

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
June 20, 2024**

Call to order at: 7:00pm

Attendance:

Present:	Heather Villavicencio - President	Julie Stewart - Vice President
	Aaron Middlekauff - Treasurer (phone)	Fred Knowles - Secretary
	Cindy Linnebur - Board Member	Cynthia Yellen - Board Member

Absent:	Roy DeLauder - Grounds Chairman	Tom Calhoun - Board Member
----------------	---------------------------------	----------------------------

Homeowners: None

Approval of June Meeting Agenda:

Motion to approve: Fred Second: Cindy Approved: Unanimous
June 20 meeting minutes approved unanimously by members in attendance via email on June 26th.

OFFICER AND COMMITTEE REPORTS:

President's Report:

E-mail messages sent to Association members:
5/2/24 - ACC message
5/20/24 - Braddock Road traffic virtual meeting
6/5/24 - End of School Year Celebration

Vice President's Report:

Julie attended the Braddock District Council Meeting--June 19, 2024

The Council is close to its goal of having 40 HOAs join the council.

Representatives from the Fairfax Invasive Removal Alliance (FIRA) were in attendance. FIRA is a grassroots all-volunteer organization that brings together homeowner, citizen, and condo associations to advocate for a healthier ecosystem in Fairfax County by saving trees through the removal of invasive plants and the planting of natives. The representatives spoke of the massive number of trees that we lose each year to invasive species that smother and kill our trees. The long term impact of this loss impacts our entire ecosystem.

The group's advocacy methods include: Public Comment at the Board of Supervisors meeting and Letter to the State Legislators. The group is asking the Board of Supervisors to:

- Create a vigorous public education campaign
- collaborate with other public entities such as VDOT
- Develop the needed workforce
- Leverage volunteer labor
- Advocate for need legislative changes at the state level
- Offer incentives to owners of private properties to treat their common open space
- Encourage nurseries to move away from the sale of invasive plants and boost native alternatives
- Find funding sources for County-owned spaces beyond tax payer dollars

They are looking for community associations support by simply signing on to support their efforts so that they can get before the Board of Supervisors.

website: firaadvocacy.com

questions: firadvocacy@gmail.com

Also in attendance at the meeting were the Friends of Lake Accotink. They were seeking people to sign their people to sign their petition to support their efforts. They are working to get in front of the Board of Supervisors to ensure action is taken on

the care of the Lake. It is in danger of drying up. If it becomes a wetland, no action will be able to taken and the lake will be lost. For more information visit Friends of Accotink Creek Home Page

Treasurer's Report:

Operating account: \$88,190.47
Reserve account: \$24,442.33
Reserve CD: \$126,974.52

Search for a new insurance company – complete

Association now insured by: Community Association Underwriters of America

Attorney: retainer or pay-as-you-go?

Short discussion on history of retainer. Also serves as registered agent for Virginia, listed in disclosure packets as our attorney on retainer, easy to contact for quick questions. Board decided to continue current status and keep as retainer.

Grounds Committee:

Actions approved via unanimous electronic vote:

Authorization of an assessment of our bridges approved by unanimous electronic vote on 6/6/24

Fred moved to authorize an additional \$75 for the engineering review. Cindy seconded. The motion carried unanimously.

Removal of three trees approved by unanimous electronic vote on 6/8/24

Tom and Roy consulted with 2 engineers. The Engineers looked at both the North and the South GMFHOA Bridges. In their opinion both bridges should be replaced as opposed to repaired. They further suggested we close the South Bridge until we are able to permanently address the crossing.

The county's policies, procedures, building code, standards, etc. for pedestrian bridges in Resource Protection Areas (RPA) have evolved since the bridges were built about 1980. Even simple re-decking would require a County review and permit against current codes. Our bridges do not meet the current code for the height of the railings.

Repairing the bridges would be a waste of time and money. While it would be possible to replace the wood decking and rails, and the supporting telephone timbers appear structurally sound, both bridges rest on earthen abutments that are slowly eroding. Without addressing the abutments, we would put at risk all investment made in repairs. They need to be replaced. The Engineers considered the South Bridge to be unsafe to the point of recommending closure now. The North Bridge is getting to that point and needs to be replaced, but they stopped short of recommending we close it immediately.

The Engineers believed that the county would approve a permit to replace the bridges given an appropriate design from a licensed engineer.

The Engineers will provide us with the names of three construction firms who have experience with HOA-owned pedestrian bridges. From these firms we will get budget-level estimates (not actual cost proposals) for replacing the bridges. This info will help us frame the analysis for our decision.

In addition to working out some of the "how to" construct a new bridge (who to talk with, bids, etc.), one question we are researching is whether GMFHOA is legally required to have the two crossings across the stream. It is possible that when GMF was constructed, zoning approval included the two stream crossing bridges.

Board tasked Roy and Tom to:

Close the south bridge and decide how to make that obvious to foot traffic.

Draft a notice to be sent to the Association membership, be posted on the website and posted on the south bridge detailing what is being done and why the south bridge is closed.

Develop options for bridge(s) between the two parts of the Association and present to the Board.

Social Committee:

The following are upcoming community events:

Friday, July 19: Ladies Night Social on Overcup Court.

Aug. 19: Working on a Back-to-School Event

Sept. 21: Save the date for the Community Picnic

Architectural Control Committee – report attached and sent to the ACC members.

OLD BUSINESS:

Association Policies and Procedures - currently have 30. Most are not used or are outdated.

Review for currency and use - continuing

County trash pickup: Do we want to press ahead with this option?

Possibility of 4 different companies coming through the neighborhood:

AAA

American Disposal

Republic

Evergreen

4 trucks x 3 pickups (trash, recycling, yard waste) = 12 trucks (maybe all on Wednesday)

Board decided to pursue option for Fairfax County to administer trash collection.

Cynthia will continue to organize the effort and give the Board a timeline and way ahead for application to the County.

NEW BUSINESS:

Cynthia wanted to pass on a safety consideration:

Parents please be cognizant of unsupervised children playing in the streets.

Cars and people of all ages, no matter how safe or slow driving, playing in the street is a risk for accidents.

Please be mindful of road safety. Our children depend on us to keep them safe in our community.

Fred, as ACC Chairman, was directed to send notice to the owners of the two basketball hoops on Red Spruce advising them of Association Guidelines about storage.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Cindy Approve: Unanimous

Meeting adjourned at: 8:17pm

Next meeting: TBD Time: TBD Location: TBD

Prepared by: Fred Knowles – Secretary, George Mason Forest HOA

DATE: June 20, 2024

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period April 29, 2024 to June 20, 2024

1. GENERAL ACTIVITIES/Common Issues:

- a. Two neighbors asked about maintenance work – told no need for ACC action. Much appreciated that they asked.

2. COMPLAINTS/CONCERNS:

- a. none

3. APPLICATION ACTIONS (in order of application, all approved):

- a. 10196 Black Rock Court repair and paint exterior wood surfaces
- b. 4404 Nuttall Road clad exterior trim in anodized aluminum closely matching current color
- c. 10200 Black Rock Court repair and replace front porch columns and façade
- d. 10181 Red Spruce Road replace existing deck
- e. 4502 Rachael Manor install fence

4. PROPERTY INSPECTIONS (all cleared):

- a. 10201 Black Rock Court
- b. 4411 Nuttall Road

Fred Knowles
ACC Chairman