



NEIGHBORHOOD ADVISORY COUNCIL

Approved Meeting Minutes

October 10, 2023

NAC Council Members in attendance:

Belmont: Evelyn Yorgey, Art Rodriguez and Lou Kaiser

Foxfield: Elizabeth McMahon and Scott Simon

Morven: Linda Lurie

Oakridge: Traci Medlock

Oatlands: Anne Steingass and Ryan Michels

Rokeby: Pat Bour, Janet Callum and Al Zangrilli

Welbourne: Diane Blunt

Liaison: Pat Bour and Jeff Kretsch

Others in attendance:

Residents of 2 Ferguson Ct.

Residents of 5 Newland Ct.

Tim Pope, Property Management People

Pat Bour called the meeting to order at 6:32pm

Approval of September 12, 2023, meeting minutes

Approved.

BELMONT

Approval of September 12, 2023, meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

2023 Annual Guideline Review

Approved

2024 Budget Timeline and Compiled Budget Submissions

Completed

Review of Neighborhood Applications

Applications Approved

FOXFIELD



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Resident Participation

None

Standing Committee Reports

Reports Given

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MORVEN

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Approved

Resident Participation

None

Standing Committee Reports

Reports Given

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OAKRIDGE

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Resident Participation

None

Standing Committee Reports

Election committee - Oct 5 deadline for 2024 BoD, 4 petitions submitted. OakRidge, Morven, Oaklands, Rokeby are running unopposed and will be elected in December.

Facilities - Meeting was Sep 14. Discussed lifeguard bonuses - trying to locate lifeguards who were nominated. Reviewed budget requests and submitted to Tim. Asked for pool cover quotes from PNP. White coat for Lindenwood is postponed until Spring 2024. Next meeting this Thurs. Checking water leaks and electricity usage at Lindenwood. Last week Lindenwood broken into. Clarified pickleball court costs.



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BoD - Sep 27 meeting. Resident spoke about a tree and totaled 2 of his cars. Horsepen Run is now a committee. Vet tech asked if she could on a trial basis, rehabilitate wildlife in Horsepen, approved. Spring restoration project - begin in October. Trail between Riverbend Middle and Potomac Falls will be closed - more info about that on website. Governing document vote is coming up, open until November.

Oct 4 meeting. Voted on chocolate chick - provided at fall fest. 618 consumed. Signed a new 5 year office lease - PMP moving to 14 Pidgeon Hill. WelBourne traffic survey: stop signs - against stop signs on Vandercastle by those living there. Against speed limit lowered to 5 miles. No DRC coordinator (technically). Discussed EV charging stations that go over common ground- trying to source info from other communities and companies. Can't find other HOAs who have done it or PMP communities. Lawyer advised must be denied until they figure this out.

Finance - Sep 20 - audit is proceeding. Treasurer filed and paid taxes.

Next meeting Oct 17.

Grounds - aeration started last week, followed with liming. Pansies were going to be installed. Discussion on landscape quotes, pond, bamboo treatments, drainage ditch treatments. Road shoulders looking good. A lot of trees on the tree list. Asking for funds to do a tree survey from an arborist. Leaning toward not replacing cherry trees as they die, instead using lower shrubbery. Discussion about adding a bench at the pond - but residents protested the location so currently no bench is planned. Pond is not in the reserve fund, it's in the budget but looking at putting it in the reserve fund. Working with consultant on that. Haven't decided yet, still weighing pros and cons. Received spreadsheet for budget and sent votes back.

Trash contract needs to be reupped. Issues with bids, need more information. Vote has not happened yet.

CRC - fall fest past sat. 680 attendees. Weather cleared up by noon. All 3 food trucks reported a good day. Lowered pumpkin count to 450 - only one was unclaimed. Boo Fest is Oct 21.

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2024 Budget Timeline and Compiled Budget Submissions

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Review of Neighborhood Applications

Applications Approved

OATLANDS



NEIGHBORHOOD ADVISORY COUNCIL

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October 10, 2023

Approval of August 8, 2023, meeting minutes

Approved

Resident Participation

Only resident participation for their applications.

Standing Committee Reports

Election – Petitions received for 4 of the neighborhoods (Oakridge, Oatlands, Rokeby, Morven); Need candidates to represent the remaining neighborhoods – Foxfield, Belmont and Welbourne.

FIN – audit is proceeding as expected and taxes paid for the community.

GRNDS – aeration and liming of some of the common grounds is underway, fall plantings are in progress, the tree list is growing as the community ages, new contract for trash services, budget requests reviewed, and looking at how best to manage invasive bamboo around the community and the ongoing pond maintenance.

FAC – Discussion were held around life guard bonuses, the Facilities project budget requests, getting estimates for a pool cover, postponing the white coat at Lindenwood until spring, RFPs for pool management, and possible water leaks at Lindenwood pool.

