

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
November 25, 2025**

Call to order at: 7:01pm

Attendance:

Present: Heather Villavicencio - President
Aaron Middlekauff - Treasurer
Tom Calhoun - Board Member
Cindy Linnebur - Board Member
Cynthia Yellen - Board Member

Julie Stewart - Vice President
Fred Knowles - Secretary / ACC Chairman
Roy DeLauder - Grounds Chairman
Lloyd Luck - Board Member

Absent:

Homeowners: Bahiru Dugma

Approval of September Meeting Agenda:

Motion to approve: Fred Second: Roy Approved: Unanimous

November meeting minutes approved unanimously by members in attendance via email on December 10, 2025.

OFFICER AND COMMITTEE REPORTS:

President's Report:

Bahiru asked if sheds could be permitted. Fred reviewed the history of sheds in the Association. At this point we do not allow free standing sheds. Fred and Bahiru agreed to work together on a possible solution for exceptions to the current restrictions on sheds.

Robert Bellarmine Chapel Expansion - this is the Chapel on Roberts Road across from the entrance to George Mason University. It was constructed in 1992. They are proceeding with a project to add a below-grade expansion to add offices and meeting areas. On top of the expansion will be a patio. Tom has been working with the Chapel, their development team, and a subset of affected Tapestry residents on neighborhood impacts.

Tom recommends we enter into a formal agreement with the Diocese of Arlington to memorialize the agreements we made with the Chapel related to their project. The Chapel supports this recommendation. The Board agreed and will review the agreement once presented and determine if our Attorney needs to review it.

Adult day care business question concerning the sale of 4607 Tapestry: do our DCCRs prohibit two non-family adults living in the home to care for an elderly resident?

Our documents do not. If run as a business, they must follow Fairfax and Virginia regulations concerning home businesses and advise the HOA of that status. If not a business, then they must adhere to Fairfax regulations about the number of non-related adults living in the house (4).

E-mail messages sent to Association members:

10/15/25 - Diwali Celebration and Halloween Trunk-or-Treat
11/16/25 - Turkey Trot

Vice-President's Report:

See social committee report

Treasurer's Report:

Operating account:	\$80,054.52
Reserve account:	\$62,938.95
Reserve CD:	\$103,064.94

Annual audit is being finalized.

Tax due notice received very late from the audit company.

Aaron will explore options for financial institutions.

Motion to move \$37,500 to the reserve account.

Motion: Fred Second: Cindy Approve: unanimous

Secretary's Report:

Next meeting items to discuss:

2026 Budget

Annual meeting - Board candidates

Grounds Committee:

Cynthia expressed concern about the erosion on the side of the common area creek behind the homes on Maclura Court. Roy reviewed the results of the previous inspection by a Fairfax County soil and water representative. After discussion Cynthia was asked to take precise measurements over a period of time to determine the extent and advancement of the erosion.

Bridge update:

- Contract awarded May 2025
- Received the two required environmental waivers in May 2025: Flood Plain Use Determination and RPA Encroachment Approval
- Fairfax County approved Building plans on 12 November. Bridge released for manufacturing same day.
- Received the Building Permit for both the bridge and retaining walls on 20 November
- Pre-construction environmental meeting conducted on 25 November
- Bridge delivery date unknown as of now, but manufacturer is attempting to deliver prior to end of this year
- Construction schedule to be determined upon firm commitment of bridge delivery date. Rough guess follows (holidays and weather will/may affect)
- 1-2 weeks prior to bridge delivery contractor will begin on site work, with demolition and removal, installation of helical piers and supporting beam
- after bridge delivery anticipate 1 week to assemble the bridge and 1 week to complete site cleanup
- Possible target date for completion is end of January

Social Committee:

Starting long range planning for next year.

Notice will be sent about the annual decorating contest.

WebMaster:

Lloyd is making changes to our website. Stand by for changes over the next several weeks.

Changes will include:

Contacts page to allow homeowners to direct questions and concerns to a specific Board or ACC member.

Homeowners will have individual logins with passwords to help keep information secure and contained within the Association membership.

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

OLD BUSINESS:

Association Policies and Procedures – Fred discussed the 30 current policies, procedures and forms. Almost all are out of date and not used. He suggested, and the Board agreed, to retain only the following items:

- Complaint form
- Disclosure Package request form
- ACC Application form
- Rental information from Owner form

Board is looking for volunteers to take on these responsibilities:

- Social Committee Chair - to include welcoming new members
- Co-Chair for Grounds Committee

NEW BUSINESS:

None.

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Cindy Approve: Unanimous

Meeting adjourned at: 9:16pm

Next meeting: November TBD Time: 7:00pm Location: TBD

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

DATE: November 25, 2025

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period September 22, 2025 to November 25, 2025

1. GENERAL ACTIVITIES/COMMON ISSUES:

- a. Question about construction on Red Spruce.
 - i. Installing geothermal system

2. COMPLAINTS/CONCERNS:

- a. Replace common driveway sign at end of Tapestry.
 - i. Fairfax does not pay for these; we can get a sign made at their sign shop.
 - ii. DCCR Art VIII basically says common driveways are responsibility of the homeowners.
 - iii. Fran Morgan received a verbal complaint from a neighbor.
- b. Concern received about overgrown shrubbery at Tapestry entrance.
 - i. Email sent to homeowner requesting they trim the sea grass back.

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

- a. 10100 Manor Place replace windows

4. PROPERTY INSPECTIONS: all cleared

- a. 10127 Red Spruce Road
- b. 4607 Tapestry Drive

Fred Knowles
ACC Chairman