

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
September 22, 2025**

Call to order at: **7:04pm**

Attendance:

Present:	Heather Villavicencio - President	Julie Stewart - Vice President
	Aaron Middlekauff – Treasurer	Fred Knowles – Secretary / ACC Chairman
	Tom Calhoun – Board Member	Roy DeLauder – Grounds Chairman
	Lloyd Luck – Board Member	Cynthia Yellen – Board Member

Absent: Cindy Linnebur - Board Member

Homeowners: none

Approval of September Meeting Agenda:

Motion to approve: Fred Second: Julie Approved: Unanimous
September meeting minutes approved unanimously by members in attendance via email on October 2, 2025.

OFFICER AND COMMITTEE REPORTS:

President's Report:

Fairfax County Braddock District Office's Third Annual Climate Action Conference scheduled for Saturday, October 18, 2025 at Lake Braddock Secondary School in Burke, VA from 9:00 am until 1:00 pm. This year's theme is "Teaming Up to Restore and Protect Healthy Waterways."

E-mail messages sent to Association members:

- 5/10/25 – South bridge replacement
- 6/6/25 - End of School Year Celebration
- 8/13/25 – Back to School Celebration
- 8/25/25 – GMU Fitness Passes
- 9/2/25 - Neighborhood picnic
- 9/12/25 - Neighborhood picnic reminder

Vice-President's Report:

Treasurer's Report:

Operating account:	\$89,561.26
Reserve account:	\$62,938.95
Reserve CD:	\$103,268.63

Annual audit is being finalized.

Secretary's Report:

Next meeting items to discuss:

- 2026 Budget
- Annual meeting
- Board candidates
- Topics being solicited

Grounds Committee:

Funding for tree removal on Maclura Court approved by unanimous electronic vote on July 3 for \$750

Bridge update:

Tom reported we are waiting for permits, inspections and reviews.

Bridge manufacturing needs to wait until those items are complete.

Possibly starting field work in October then bridge installation when that preparation work is complete.

Some budget items are in flux dependent on the permits, etc. but will be close to original estimates.

Social Committee:

Funding for end of school year party approved by unanimous electronic vote on June 1 for \$600

Picnic was well attended in the great weather. Starting long range planning for next year.

WebMaster

Lloyd volunteered and was accepted to be our new webmaster. He will work on the current website and make suggestions for additional capabilities and changes.

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

OLD BUSINESS:

Association Policies and Procedures - currently have 30. Review for currency and use.

Fred will review and make suggestion at the next meeting.

County trash pickup – closed.

NEW BUSINESS:

Board is looking for volunteers to take on these responsibilities:

Social Committee Chair - to include welcoming new members

Co-Chair for Grounds Committee

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Tom Approve: Unanimous

Meeting adjourned at: 8:15pm

Next meeting: November TBD Time: 7:00pm Location: Fred's house

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

DATE: September 22, 2025

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period May 7, 2025 to September 22, 2025

1. GENERAL ACTIVITIES/COMMON ISSUES:

- a. Political sign – removed

2. COMPLAINTS/CONCERNS:

- a. Tree work noise – responded
- b. Tree encroachment - resolved
- c. Dumpster on street - moved

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

- | | |
|-----------------------------|---|
| a. 4409 Nuttall Road | replace front door |
| b. 10196 Red Spruce Road | paint front door and shutters; replace front exterior lights |
| c. 4412 Nuttall Road | replace front door and shutters |
| d. 10197 Red Spruce Road | install handrails on front steps |
| e. 10143 Red Spruce Road | replace doors and windows |
| f. 10001 Manor Place | replace driveway |
| g. 4501 Rachael Manor Drive | repaint house |
| h. 10003 Manor Place | replace main level and basement windows and the rear sliding door |
| i. 4603 Tapestry Drive | replace roof and add solar panels |
| j. 9994 Ashley Manor Court | add front porch |

4. PROPERTY INSPECTIONS:

- | | |
|--------------------------|--|
| a. 10000 Manor Place | cleared |
| b. 10134 Red Spruce Road | cleared |
| c. 10196 Red Spruce Road | cleared with note about condition of backyard and deck |

Fred Knowles
ACC Chairman