

# **Lenox Place at Sunnyside Homeowners Association, Inc.**

## **Board of Directors- Monthly Meeting**

**December 10<sup>th</sup>, 2025; 2:00pm**

**Virtual Meeting via Zoom**

### **Attendance**

#### **Directors**

Jim Rorke, President

Kelly Chambers, Vice President

Curt Robinson, Treasurer

Sherwin Lee, Secretary

Marie Di Rocco, Member at-Large

#### **Residents**

None in attendance

#### **Special Guest**

Jamie Garnett, ACPD

#### **Management**

Brittanie Davis Morge, CPM

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### **I. Call to Order**

Jim Rorke called the meeting to order at 2:01pm. Jim Rorke made the motion to provide the property manager, Brittanie with a \$100 gift card as a token of appreciation for the service provided to the community to date since being assigned to Lenox Place. Sherwin seconded the motion, vote was unanimous (5-0).

### **II. Board Positions for 2026**

Sherwin made the motion to retain the current Board positions for the new term, 2026. Marie seconded the motion. The vote was 3-2, motion carried. Sherwin, Marie and Jim voted yea, Curt and Kelly voted nay. The current Board positions will be retained for 2026.

### **III. Gas Line Easement**

The Board met on-line with Paul Browne, a development consultant representing Community Lodging regarding a request for a gas line easement in advance of the construction of the new building on Elbert Avenue. Paul explained that the current gas line is too old to be used for the new construction that has been approved by the city of Alexandria. He stated that the demolition of the current building is expected to begin no later than mid-July of 2026. He stated that the nearest gas line source is the main gas line

located under Elbert Avenue. An extension would tap into this main and run perpendicular from the source under common property owned by Lenox Place HOA. Paul also discussed the installation of a construction-crane that would be installed at the beginning of construction. This crane would extend into the airspace above some of the homes located on north Charles (Elbert). After the briefing the Board agreed to consider the request, with Jim Rorke suggested the need for legal agreements and compensation for all expenses and any property damage caused by this construction. The Board will consult with legal counsel in advance of any agreement with Community Lodging.

#### **IV. Police Report**

Seargent Jamie Garnett reported on recent incidents in the neighborhood, included a stabbing that occurred near the park area where an arrest was made. Jamie provided a report on recent calls for service (13) with two reportable incidents. He made suggestions to prevent holiday scams and vehicle break-ins He mentioned a pedestrian accident at the intersection of Old Dominion Blvd and West Glebe Road. He stated that the woman involved in the accident was not wearing reflective clothing which may have contributed to the event. Sherwin raised the concern of drivers not coming to a complete stop when executing a right turn on red when turning right onto West Glebe from Old Dominion. They roll through the right turn instead of stopping. Sherwin suggested the possibility of installing a “No Right Turn on Red” sign at this intersection to improve pedestrian safety. Jamie emphasized the importance of pedestrians making eye contact with drivers and respecting cross walk signals.

#### **V. Approval of Meeting Minutes/Transparency Decision**

Kelly made the motion to approve the October 22<sup>nd</sup> meeting minutes and in addition to amend the minutes to add the names to the votes for reasons of transparency, seconded by Curt. Motion to approve the minutes carried, vote (5-0). Motion to add the names to the votes (3-2), motion carried. Sherwin and Jim voted nay on this motion.

#### **VI. Committee Reports**

- **Financial:** The Board reviewed the October minutes and received a financial report year to date through October, with current income over expenses at \$13,000 and retained earnings at \$81,000. Curt explained that the 2023/2024 audit was still pending. He discussed how post-December invoices are typically allocated to the following year’s budget due to CPM’s accounting practices. Curt made a motion to reimburse Margo Stockman in the amount of \$124.37 for expenses incurred for the community yard sale that was held on September 27<sup>th</sup>, seconded by Sherwin. Vote was unanimous (5-0), motion carried.

- **Landscaping:** The Board expressed concern regarding aeration and overseeding of grass work throughout the community that was not performed by Yellowstone that was paid for. Brittanie agreed to follow up on getting invoices for current CLS work before year-end. A minor incident was reported where CLS mistakenly cut down the wrong cherry tree on lower Charles. Kim Moore, the landscape committee chairperson addressed this issue with the CLS on-site supervisor. Brittanie assured the Board that proper tagging will be implemented in the future to avoid this error from occurring again. Sherwin mentioned a blue spruce tree that was removed/cut down on private property without notifying the owner of the rental unit where the tree was located in advance.

- **ARC:** The Board reviewed a new committee volunteer application.

## **VII. Old Business**

**Articles of Incorporation:** The Board agreed to extend the e-voting contract by December 26<sup>th</sup> at a cost of \$300.00 for three additional months. Jim noted that we are very close to reaching the required number of votes needed to amend the Articles of Incorporation (AOI).

**Lighting:** Sherwin raised concerns about a non-functioning façade light on the corner of West Glebe Road and Old Dominion Blvd. The light has been out since June. The Board will determine if the contractor has been paid to repair the light. Brittanie agreed to investigate.

## **VIII. New Business**

**Parking Hang Tags:** The Board agreed to replace the current parking hang tags. The current hang tags are approximately 5-6 years old and are deteriorating. Brittanie plans to coordinate replacing the tags along with the spring inspection. The contractor, Old Dominion Towing, provided the original hang tags.

## **IX. Adjournment**

Jim made the motion to adjourn, seconded by Curt. Vote was unanimous (5-0), motion carried. Meeting ended at **3:59pm**.