

**WOODED GLEN II HOMEOWNERS ASSOCIATION
December 1, 2021 Board Meeting**

**Pohick Regional Library
6450 Sydenstricker Road
Springfield, VA 22152**

BOARD MEMBERS PRESENT

Sarah Librea, President
Justin Quincy, Treasurer
Deborah Johnson, Secretary
Cynthia Brady, Member at Large

BOARD MEMBER ABSENT

Dan Williams, Vice President

MANAGEMENT PRESENT

Northern Virginia Management; Not Present

CALL TO ORDER

Sarah Librea, President, called the meeting to order at 5:30 p.m.

MEMBERS FORUM

Four members were present from Sunset Woods Court.

APPROVAL OF THE AGENDA

There were no additions to the agenda, and it was approved as written. Sarah Librea motioned to approve, and Justin Quincy seconded.

APPROVAL OF THE MINUTES

The September 23, 2021, Board Meeting Minutes were motioned to be approved by Sarah Librea and Justin Quincy 2nd.

October 28, 2021, Board Meeting Minutes were motioned to be approved by Sarah Librea and Justin Quincy 2nd. This meeting was conducted via ZOOM and due to the new Virginia code requirements for conducting remote meetings, the BOD will re-vote on the 2022 HOA budget.

COMMENTS FROM RESIDENTS IN ATTENDANCE

A resident mentioned the speeding within the Courts, specifically Sunset Woods, and asked if this would be part of the calming traffic project. Unfortunately, courts are privately owned and would not be part of the project. However, BOD will consider other options. The Resident also requested sidewalk repair to be re-evaluated due to the unevenness in the concrete. The BOD

has previously reached out to several entities regarding the sidewalk conditions and Virginia regulations. The effort is ongoing.

OLD BUSINESS

Encroachment of Wooded Glen HOA II property (McCarthy Woods Court and Sunset Woods Court) bordering residents on Mainsail Avenue: HOA lawyers recommended sending a letter to each Mainsail Avenue resident. The letter should identify the specific encroachment and direct that the property be removed within 60 days. If the property owner is non-compliant, the HOA attorneys will take action. HOA attorneys advised that a non-owner who has occupied land for over 15 years can make a legal claim for ownership. Virginia Law does allow the HOA to remove non-HOA property from HOA property.

Dead Trees Impacting Personal Property: Arborist from four companies surveyed the HOA property and identified trees that needed to be removed to protect personal property. Now that the HOA property lines are known, dead trees will be removed during the first quarter of 2022.

Traffic Study – Fairfax County completed a study of the speed on Wood Glen Avenue and concluded the Wooded Glen II HOA meets the requirements for the calming traffic program. Volunteers/Representatives from Sunset Woods Court, McCarthy Woods Court, and Tucker Woods Court will meet with Fairfax County (January 2022) to discuss options to reduce speeding on Wooded Glen Avenue. Dan Williams, HOA Vice-President, will lead this project.

Asphalt/Sidewalk Replacement or Repair - The HOA Reserve Study recommends asphalt and sidewalk replacement in the next year or two. Estimates received for replacement of the asphalt alone is \$127,000/129,000. The HOA collects approximately \$20,000 annually (required by the Virginia Code) for infrastructure repair, including sidewalks, walkways, asphalt, retaining walls, erosion, etc. The asphalt replacement alone is 6/7 years of savings, and the HOA is facing several necessary infrastructure repairs (aging trees, erosions, sidewalks, walkways, and retaining wall repairs). The paving companies did not recommend coating or repairing the asphalt. Replacement is dependent on the severity of our winter weather.

NEW BUSINESS

Board Members voted to retain HOA legal counsel rather than pay hourly for services. Having the attorney on retainer will reduce legal costs. Deborah Johnson, Secretary, approved the motion, and Sarah Librea, President, approved. All Board Members present voted to approve the HOA Attorney retainer.

The HOA 2022 budget was approved on October 28, 2021; however, due to the Virginia Code requirement for remote meetings, the Board of Directors voted to reapprove the budget. Sarah Librea motioned to approve the budget and Cynthia Brady 2nd. All Board Members present voted to approve the HOA 2022 budget.

Resolution for Remote Meetings – The incoming Management Company, PMI, provided a draft resolution outlining the Virginia Code requirements for HOA meetings conducted remotely.

Justin Quincy motioned to approve, and Cynthia Brady 2nd. The resolution will be forwarded to residents for review/comment.

NEXT MEETING

The next meeting will be scheduled for Feb/Mar2022.

ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at approximately 4:49 p.m.