

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION  
(GMFHOA)  
BOARD OF DIRECTORS (BoD) Meeting  
January 21, 2026**

**Call to order at: 7:00pm**

**Attendance:**

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

**Homeowners:** none

**Approval of January Meeting Agenda:**

Motion to approve: Heather      Second: Tom      Approved: Unanimous

January meeting minutes approved unanimously by members in attendance via email on January 26, 2026.

**OFFICER AND COMMITTEE REPORTS:**

**President’s Report:**

Annual meeting

Heather is coordinating time and location

Board will work on updating the presentation

Aaron and Julie will finalize the 2026 budget

Candidate list will be established for the two positions up for election and published with the meeting announcement

E-mail messages sent to Association members:

12/2/25 – Cookies and Hot Chocolate / Decorating Contest

12/10/25 – Bridge replacement notice

12/22/25 – Decorating contest results

1/7/26 - assessment notice

**Vice-President’s Report:**

See social committee report

**Treasurer’s Report:**

Operating account:      \$28,586.67

Reserve account:      \$232,088.58

Board unanimously approved moving \$37,500 to the reserve account by email on 11/27/25

Discuss need and method for annual audit.

Julie has been in contact with a CPA possibly willing to take on our needs. She and Aaron will work details and report back.

**Secretary’s Report:**

The possibility of Fairfax County taking over trash collection for all residential neighborhoods as a Unified Sanitary District (USD) is once again being discussed. The Board will monitor any progress. Homeowners are encouraged to engage as appropriate.

**Grounds Committee:**

Cynthia has agreed to assist Roy  
They will work on a clean-up day for our neighborhood

**Bridge update:**

Materials have been delivered. Completion of the new bridge will be dependent on the weather.

**Social Committee:**

Decorating contest for this year was well received and had lots of competition.

**WebMaster:**

Updates to our webpage continue

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

**OLD BUSINESS:**

None

**NEW BUSINESS:**

None

**Adjournment:** President asked for a motion to adjourn meeting.

Moved: Fred Second: Cindy Approve: Unanimous

Meeting adjourned at: 7:54pm

Next meeting: TBD Time: TBD Location: TBD

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

DATE: January 20, 2026

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period November 25, 2025 to January 21, 2026

1. GENERAL ACTIVITIES/Common Issues:
  - a. Letter about yard waste on the street will be sent
  - b. Discussion of allowing free standing sheds continues
  
2. COMPLAINTS/CONCERNS:
  - a. none
  
3. APPLICATION ACTIONS (in order of application): all approved
  - a. 10015 Manor Place      replace damaged front windows
  - b. 4600 Tapestry Drive      install solar panels on roof
  - c. 4509 Overcup Court      replace broken light - authorized by ACC chairman (maintenance action)
  - d. 10000 Manor Place      screen in gazebo
  - e. 10141 Red Spruce Road      install solar storage battery
  
4. PROPERTY INSPECTIONS:
  - a. none

Fred Knowles  
ACC Chairman