

**Lexington Estates First Homeowners Association
Board of Directors Meeting Minutes
December 7, 2004**

Attendees: Scott Hundley, Diane Wiltshire, Ed Heberg, Paul Thorman, Joel Prostick, Eldin Leighton, and Mark and Erin Summerfield

Open: The meeting was held at the Great Falls Library in the small conference room and the President, Scott Hundley, called the meeting to order at 7:05pm.

Secretary's Report:

- The minutes of the November 4th meeting were read and approved.

Treasurer's Report:

- One disclosure packet was sold for 1113 Challedon this month.
- Paid the Sunrise Landscaping fees, newsletter mailings and playground questionnaire mailings.
- There are only four outstanding assessment invoices at this time. It was voted to request payment for the outstanding assessments on or before December 31 2004 and that any remaining overdue accounts will be given to the lawyers to begin lien proceedings.
- 2005 LEXHOA budget will be prepared for the 2005 AGM.

Architectural Review Board:

- Nothing to report.
- A complaint was made again about the color of the garage door at 10413 Shesue. The initial complaint was voiced at the April 6 meeting.
- It was also noted that 1021 Challedon has repainted their entire house (brick and all) different colors from their last color scheme. Need to know if they requested/received ARB permission and if they did not, the owners need to know that ARB must be approached before any exterior changes can be made to a property.
- Erin will email Larry about the above two issues, as he was unable to attend the meeting.

Lands and Grounds Report:

- Ed will request another Sunrise quote for 2005, as the other was lost.
- Ed requested a quote from Orozco Landscaping for 2005 with insurance coverage, but had no answer. He will follow up on this.
- Ed will also request quotes from Shenandoah Landscapes and Howard Landscaping for 2005.
- Mark and Erin inspected the lettering at the Springvale and Brevity entrance. The lettering is wooden and badly hung. The Board decided to reaffix the lettering properly and repaint it in 2005.
- Received the final bill from Howard Landscaping for the front entrance.

Community Area Development:

- The homeowner survey was mailed and by mid November the vote was half and half, with not all votes in yet. Erin will get the returned surveys to Jim Rose.
- It was asked if the neighbors on either side of the proposed playground area were asked for their opinion before the plans were started. It was believed to have been done, but could not be verified at this meeting.
- Paul Thorman asked about liability coverage for the new playground. The new insurance policy should cover the increased liability without increasing the rates.

Old Business:

- Erin heard from Joan DuBois' office regarding the multi-way STOP at Brevity and Challedon. The final letter was sent to her and her office will notify me, when she presents this issue before the Board of Supervisors. Once approved, VDOT has 60 days to comply.

New Business:

- Erin presented the findings on hiring professional management agencies to handle the LEXHOA affairs. Scott will find out how Property Management People's numbers work into our price configuration. Erin will look into getting Armstrong Management Services to include trash/recycling pick up in their price.
- Mark noted what offices and Board members are vacant in 2005 and what people have offered themselves up for election.
- Mark will send out the 2005 AGM Notices.
- Eldin received from Sterling Montague and Fairfax County the Covenants and Deeds for LEXHOA. Both Eldin and Sterling suggested hiring a specialist attorney Nancy Gibb of Mackall, Mackall and Gibb (703-273-0320) to find out what exactly LEXHOA's rights are in the Hickory Run School Site sales process. Paul Thorman noted from the October 5th Great Falls Connection that the Hickory Run School site could be sold for \$700,000. A committee will be formed in 2005 to follow this issue. Erin will contact Joan DuBois' office for more info.
- Dick Santos has offered to help set up a Neighborhood Watch in LEXHOA. He will try to get volunteers from each street (2 or 3 from larger streets) by the AGM. After we have chosen the Neighborhood Watch Committee, a police representative will come by and give a presentation with information and guidance.

Close: The President adjourned the meeting at 8:55pm.