

Arrowood Homeowners' Association
Board Meeting
September 11, 2013

The September 11th meeting was called to order at 7:03 PM at the Buckhall Fire Department.

Attendees:

Chris Spicer – President
Pam Morris – Vice President
Kathryn Scott – Secretary
Aaron Gregory – Treasurer
Bill Gee – Member At Large 1
Patty Sisk – Member At Large 2

Sequoia Management Company: Tricia Filbert

Community Members: Nineteen Arrowood homeowners in attendance, as well as homeowners from Evergreen Terrace (Janet Rose)

Absent:

John Irvin – Member-At-Large/ARC Chairperson

Richmond American Homes & Walsh Colucci Presentation: Representatives originally attended the July meeting (see July minutes for presentation highlights). They wanted to attend the September meeting to make another presentation and to answer homeowners' questions. The new development will be opposite our front entrance on both side of Signal View Road stretching from Signal Hill Road to the park property.

- 190 single family homes – larger homes at the front will face Signal View (urban look) with alleys and garages behind, smaller homes at back of community (regular set up with streets and garages)
- Approximate ¼ acre lots
- 8 home style plans (2600 -3200 sq. ft.)
- \$492,000 - \$632,000 (average \$551,000)
- One front entrance (no back entrance) – no plans for traffic light
- Environmental challenges (wetlands .65 acres and creek – need to stay out of that area)
- Zoning mid 2014
- Break ground 2015
- First closing – spring 2016

Homeowners in attendance expressed concerns about no plans for an additional traffic light and more traffic volume at the Signal Hill/Liberia intersection. A traffic study would need to be done about adding an additional lane on the Chipotle side of Signal Hill Road. After the presentation, there was a brief break in the meeting for homeowners to meet with and ask questions to the presentation representatives before they left.

The meeting resumed and was called to order at 8:15 PM.

Recognition of Homeowners/Resident Forum: Homeowners expressed concern about some homeowners not keeping up the appearance of their properties. Chris addressed this and mentioned that Sequoia was sending notice to those in violation. They will reinspect before a 2nd notice is sent.

Website Revamp Update: Idriss Alrobaye, our webmaster, spoke about the improvements that he would like to make to the website. He would like to change the interface to make it more user friendly and be able to email newsletters to homeowners with minutes, updates, and events. He will make changes to keep it up to date and send to the Board for approval. He is open to suggestions.

Review and Approval of Meeting Minutes: After the Board had reviewed the meeting minutes for August 14th, Chris made a **motion** to approve the minutes as corrected. Aaron seconded the motion. The vote was unanimous.

Unfinished Business - Management Report:

Due to the extended presentation from Richmond Homes, it was agreed to table some unfinished business until the October meeting. Chris gave a brief update on some topics

- 1) **Reserve Study:** Tabled
- 2) **Premier Revised Proposal for Tree Replacement and Design at Front Entrance:** Chris mentioned the proposal is to remove the 20 plum trees at the front entrance and replace them with 10 crepe myrtles.
- 3) **Premier Revised Proposal for Trimming Vegetation at Tot Lot:** Tabled
- 4) **Entrance Wall Repairs:** Chris mentioned getting a proposal from the landscaper.
- 5) **Tennis Court & Asphalt Path Repairs:** Chris mentioned getting quotes to resurface the tennis court with asphalt and repair the sidewalk to the park. The basketball hoops would remain. A homeowner asked about cementing the tennis court area and suggested getting a quote for asphalt and cement.

New Business - Management Report:

- 1) **Financial Statement analysis for the month ended 8/31/13:** Chris mentioned that we are doing well financially and on pace to finish the year about \$6000-\$7000 in the black.
- 2) **Premier Turf Monthly Grounds Report:** Given to the Board. Chris mentioned that the storm water management area was scheduled to be cut around October 1st if it is dry enough.
- 3) **2012 Tax Returns:** Aaron made a **motion** to accept the 2012 tax returns as prepared. Bill seconded the motion. The vote was unanimous.
- 4) **Front Sign Plaque Replacement Proposal:** Chris mentioned having a proposal from the landscaper.
- 5) **Yard Sale Announcement & Distribution Options:** The yard sale is September 28th from 8 AM – noon, rain or shine. Sequoia will send notices to the community. Suggestion to put on Inside NoVA's website. Attention was made to the nice new aluminum HOA meeting signs we post at the both entrances.

Architectural Committee Report: Aaron made a **motion** to approve the two applications that had been received. Chris seconded the motions. The vote was unanimous.

Adjournment:

The Executive Session was tabled. Chris made a **motion** to adjourn the meeting at 9:00 PM. Patty seconded the motion. The vote was unanimous.

Respectfully submitted,
Kathryn Scott, Secretary

Sign-In

9/11/13

Name

Address

Deborah Michael Kendall

9847 Arrowwood Dr.

Drew McRoberts

9580 Manassas Forge Dr.

Kate James

8200 Lone Oak Court

Steve Nelson

8217 Lone Oak Court

James Hartung

9744 Manassas Forge Dr.

Debbie Stryker

9866 Arrowwood Drive

ROBYN Weber

9627 MANASSAS FORGE DRIVE

BARBARA & DENNIS OPICKA

8120 Fruit Wood Ct

Kyle Graham

9620 Manassas Forge Dr.

Kelly Graham

9620 Manassas Forge Dr.

Kim Graham

9620 Manassas Forge Dr.

JOE SCHIESL

9680 JANET ROSE CT

Batle Fritze

Coles District Office

Terry Monroe

8023 STATION RD.

Idriss Alrobye

9867 Arrowwood Dr

John McLaren

8116 Fruit Wood Ct.

Alex de Groot

8158 Grand Court

Rob Baker

Richmond American Homes

Tom Matwijec

8104 Fruit Wood

**JOINT MEETING ARROWOOD HOA AND EVERGREEN HOA
SIGN-IN SHEET**

September 11, 2013

Please write legibly!

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Lloyd Marshall	9826 Arrowood Dr MANASSAS, VA 20111	703 330 5640 LVMARSHALL2@GMAIL.COM
BRIAN Shaw	8732 Fruitwood Ct MANASSAS 20111	
Katie Fritz	Coles District Office	