

Lenox Place at Sunnyside Homeowners Association, Inc.

Board of Directors-Monthly Meeting

June 27, 2022: 7:00pm

Virtual Meeting via Zoom

Attendance

Directors

Saide Ashaboglu, Member at-large (2022)
Robert Farrell, Treasurer (2022)
Sherwin Lee, Secretary (2022)
Haben Petros, Vice President (2022)
Jim Rorke, President (2022)

Residents

Javier Arniella (3921 Charles Ave.)
Katie Bacharach (3917 Charles Ave.)
Molly Perkins (3918 Charles Ave.)
Curt Robinson (3918 Charles Ave.)
Christina Varner (3925 Charles Ave.)

Rodrigo Vasquez (3917 Charles Ave.)

Management

Jane Houston

Special Guests

Jamie Gernatt (APD-Liaison)

Victor Ignacio (Sheriff's Department Rep.)

I. Call to Order

Jim Rorke made the motion to accept the agenda and convene the meeting at **7:04 pm**. Sherwin Lee seconded the motion. The vote was unanimous by all five members to convene the meeting.

II. Resident Forum

Christina Varner made a request to the board for a copy of the ETC drainage and erosion engineering report for Insurance purposes. Molly Perkins requested a copy of the LCS work proposal that has been accepted by the Board. Molly also wanted to follow-up on her request to volunteer to become a member of the ARC committee. Javier Arniella inquired as to whether an engineer was involved/consulted in the revised LCS work proposal for a two foot retaining wall that is proposed in the plan? Jim Rorke responded with a no regarding the input of an engineer in the revised LCS proposal. Jim explained that LCS is an experienced/professional firm that is very capable and has been doing this type of work for communities in the northern

Virginia/DC metro area for decades. Katie Bacharach expressed her concerns about the two foot wall in the proposal not being sufficient to alleviate the affected residents doubt of this being an adequate solution for the erosion issue behind their homes? She also requested that the replacement of the two-foot stacked wood wall just adjacent/outside of her patio gate be added to the proposal. Jim responded with an explanation of LCS's reasons (placement) for building a two-foot wall verses a four-foot wall.

III. Approval of Meeting Minutes

Sherwin Lee forwarded the motion to accept the June 6th (May) meeting minutes. Robert Farrell seconded the motion. The four Board members at that meeting voted unanimously to accept the minutes. Saide Ashaboglu abstained from voting due to her absence on June 6th.

IV. Committee Reports

-Police Liasson Report:

A discussion of the upcoming National Night Out (NNO) on Tuesday August 2rd was mentioned by Officer Gernatt. Jim stated that Lenox Place is planning to participate this year. Officer Gernatt stated that he didn't have a police report/calls for service available for this meeting due to the short notice in advance of the meeting. He stated that he would e-mail the report to Jane. He did mention an incidence that occurred back in the spring within Lenox Place where the homeowner left the garage door open at night which resulted in a bicycle being stolen from the residence. He emphasized the importance of locking doors on homes and vehicles and not creating tempting opportunities for individuals that do not live within LPAS. Victor Ignacio from the Sheriff's department mentioned a popular offering through the Sherriff's office during the summer, the "Home Away from Home" program which is available to all city residents. He briefly explained how to register for the program.

-Parking:

Nothing to report other than a vehicle being towed on the south end of Charles Avenue (from one of two side parking spaces) due to an expired parking pass. The vehicle was towed after being parked for eight days in that space.

-Landscaping:

Jim briefly discussed the new plantings and the repair maintenance of the irrigation system. He revisited the subject of the tree trimming proposal from a previous the April meeting and stated that the landscaping committee is working to finalize a new landscaping policy. He mentioned that Kelly Chambers is diligently working to get this lined up for the committee members and to the Board members for review.

-Financial: No report/No committee.

-ARC:

Rob discussed Molly Perkins request to join the ARC committee and Katherine's departure from the committee in October.

V. Management Report

Jane stated that the HOA's financials were in very good shape. The subject of moving reserve funds into accounts that would pay higher interest rates, such as Money Market and CD's. She said she would get back to the Board with rates and options.

There was a brief discussion regarding negative variances/balances for two categories, tree maintenance (\$3050.00) and Management fees (\$5856.00). Saide mentioned that the tree trimming variance was acceptable, the management fee was not. Jane said she would address this issue with Capitol's accounting office and get back to the Board with an explanation for management fee variance.

A brief discussion was held of consolidating operating funds into one account to maximize efficiency and increase the interest rate as compared to what we are currently receiving, which is minimal. Rob will need updated rate info to make recommendations in advance of the next meeting (July).

VI. New Business

- **Irrigation:** The Irrigation system has been repaired but the duration time of each cycle within the individual zones will need to be adjusted from 7 ½ minutes to 15 minutes.

- **Drainage & Erosion:** The updated work proposal from LCS with the new pricing has been received. The contract has been signed by LCS and reviewed by the HOA's attorney.

- **Tree Issues:** The discussion of the need to cut down and grind the stump of the dead tree at 3806 Charles Avenue. It will be elevated to the Emergency level to have it removed as soon as possible by D&G during their weekly maintenance visit to Lenox Place. The Board also discussed the dead trees (2) at the rear of 3906 Charles Ave (Old Dominion side). This subject lead to an extended conversation about tree trimming services (D&G vs. JL).

Sherwin forwarded the motion to have D&G remove the tree at 3806 Charles Avenue for no more than \$250.00. Saide seconded the motion not to exceed \$250.00 to remove the tree by D&G. The vote by the five Board member was unanimous to have the tree removed.

VII. Old Business: None

VIII. Executive Session (7:55 pm)

Sherwin forwarded the motion to go into Executive Session. Haben seconded the motion to go into Executive session.

***Note: The meeting recording ended as the Board went into Executive Session (Time stamp: 50:45)**