

Arrowood Homeowners' Association
Board Meeting
January 6, 2011

The meeting was called to order at 7:35 PM at the Buckhall Fire Department.

Attendees:

Chris Spicer – President
Kathryn Scott – Secretary
Byron Lewis – ARC
Marci Looney – At Large
David Milliken – At Large

Community Members – Clayton Miller, Mike Kendall, Debora Kendall, Lloyd Marshall

Absent:

Karen Hatcher – Vice President
Krista Miller – Treasurer

The agenda was approved as corrected, moving Community Time after the Agenda.

Community Time:

Mike Kendall asked the Board to provide justification concerning the 5% increase in the dues. Some projects to improve the community were mentioned: lighting near the park along Manassas Forge where it is dark and lighting at the front entrance.

Minutes:

The reading of the December minutes was tabled until next month.

Finance Report:

The finance report, as of December 31, 2010, was read and approved. We are in good shape with our combined accounts at \$36,768.04. We are doing well on AR and Chris is in weekly contact with Sherry at Coon & Purnell.

Old Business:

Lighting at front entrance: Chris has met with NOVEC and five electricians to get estimates for lights to illuminate the front entrance tree line at night. The lights would not be overly bright or intrusive to the homes along that area. There would be ten lights on the side with the sign and eight lights on the side without the sign. NOVEC will put a transformer on the side without the sign at no charge because of the \$10 - \$15 monthly cost that we would incur. The vote was

unanimous to approve ESV, Inc. to do this lighting at the front entrance from the telephone pole at the end of our property line to the fence line along Signal Hill Road. Chris will confirm the warranty and get references. Chris also checked in to lighting on Manassas Forge Drive near the culvert where it is so dark at night. There is a chance that PWC might put lighting in along the playground area in June. NOVEC will come out in two weeks to see the area at night.

NOVEC light at park: The single light at the playground turns on and off throughout the night. NOVEC will come out at no charge to check it out.

RFP's for landscaping contract: Karen is in the process of gathering competitive bids. She has sent out four and has gotten three back. The process should be complete by January 15th.

PW County traffic survey update: The survey will occur sometime in February.

New Business:

Development along Liberia/PW Parkway: Chris has spoken with Carlos Montenegro, the attorney for the developer. A total of five buildings (four at 90,000 sq. ft. and one at 45,000 sq. ft.) are to be built in late summer or early fall on 16 acres of the 27 acre lot with plans are for a hotel, childcare facility, and office buildings. The county would like to open up Wilcoxon Road at the back of the subdivision, though Mr. Montenegro claims his company is fighting it. We plan to ask for Delegate Marshall's help. A message has been left for Wally Covington and an email sent to the President of Evergreen Terrace. A vote was unanimous to approve forming a committee to stay on top of this development along Liberia Avenue, with community members present volunteering to help.

HOA Website enhancement/blog update: Idriss is putting together a blog, "Hello World" to post information. It may be posted as early as next week.

Disclosure packet request: We have one request for a disclosure packet.

ARC Report:

When the weather improves, another letter will be sent to homeowners that did not comply after the first letter.

Neighborhood Watch Update: none

Correspondence: none

The meeting adjourned at 8:46 PM.

Respectfully submitted,

Kathryn Scott