

## **Lexington Estates First Homeowners Association**

### **Meeting Minutes**

**March 1, 2005**

1. The meeting was held at the Great Falls Library in the small conference room and the President, Eldin Leighton, called the meeting to order at 7:05 pm.
2. The meeting was attended by: Eldin Leighton, Mark Summerfield, John Small, Beth Garrigan, Erin Summerfield, and by Diane Wiltshire.
3. Erin Summerfield read the February 2005 minutes. There was one change and it was approved.
4. Mark Summerfield presented the Treasurer's Report.

One disclosure package was sold.

The removal of 3 trees was paid for (\$700).

The mandates of signatures were filed at the bank.

The report was approved as submitted.

5. ARB Report (Architectural Review Board).

Beth Garrigan (1023 Challedon) submitted to the directors, as she is chair of the Architectural Review Board, a request for approval of white siding, etc. The directors approved her request.

The plans for changes to the property at 1087 Pensive Lane were approved on February 11, 2005 by the ARB.

Beth Garrigan (chair) has not yet received the ARB books from Larry Goldfarb – she has been waiting over two months now.

No action has been taken regarding the shed and lack of mowing of the property at 10516 Brevity Drive since Beth doesn't yet have the ARB books. The complaint was lodged in January by the owners at 10524 Brevity Drive. Both lots are on pipe stems and share a property line.

6. Lands and Grounds Report.

The Sunrise contract was signed.

Ed Heberg (chair) was out of town and thus no report was given.

7. School Site Sale Committee.

There has been no news yet from the special committee monitoring the sale of the proposed school site. Fairfax County Public Schools is reviewing all land parcels they currently own, to see if some parcels can be declared excess to their needs and if excess property is identified, then they could offer those parcels for sale. Their property adjoining Pensive Lane and Shesue Street is one of those parcels. Erin Summerfield sent an e-mail to Jane Strauss, the Dranesville District member of the School Board, asking her to keep our committee informed of developments as this review process continues. Mrs. Strauss acknowledged receipt of this e-mail and entered into the FCPS database the names and e-mail addresses of our three committee members who are monitoring this situation for LEXHOA. These are: Joe Fasching, Paul Thorman, and Jeff Rainey.

8. Neighborhood Watch.

No report was given since Dick Santos (chair) was also out of town.

9. Hospitality Committee.

Eve Shapiro is the newest member to join the committee.

Ideas were discussed for the welcoming committee. It was suggested that a welcome package include a list of important community and emergency phone numbers, an invitation to participate in the LEXFHOA, instructions regarding the septic field and tank, and perhaps a small plant and/or bakery goods nicely situated in a wicker basket. A call for collection of unused wicker baskets was also considered. It was noted that renters would be hard to identify since they aren't flagged automatically by the sale of a disclosure package. It was suggested that the committee members stay in touch with neighbors in an attempt to identify renters so they could also be welcomed to the community.

10. Old Business.

The leaning pine tree on proposed school site property adjacent to Pensive Lane was inspected and found to be healthy so it will not be removed. It is not legal for the officials to chop down a healthy tree.

Stop signs were installed at the intersection of Challedon Road and Brevity Drive making it an all way stop.

Erin Summerfield said she would send a letter to the appropriate authorities requesting speed limit signs for Challedon, Shesue, and Pensive.

Painting the Lexington Estate letters at the front entrance was discussed. We had two volunteers but the final details regarding when and the prerequisite supplies were not discussed.

#### 11. New Business.

Mark Summerfield proposed the reworking of our web site. Mark provided a list of 79 HOA web sites and the list was divided up for members of the board to review for gleaning design ideas for our site. Mark suggested we consider hosting with [www.home-owners-assoc.com](http://www.home-owners-assoc.com) which would cost approximately \$31 / month and includes 10 email accounts. Prior hosting was \$260 / year and \$65 / hour for Natco's maintenance. Plans for the new/improved web site will be discussed at the April meeting. It was also suggested that we add our URL (link) to the Fairfax County list of HOA web sites.

The annual community wide yard sale was discussed and the date set for April 23, 2005 beginning at 8:00 am. An ad will be placed in the Washington Post and four signs will be set up directing traffic. (It was not decided who would manage the event, e.g. setup/take-down of signs, etc.)

Special HOA rates for trash removal would be sought by John Small from AAA, BFI, and Waste Management.

Plans for the newsletter were discussed including its content and publication which was scheduled for on or before March 30, 2005. Mark Summerfield volunteered to edit the newsletter.

#### 12. The President, Eldin Leighton, adjourned the meeting at 8:30 pm.