

The Timbers Association
Board of Directors Meeting Minutes
Tuesday, May 28, 2024
@ Pool Clubhouse

Noting that a quorum was present, the meeting of the Timbers Association was called to order at 6:00 p.m. by Joe Collins.

I. Members Present: The following Board Members were present: Joyce Tatanus, Joe Collins, Anne Zimmermann, Jeanette Hantke and Donald Rhodes. Ken Eiriksson was present representing East Coast Management. 4 other residents were present.

II. Resident Time: The owner of 6183 Green Hollow Court was present to discuss a letter about her deck. The deck has white railings, gray flooring and elongated deck posts that may potentially be used for additional lighting. The Board agreed to table a final decision on the deck until after the AECC Guidelines are updated. The current version is the tenth version and was updated in December 2016. The Board agreed to begin a review of the documents at subsequent meetings until it is complete. Management will provide a double spaced copy of the guidelines to the Board. The owner of 8857 Winding Hollow Way was present to discuss the tree that was pruned in front of his home. He claims the work was done by Allen Taylor Enterprises and the cost to replace the tree was too high. He agreed to consider paying for a new common area tree at another location as compensation for pruning the tree after being told not to. Ms. Zimmermann will make a suggestion for a tree and an appropriate location at the June meeting.

III. Management Report:

A.) Approval of Minutes: The minutes of the Board of Directors Meeting of April 23, 2024 were approved as provided. *Motion by Joe Collins, second by Joyce Tatanus.*

B.) Delinquency List: The Board was provided with a delinquency list as of April 30, 2024. Seven owners had a balance on their account for more than the current assessment. Three accounts were at the attorney. Many small balances are being collected as owners call about pool passes. The total amount due was \$15,543, less \$3,460 classified as uncollectible.

C.) Financial Report: The Board reviewed the April financial statements and general ledger. The Association had a surplus of \$50,903 for the month. Total expenditures were \$38,018 including Income Taxes. There was a negative variance in Income Taxes due to higher Interest Income. For the year to date, the Association had a surplus to budget of \$16,141. When the First Citizens CD matures, the proceeds will be transferred to the Truist account. The Association had cash and investments of \$1,088,848.

D.) Parking Permit Replacement Charges: The owner of 6142 Willowick Lane asked to have her parking permit replaced at no cost. The Board confirmed that the replacement fee would remain at \$400. The permits were issued 2 years ago.

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E.) Correspondence/Pending List: The Board reviewed correspondence sent or received since the last meeting and Management's Pending List. A request from the owner of 6076 Hollow Hill Lane to install tiles over their concrete patio did not require approval. The red roof at 8752 Ridge Hollow was installed a number of years ago.

IV. Committee Reports: Ms. Zimmermann will ask Wetland Solutions for a suggested long term treatment for the autumn olive near Timber Hollow Lane.

V. New Business: Management was advised that the pool was not locked properly. The Board would like the supplies removed from the meeting room and the keys returned. The Board asked Management to arrange to have the stumps around the property ground out as soon as possible. Management will provide a list in case the Landscape Committee does not want to remove all of them.

VI. Unfinished Business: There was no additional unfinished business discussed.

VII. Adjournment: There being no further business, the meeting was adjourned at 7:10 p.m. The next meeting will be on June 25, 2024 at the Pool Clubhouse.

Respectfully Submitted,
Ken Eiriksson
East Coast Management & Consulting Services

The Timbers Association Pending List

1. Update Guidelines. Allow decorative deck post caps (as opposed to a flat railing) and black pickets. All other deck components must be a LIGHT. natural wood color, including stains. Clarify double hung window rules for Section I and II, including pictures. No bamboo. Maximum coverage of non-permeable surfaces in back yards limited to 50% of total square footage. At least 1' must be uncovered along all property lines. Encourage use of permeable materials and non-elevated surfaces. Reference Fairfax restrictions on water flow and drainage onto adjacent properties. Downspout extensions should terminate 3' + from property lines. Garage doors may have small windows on the top panel. Update garage colors and trim colors for garages. Exact measurements required on applications. No scale drawings. Walkout window wells up to 4' ok. Provide a double spaced copy of the AECC to the Board.
2. Add dirt to the corner of Hollow Knoll Court and end of Forrest Creek Court.
3. Add split rail fencing along Green Hollow. **Pending.**
4. Inspect for concrete repairs and paving issues. Sidewalk at 6013 FHL. Crack fill?
5. Lights out: Hollow Hill entrance BL 39. 8762 RHC no number. Concrete post. 8762 RHC on side. 8764 RHC on side (across from 8762 light). 6184 FCC. Blue tape for underground breaks on 4 lights. 8811 WHW (no number), 8837 (CO613 AJ56) and 8847 WHW (no number) and 6142 WW (CO613 AJ06). The lights at the pool lot by the gate and in the top left corner of the parking lot are off. **Updated 3/24**
6. Follow up on the reimbursement for the light pole on Green Hollow Court.
7. Add weed control to the 2024 grounds contract.
8. Clean and/or replace pool furniture and tables. Upgrade pool lights.
9. Replace towing signs at the pool. Towing starts at 2 a.m.
10. Remove piles of plastic bottles at end of Hollow Hill Lane.
11. Inspect along Hillside for personal property and a fallen fence. Storage front of 8754 RHC. Tree issue at 8744-46?
12. First Citizens CD proceeds to the Truist account. **Pending.**
13. Follow up with 6183 Green Hollow Court about her deck with white railings, gray flooring and elongated deck posts that may potentially be used for additional lighting.
14. Anne to provide location for tree to be paid for by the owner of 8857 Winding Hollow Way.
15. Advise Titan that the pool was not locked properly. Remove supplies and return keys to room.
16. Remove stumps ground out as soon as possible. Provide a list in advance. **Provided list.**
17. Ask Wetland Solutions for a proposal for treating the autumn olive near Timber Hollow Lane.