

GEORGE MASON FOREST HOMEOWNERS ASSOCIATION (GMFHOA)
GENERAL MEMBERSHIP MEETING
March 18, 2025

Call to Order 7:00PM

Attendance Homeowners of the GMFHOA community (see attached sign-in sheet)
22 homes represented: met required quorum of 10% (20 homes)

Board Members

Heather Villavicencio – President	Julie Stewart - Vice President (absent)	Aaron Middlekauff – Treasurer
Fred Knowles – Secretary	Roy Delauder – Grounds Chairman	Cindy Linnebur - Board Member
Tom Calhoun - Board Member	Cynthia Yellen – Board Member	

WELCOME AND INTRODUCTION OF BOARD and ACC MEMBERS

Attendees welcomed; current Board and ACC members introduced.

ELECTION OF THE BOARD

President announced the candidates for the election. The election was conducted.
Results of the election - the following homeowners were elected to a three-year term:
Tom Calhoun Fred Knowles Lloyd Luck

Presentation was sent to homeowners prior to meeting and will be available on the Association website

President spoke to the slides representing general information and status of the Association.
Board Officers and Committee Chairs presented the content of their slides.

MEMBER BUSINESS FROM THE FLOOR

The presentation on trash collection generated an extended discussion. There is a meeting on this subject at the Fairfax County Government Center on June 10th. Best to attend that meeting for more details.

At this time there are three possibilities:

- 1 – Association petitions the County to start managing and billing of our trash collection. This option requires approval from 55% of our membership.
- 2 – County takes over our trash collection should the Board of Supervisors vote to do so. That would start in 2030.
- 3 – neither of these happen and we continue current trash collection options by individual homeowners.

QUESTIONS FROM THE COMMUNITY

- Some members did not get the directory. We will resend and an updated version will be out soon. The new version will include email addresses unless you request not to have that information included.
- Bridge insurance – we will check the policy to determine exact coverage. Will be reported at the next Board meeting.
- Discussion on trash bins: when to put them out for collection and when to pull them in after collection, where and how to store them. The ACC will put out a general letter to the Association on this and other topics.

- Short term rentals – discussion on what the HOA can do. Our attorney told us the following:
The HOA currently has no authority to prohibit or restrict short-term rentals. Any such authority would have to come through an owner-approved amendment to the Declaration of Covenants.
 (NOTE: Changes to our DCCRs require a 2/3 majority vote to approve)
However, if a resident or board member believes that a home is being used or occupied in violation of applicable law, then that person can file a complaint with the applicable governmental authority. For information about the County’s regulation of short-term rentals (occupancies of less than 30 days), see the County’s webpage at: <https://www.fairfaxcounty.gov/planning-development/zoning/short-term-property-rentals>.

Supervisor Walkinshaw arrived at 8:15 and spent 45 minutes answering questions and discussing the County budget. Topics included:

- Concerns on traffic at the Braddock / Burke Station (Woodleigh Chase) and Red Spruce intersections is a VDOT responsibility. He continues to monitor and voice concerns to the Board of Supervisors.
- Discussion on County budget short falls and how to increase revenue: raise property tax rate, food tax, more funding from the Commonwealth, convert empty office space to residential and commercial enterprises (increasing the tax base).
- Will attend the June 10th meeting on County trash collection at the Fairfax County Government Center.

ADJOURN Meeting was adjourned at 8:59pm

Attachments: 1 - meeting presentation 2 – attendance list

These minutes approved by Board members at the April meeting.

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