

Board of Directors Meeting Minutes
Forest Ridge Homeowner's Association
2 Oct 2008

Present: Milt Settar, Gerhard Krohn, George Jahnigen, Dan Steinmen, Daniel Rothman, Marilyn Williamson, Mike Brittle,

Absent: Garvin Davenport, Max Ramirez, Darlene Shomo

Others in Attendance: Juanita Easton, Linda Menke, Valencia Hebert, Michael Hebert,

Homeowners: Deena Odhner, Anne Meeks, Judy Mallory, Bryan George, Jamie McIntyre, Kimberly Wandrei, Jed Helwege, Trevor & Pat Holliday, Michael & Shannon Kerns, Shawn & Jennifer Jones, John Benoit, Dan Giordan, Bruce Kirk, Lisa Gardner, Robert Andros, Fred Stewart, Glen & Margie Heselton, Joanne Kunz, Brian Payne

Call to Order: President Settar called the meeting to order at 7:30 pm.

Secretary's Report: President Settar asked if there was a motion to approve the minutes from September's Board meeting. Dan Rothman made a motion to approve the minutes and George Jahnigen second the motion. The motion was approved by all attending.

President's Report: President Settar reported the following: (1) The high points of the year for the HOA were paving the way to bike path at Tamarack Court; fixing and replacing the sign at Forest Ridge Dr. and Lincoln Ave. and cleaning up the area between Silverleaf and Maple Ave. (2) Report from Sheriff states that Loudoun County crime is picking up. It has been noted that knotted curtains in windows indicate that the room is for rent. There is a new scam to take down dangerous trees. They tell people the need to be out of the home and while they are gone the house is robbed.

Treasurer's Report: Valencia Hebert provided Board members with a copy of September's budget. Total income this month was \$942.54; total expenses \$8,973.58.

President Settar asked if there was a motion to accept the Treasurer's report for Setpember as reported. Marilyn Williamson made a motion to accept the Treasurer's report, Dan Steinman seconded the motion. The motion was approved by all attending.

New Business: George Jahnigen reported parking on the lawn at 102 Silverleaf. It is illegal in Loudoun County to park on sidewalks and they are working on a bill to make parking on lawns illegal. Homeowners are instructed to call police to report this problem. The President noted that the Health Dept. can be contacted about overgrown lawns and that we all need to request our County Supervisors to pass an ordinance on parking on lawns and other Quality of Life issues in the County. Supervisor Delgaudio has offered to submit zoning violations for us or homeowners can submit them to the Zoning Dept anonymously. Mike Hebert offered to send in a complaint on 102 Silverleaf Drive.

Committee Reports:

Administration Update: Linda Menke reported the following: (1) Status of Assessment payments for 2006-2008. There are 20 delinquent accounts for 2008. A total of 10 accounts for 2006 and 2007 were written off due to foreclosure or other issues that made collection difficult or impossible. There are still 6 delinquent accounts for 2006 and 3 for

2007. (3) Resale packets: Sales are picking up but average sale price is still about \$200,000 below last year. For 2008, 69% of resale certs included violations vs. 2007's rate of 15%. This represents the number of vacant homes due to foreclosures that were left unmaintained for several months.

Homeowner Questions: What is the status of the Neighborhood Watch and what is the money used for. Mike Hebert responded that the money was set aside based on last year's spending. This year there is little support for the Neighborhood Watch so little is being done. Loudoun County Sheriff gives us no support but Fairfax County is very supportive.

Dan Steinman noted that there was a meeting at Park View regarding the Sheriff substation to be completed this summer. Currently the Sheriff has opening for 38 deputies and he reported that most crime in this area is targeted at certain individuals rather than random acts.

It was suggested that we look into sponsoring a document shredding event in our community. Linda Menke will work on this.

Election: The President counted the number of homeowner present and the number of proxys and determined that a quorum was reached and the election could continue.

Dan Steinman, Mike Brittle, and Marilyn Williamson's positions are up for reelection. Both Dan Steinman and Mike Brittle noted that they would like to continue in their positions. Juanita Easton nominated Dan Steinman for his position and George Jahnigen nominated Mike Brittle for his position. Both gentlemen accepted the nominations. Two votes was taken and Dan and Mike were unanimously re-elected to their positions. Marilyn Williamson decided not to continue in her position. Lisa Gardner was nominated for this position and she accepted. A vote was taken and she was unanimously elected to the position. Linda Menke will provide her with a Director's Notebook at the next meeting.

Homeowner's Issues:

The ladies who plant flowers each year at our signs are not able to continue that work. They have planted perennials for now until we can find someone else to take the job. Anne Meeks suggested we hire a professional landscaper and look into new signs to replace our "old" ones. Anne will look into this and report back to the Board.

Bryan George has asked the Board to make a bike path from Butternut Court to Applegate to allow easy access to the bike path off Tamarack Court. The Board will consider this project at the next meeting. The President asked each Board member to go to the site prior to the next meeting to see what is necessary.

Homeowners reported some dead trees on the common area.

A homeowner suggested putting in street lights. The Presidents reported that this has been considered before and was voted down.

A homeowner reported that they are seeing cars run through stop signs. The homeowner was instructed to contact the Sheriff about this problem.

Juanita Easton encouraged people to place ads in the newsletter.

Anne Meeks proposed a 6 ft privacy fence along Maple Dr. between Candleberry to stop people from throwing trash onto our land or trespassing. Dan Steinman proposed that this discussion be moved to the agenda for the November meeting and George Jahnigen seconded. A vote was taken and it was unanimous that the discussion be moved to the November meeting.

Homeowners noted that the burnt house on Acorn is a continuing problem for the residents there. The President reported that the house is on the County's list of blighted properties but that the Board can do no more until the County acts.

The President reminded homeowners that they are responsible to know their property boundaries in order to know where the common areas are so they do not cause damage to the common area. If there is any disagreement about where the common area is, the President suggested a survey of the land.

Dan Steinman motioned for the meeting to adjourn. The motion was seconded and the meeting was adjourned at 9:00 pm.