

LENOX PLACE SUNNYSIDE

Homeowners Association, Inc.

Annual Meeting Minutes

Monday, September 26, 2016

BOARD MEETING ATTENDANCE:

Jim Rorke, President (2017) – Present
Margo Gorra-Stockman, Vice President (2016) – Present
Mark Makaray (2016) – member at large - Present

Bella Vulchanova, Treasurer (2018) – Present
Heather Herndon, Secretary (2018) – Present
Billy Omohundro, Capitol Companies – Present

I. CALL TO ORDER

- a. The Annual meeting of the Lenox Place at Sunnyside Homeowners Association was called to order at 7:33 pm by Jim Rorke at the Beverley Hills United Methodist Church, Alexandria, Virginia 22305.

II. ESTABLISH QUORUM

- a. Quorum established by Billy Omohundro.

III. PROOF OF NOTICE

- a. Proof of notice was presented.

IV. REVIEW OF MINUTES OF LAST ANNUAL MEETING 2015

- a. Rob Taylor motioned to approve the 2015 annual meeting minutes, Jeff Flannery seconded, motion passed unanimously.

V. COMMUNITY OFFICER

Sgt. Jose Garcia, Alexandria Police Department:

- a. Statistics were pulled from the date of the last monthly meeting, no calls from Lenox Place at Sunnyside, no reportable offense.
- b. Sgt. Garcia went over the previous year's crime information. 433 reportable offenses, all big offenses are down.
- c. Police non-emergency number is 703-746-4444 – call if something is stolen from a car or garbage can is stolen or to ask for service for fire lane violations, illegally parked cars, commercial vehicles (painted sign advertising business), out of state plates, etc.
- d. Homeowners reported that at the traffic light on the corner of West Glebe and Old Dominion Blvd – cars are routinely running the red light.
 - i. Additionally, the light does not cycle through properly – Sgt. Garcia will report.
- e. Homeowner reported that a car parked on Courtland Circle was damaged – perhaps the landscapers brushed up against the car and caused damage. Need to contact Billy Omohundro with specifics.
- f. Elbert Avenue – people are speeding, how can they be slowed down? What is best way to report? Call the non-emergency number, traffic enforcement has been out, will come out again.
- g. Request that crime statistics for Elbert Avenue be captured. Sgt. Garcia will see if they can add to the Lenox Place statistics.
- h. Carl Wardum is living on Old Dominion Blvd.

VI. PRESIDENT'S REPORT

- **Jim Rorke** reported that parking and dogs are the top issues each year, pick up after your dogs. Report to Capitol management if you see someone not picking up.
- Parking enforcement, 3 cars have been towed recently. The green hang tag is out of date. Cars must be moved every 7 days. Surveillance by Henry's is not active because they use diesel trucks that are very loud.
- Facebook is not to be used for official Board correspondence. Use info@lenoxplace.org.
 - The Board does not monitor the Facebook site and will not reply to postings
- NNO was successful, well attended, good food, with many attendees.
- Successful yard sale
- Street sealing on Shorter, Charles, and Courtland was completed
- Mailboxes on Shorter, Charles, and Courtland circle, Elbert Avenue mailboxes were not replaced this year, they were reviewed, but they were determined to be in good shape. They will be reviewed on an ongoing basis.

VII. COMMITTEE REPORTS

a. Finance - Bella Vulchanova

- i. The audit shows that there are no significant findings, Management Company is doing well. The 2016 Board inherited a budget from the previous Board, then had larger snow expenditure. Landscaping is the largest expense. Looking for volunteers for a new finance committee. Providing financial information each month in the meeting minutes. Reserve study is going to be completed by TDL.
- ii. Homeowner questioned whether the reserves are at an appropriate level.
 1. This is the reason that the Reserve study is being completed.
- iii. More snow events will be coming. Fees have not been raised in the past, snow has not been budgeted for in the past at the level that is needed for a medium to high snow year.
- iv. Homeowner asked for year to date financial statements to be made available at future annual meetings.
 1. The next financial statement will be mailed out to all homeowners
- v. Homeowner – need password protected website to post financial reports
 1. Need a volunteer to create and monitor.
 2. There are also older people who don't do electronic so official documents need to be mailed to all homeowners
- vi. Next board meeting (October 24) will be the budget formulation meeting – please attend.
- vii. Future meetings, Capitol will provide financial printouts for monthly meetings.

b. Parking – Jim Rorke

- i. There are 3 committee members, use hang tag when parked in community parking

c. Architectural Review Committee – Margo Gorra-Stockman –

- i. Three members, few meetings this year, small number of requests, unusual, remind everyone that external changes need to be submitted on the ARC form.
- ii. LenoxPlace.org website has the criteria. Mailbox access has been provided to the committee members, forwarded to committee as well as Capitol.
 1. Homeowner reports that there are variations of colors, are people ignoring the requirement to send in ARC requests?

- iii. Annual inspection – completed by Billy, Board reviewed, separate from ARC.
- d. **Landscape Committee – Jim Rorke –**
 - i. Active landscape committee – Annette is chair, 2 other members,
 - ii. Board has also walked the property.
 - 1. Courtland Circle, has been improved, sod was cheaper than replacing the roses.
 - 2. Trees will be reviewed and trimmed if they are on HOA property. If you have trees trimmed let Billy know.
 - 3. Ask for a reflector so that Palmers will not trim front yard.
 - 4. Trees on common property – HOA will take care of them.
 - a. How does a homeowner know? Look at plat.
 - 5. Can homeowner replace landscaping, in their front yards?
 - a. Yes, homeowners are responsible for the landscaping in their front yard; should submit an ARC request if making *major* changes
- e. **Community Relations – Bella Vulchanova**
 - i. Nothing additional to report

VIII. ELECTIONS

- a. **Introduction of Candidates**
 - i. Margo Gorra-Stockman
 - ii. Mark Makaray
 - iii. Jonathan Greger
- b. **Selection of Inspectors of the Election**
 - i. Frank Purcell
 - ii. Joe Gunta
- c. **Introduction of New Directors**
 - i. Margo Gorra-Stockman (2019)
 - ii. Mark Makaray (2019)

IX. OLD BUSINESS

- a. **Declaration Amendments**
 - i. The Board continues to review the amended Declarations, gathering questions to be addressed by the attorneys.
 - ii. Suggestions from homeowners have been reviewed and some incorporated into the revision that was completed over a year ago by the attorney
 - iii. An additional meeting will be scheduled in the fall to address homeowners' comments and questions.
 - iv. An attorney and notary will be included in future meeting(s) so that homeowners can provide their vote (one vote per townhouse).
- b. Can we add mirrors at West Glebe/Charles so that cars leaving the neighborhood could see well?

X. NEW BUSINESS

- a. **Reserves Study Review**
 - i. Board is requesting an additional proposal for completing a Reserve study, including inflation rates.

XI. ADJOURN

a. Nick moved, Jim seconded, motion passed unanimously to adjourn at 9:05 pm

Next Meeting –Monday, October 24, 2016, at 6:30 pm at the Beverley Hills United Methodist Church,
Alexandria, Virginia 22305