

**GEORGE MASON FOREST HOMEOWNERS ASSOCIATION
(GMFHOA)
BOARD OF DIRECTORS (BoD) Meeting
May 19, 2026**

Call to order at: 7:00pm

Attendance:

Present:	Heather Villavicencio - President	Fred Knowles – Secretary / ACC Chairman
	Tom Calhoun – Board Member	Lloyd Luck – Board Member
	Roy DeLauder – Grounds Chairman	Cynthia Yellen – Board Member
Phone:	Cindy Linnebur - Board Member	
Absent:	Julie Stewart - Vice President	Aaron Middlekauff – Treasurer
Homeowners:	none	

Approval of May Meeting Agenda:

Motion to approve: Fred Second: Heather Approved: Unanimous

May 19 meeting minutes approved unanimously by members in attendance via email on May 27, 2026.

OFFICER AND COMMITTEE REPORTS:

President’s Report:

President called for a vote on Board Directors (President, Vice-President, Treasurer, Secretary). All current Directors volunteered to continue if elected. They were no objections.

Tom moved to elect the four Directors to continue in their current positions.

Lloyd seconded.

Directors elected unanimously by those in attendance.

E-mail messages sent to Association members:

None this period

Vice-President’s Report:

Nothing to report

Treasurer’s Report:

Operating account:	\$11,246.64
Reserve account:	\$204,671.05

All 2025 annual assessments have been paid

Discussion of bridge payments – should be like the monthly common area payments: if within the budget already approved by the Board no need to do individual payment approval.

Investigate electronic payments for common area maintenance, bridge construction, and tree removal (approved individually).

Secretary’s Report:

Status of annual meeting and Board vote – invalid due to lack of quorum

Annual meeting status discussed. Secretary moved to approve annual meeting presentation and minutes thereof:

Moved: Fred Second: Heather unanimously approved by those in attendance

Commonwealth fees – all annual reports and fees have been submitted and paid

Extended discussions:

Board membership - in accordance with our by-laws.

What control we have over streets and common areas

We can issue concerns to homeowners about items on our Association documents.
We cannot control areas under County or Commonwealth jurisdiction.

Grounds Committee:

Power wash front entry signs
Coordinating with bridge construction on adding vegetation around bridge approaches to prevent erosion.
Work on clearing downed trees from stream beds.
Contacted Braddock District Supervisor about stream erosion (no response).
Discussion about the common area between the common driveway at the end of Manor Place and Burke Station Road.
 Roy will coordinate with our grounds maintenance company to get the grass cut.
 Roy moved to cost share \$500 for removal of trees encroaching on the yards from the common area.
 Fred seconded and the motion carried unanimously.
Roy will draft a message to the Association membership about invasive species.

Bridge update:

South bridge itself is complete. Path to the bridge from Tapestry will be completed as weather permits.
North bridge in final design and then to County for permits. Construction projected in the Fall.

Social Committee:

Bridge christening when path complete.
Begin planning for annual picnic.
Other events as volunteers step up.

Webmaster:

Forms online still a work in progress:
 ACC application
 Disclosure package request
 Others as needed

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

Fred will draft a message to the Association membership about trash and yard waste on the streets.

OLD BUSINESS:

None

NEW BUSINESS:

None

Adjournment: President asked for a motion to adjourn meeting.

Moved: Fred Second: Heather Approve: Unanimous

Meeting adjourned at: 8:15pm

Next meeting: TBD Time: TBD Location: TBD

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

DATE: May 19, 2026

TO: GMF HOA BOD

FROM: GMF HOA ACC

SUBJECT: ACTIVITIES REPORT for period January 21, 2026 to May 19, 2026

1. GENERAL ACTIVITIES/Common Issues:
 - a. Need email and website announcement about yard waste

2. COMPLAINTS/Concerns:
 - a. Condition of yard at 10006 Manor - working

3. APPLICATION ACTIONS (in order of application): all approved
 - a. 10127 Red Spruce install fence
 - b. 10181 Red Spruce replace fence
 - c. 4610 Tapestry replace roof and rear skylight
 - d. 4500 Rachael Manor install fence on south side of property
 - e. 10136 Red Spruce replace deck with paving stones
 - f. 10000 Manor install a hot tub with a surrounding deck system
 - g. 4402 Nuttall replace front walkway
 - h. 4500 Rachael Manor replace dining room bay window
 - i. 4607 Tapestry replace deck
 - j. 10139 Red Spruce replace roof
 - k. 10009 Manor replace front railing
 - l. 10009 Manor replace rear deck
 - m. 10126 Red Spruce rebuild retaining wall in back yard

4. PROPERTY INSPECTIONS: all good
 - a. 10150 Red Spruce
 - b. 4607 Tapestry
 - c. 4610 Tapestry

Fred Knowles
ACC Chairman