within thirty (30) days of the receipt of the additional information requested by LEFHOA.
5. Notice to the complainant of the date, time, and location of the meeting to discuss the matter will be delivered either via U.S. mail or via e-mail.
6. After final determination of the complaint, written notice of final determination will be delivered either via U.S. mail or via e-mail. The final determination of the complaint will include specific citations to applicable LEFHOA by-laws or covenants that led to the final determination, as well as the registration number of the association.
7. Please note that the complainant has the right to file a Notice of Final Adverse Decision with the Common Interest Community Board via the Common Interest Community Ombudsman, who can be contacted via e-mail at:
cicombudsman@dpor.virginia.gov