



Lenox Place Homeowners Association

Board of Directors Meeting

November 17, 2022, 7:00PM

In person & Zoom Teleconference

AGENDA

I.	Call to Order	7:00
II.	Resident Forum	7:05
III.	Approval of Minutes from previous Board Meetings	7:20
	• September 21, 2022, Board Minutes	
IV.	Committee Reports	7:30
	• Police Liaison	
	• Parking	
	• Landscaping	
	• Financial	
	• ARC	
V.	Review of Management Report	8:00
VI.	New Business	8:20
VII.	Old Business	8:40
VIII.	Adjournment	9:00
IX.	Executive Session may be conducted at the discretion of the Board, as deemed necessary.	

***Agenda subject to change: *Prepared by Jane Houston*

MANAGEMENT REPORT
November 17, 2022

A. Meeting Minutes: Minutes from the September 21, 2022, BOD Meeting are enclosed for review. Pages #3-5.

B. Financials: Financial statements for October 31, 2022, are included in this packet. Pages #6-45.

Item	Month to Date	Year to date
Total Income	\$16,424.16	\$164,383.01
Total Expenses	\$17,871.36	\$147,614.65
Net Operating Income/loss	(\$1,447.20)	\$16,768.36
Reserve Contribution	\$4,464.17	\$44,641.70
Replacement Reserves		\$825,820.59
Total Reserves incl. Equity/Loss		\$844,603.60

Variances are as follows:

- Tree maintenance - (\$6,150.00)

C. ADMINISTRATIVE:

1. Chairperson nominees
2. Correspondence to/from Vendors/Contractors:
 - PSE – Pages #47-55
 - LCS – Change order #3 – Pages #56-60
 - Fence repairs – Capitol – TBD
3. 2023 Draft Budget – Page #61

Lenox Place at Sunnyside Homeowners Association, Inc.

Board of Directors-Monthly Meeting

September 21, 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

Kelly Chambers
Elisabeth Harling
Curt Robinson

Management

Jane Houston

ACPD Liaison

SGT. Jamie Gernatt

I. Call to Order

Jim Rorke moved to accept the agenda and to call the meeting to order at 7:00pm. Sherwin Lee seconded the motion. The three present Board members Jim Rorke, Haben Petros and Sherwin Lee voted aye to accept the agenda and proceed. Saide Ashaboglu and Robert Farrell were late arrivals to the meeting.

II. Resident Forum

Curt Robinson expressed his satisfaction with the success of the garage/yard sale held the previous Saturday (9/17).

III. Approval of the July meeting minutes (August 1st)

A discussion of the corrections to be made to the meeting minutes ensued. Haben made the motion to approve the minutes with the discussed correction. Sherwin seconded the motion. The Board voted unanimously (4) to approve the meeting minutes for the August 1st meeting.

IV. Committee Reports

Police Liaison: SGT Gernatt gave an overview of the report of calls for service (1) within Lenox Place since the last meeting that he was in attendance. A possible burglary turned out to be a case where the house sitter was not aware of the homeowner returning home early from vacation which startled the house sitter. Haben inquired with SGT. Gernatt about the shooting

that occurred earlier in the month near the intersection of Shorter lane and Old Dominion Blvd. Jamie stated that the event is still under investigation and thus no further information is currently available. He does not believe there is no cause for concern for residents of the community. It was not a random act.

Parking: No updates to report. Jane Houston mentioned that two tows were reported since the Board's last meeting. She stated that Dominion has increased the overnight surveillance of the Lenox Place parking areas.

Landscaping: Landscaping chairperson, Kelly Chambers gave a presentation to address the current situation with the three dead trees within the community. She recommended that they be removed and the stumps ground for a total of \$1150.00 by JL. She also recommended that \$1400.00 be transferred from landscaping to the tree side of the remaining budget. Kelly made several recommendations for the Board to consider to fund multiple tree work needs. Which included the trimming of trees near the homes at 505 and 507 Shorter Lane (option #3). She mentioned that the homeowner at 507 requested the trees be trimmed for contractor(s) to gain access to the home to perform replacement/repairs. Saide forwarded the motion to approve up to \$600.00 to perform the tree trimming at 505-507 Shorter Lane (option #3). Sherwin seconded the motion. The motion was approved unanimously by the Board (4). Rob abstained due to his not being available when this tree trimming/pruning discussion began.

Financials: No committee and thus no report. Jane stated that Lenox Place is in good financial shape. The variances reported from the previous Board meeting in August have been reconciled/resolved.

ARC: Rob stated that Margo Gorra-Stockman has requested to join the ARC committee. The vote for her nomination/confirmation to the ARC committee will be take place during the Executive session later in this meeting. There will also be a discussion about solar panel applications in this session.

V. Management Report

Financials continued: Jane stated that she would have recommendations/options for purchasing CD's from Truist and Alliance banks. Rate sheets will be sent to Rob tomorrow.

PSE Electrical Proposal: Sherwin and Jim are concerned that a new work proposal by PSE includes work that was supposedly completed back in June/July. This work has been invoiced and paid. There is no confirmation that the work was completed to the satisfaction of the Board/residents. Clarification of this issue will need to be resolved before any new work proposal by PSE will be considered. Saide expressed her concern about the Dominion owned lamp post located at 3918 Charles Avenue with regard to the intensity and color of the replacement bulb. The replacement bulb is an LED and high intensity white light, unlike the original less bright amber colored bulb. She asked if it would be possible for Dominion to

replace the bulb with a light closer in intensity and color to the original? Jim asked Jane to inquire with Dominion about the possibility of a replacement in kind to the original.

VI. New Business

Beverly Hills Community Methodist Church: A discussion about what amount Lenox Place should contribute to the church for use of their fellowship hall for monthly meetings? Saide was concerned about why the budget line item had increased to \$740.00 for meeting expenses verses the \$500.00 to \$600.00 range for previous budgeted years? Jane stated that she would follow up with how the \$740.00 was figured into the 2022 budget. A resolution will be needed as to how this amount was decided before proceeding on this subject?

Fence Repairs: According to Jim several fence repairs are underway at several locations within the community. Sherwin was concerned that the Board had not voted to approve the expenditure of funds for these repairs? Jane assured that these repairs are at the request level and not the action level. Fence repair requests/proposals will be forwarded to the Board for approval after Jane receives them.

Yard Sale – recap: Jim reported for Margo who executed the plan for the yard sale on September 17th, that it was a Huge success. One homeowner realized \$475.00 in sales, with about twenty homes participating in the event. Jim thanked Margo and everyone that supported the effort.

VII. Old Business

Annual Inspection violations: There are no changes since the August meeting. According to Jane, homeowners continue to be diligent in addressing the violation notices. She said the annual walk-thru inspection was a success. Jim asked Jane if a second violation reminder would be sent out to homeowners? Jane said it would depend on the severity of the violation(s).

Update on LCS Erosion Control Progress Report: Jim mentioned that a second e-mail notification update statement was sent out a few weeks ago. A third e-mail notification update will be sent out in 5-7 days (next week). Sherwin mentioned that it would be a good idea to ask residents to water the new sod near their homes as each phase is completed. Jim stated that homeowners near these locations have been notified in the updates to water the new sod.

Landscape Policy Review: Jim initiated the conversation about the new/revised landscape policy. He was hoping that individual Board members would review the new policy in advance of it being sent to Chadwick (attorney) for legal review. Saide suggested that Board members add their comments as the legal review is conducted. In that way the Board does not have to wait several weeks for the legal interpretation to be completed.