BOD – Discussions included a tree falling on a resident’s property, making the Horsepen Run Committee a regular standing committee instead of an adhoc, request from a vet tech to release rehabilitated wildlife in Horsepen Run, a Loudoun County stream renovation project (see website and Courier for details), less than 600 votes received so far on the update to the governing documents, a traffic survey in Welbourne, EV charging stations for the townhouses, and the proprietary moving into new office space.

HPR – no report

CRC – Fall Fest was a success with 680 attendees, next event is the Boo Fest

2023 Annual Guideline Review

Approved

2024 Budget Timeline and Compiled Budget Submissions

Tabled for additional editing.

Discussion regarding the processing of scoring the budget requests.

Review of Neighborhood Applications

Oatlands had 2 applications and both were approved.

ROKEBY



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Approval of September 12, 2023, meeting minutes

Approved as written.

Resident Participation

None

Standing Committee Reports

- a) *Election Committee* (Pat Bour): Four Petitions of Candidacy were received for the 2024 Board of Directors. Running unopposed are Roddy Dean (Morven), Penny Francke (Oakridge), Dave Barrie (Oatlands), Kumar Sangaran (Rokeby). These 4 candidates will be elected at the Annual Meeting December 11, 2023. No Petitions were submitted for Belmont, Foxfield, Welbourne. Potential candidates from those neighborhoods may submit a Petition of Candidacy by mid-December & be eligible for appointment by the BoD at their first meeting in January 2024.
- b) *FAC* (Pat Bour): Reviewed budget requests. Corrected pickleball estimated cost on budget spreadsheet from \$34,000 to \$1,100 per court retrofitted. Discussed lifeguard bonuses – need current addresses. Tasked PMP to get bids for winter pool covers (in 2023 budget). LW whitecoat postponed to spring 2024. Check reason for higher water & electric usage at LW. Pool management bids will be available at 10/12 FAC meeting.
- c) *BoD Liaison* (Pat Bour): 9/27 mtg – HorsePenRun unanimous approval to change from Ad Hoc to formal Standing Committee. Approved release of rehabilitated wildlife in HPR, on a one year trial basis, by a Vet Tech. Resident spoke of common area tree that fell & totaled two of his cars. Under Va Fallen Tree Policy, the affected owner is responsible for the damages to their own property. Resident’s insurance company needs to contact HOA for subrogation. All residents urged to contact PMP if they observe a tree that needs to be added to the “list.” Discussed LoCo’s Stream Restoration Project which begins in October. This is NOT a CountrySide project. Pedestrian trail detour between RBMS & PFHS. Info on website. Update on Fall Fest – Advantage did not donate pumpkins this year (CRC purchased); no free funnel cakes (free donuts & S’Mores instead); no hayride; ponies are back; 3 food trucks. BoD members will wear “Ask me about the vote” buttons about amending the Governing Documents. Only 22.8% of residents have voted. Have not hired a DRC coordinator. 10/4 mtg – New 5 year lease for PMP offices approved. Will move 1/1/24 to 14 Pidgeon Hill . Welbourne Resident Traffic Survey – voted 2 to 1 against new stop signs on Vandercastle & lowering speed limit to 5MPH. BoD looking for guidance on resident’s installing EV Charging stations in TH neighborhoods. For now, they will be denied because of tearing through common ground. Other PMP properties haven’t started this investigation. No DRC coordinator has been hired.
- d) *GROUNDS* (Diane Blunt): Aeration/lime has begun. Pansies installed at entrances. New bench at Pond tabled indefinitely. Grounds working on turning the Pond into a Reserve item from an operating budget item. Need Engineer & study. Trash contract out for bid. Tree list – median trees if damaged, diseased, or dead, will not be replaced. Replace with low growing shrubs.
- e) *CRC* (Tim Pope) – Fall Fest was last Saturday. 680 attendees, 450 pumpkins, 618 donuts/S’Mores, 3 food trucks. Boo Fest is 10/21 at PKWY from 1-3.
- f) *FIN* (Tim for Jeff Kretsch): Treasurer has filed & paid taxes. Audit is proceeding. On-site review of documents was conducted.
- g) *HPR* - No report given.



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2023 Annual Guideline Review

1. Proposed modification to Guideline 34. Open Porches (single family): Approved as amended (change *may be* to *must be*)
2. 2023 Annual Guideline Review: Proposed (new) Open Porch Checklist: Tabled to next month due to verbiage inconsistencies with the new Guideline #34.

2024 Budget Timeline and Compiled Budget Submissions

Budget spreadsheet will be emailed to NAC Wednesday 10/11 with all committee's rankings. NAC committee members to send their ranked spreadsheets to their Chair. The Chair averages these rankings & sends to Tim by 10/17.

Review of Neighborhood Applications

One new front door & new storm door reviewed & approved.

WELBOURNE

Approval of September 12, 2023, meeting minutes

Approved

Resident Participation

None

Standing Committee Reports

Reports Given

2023 Annual Guideline Review

Approved

2024 Budget Timeline and Compiled Budget Submissions

Completed

Review of Neighborhood Applications

Welbourne had no applications this month.

Meeting Adjourned at 7:02 pm

Respectfully Transcribed

Tim Pope, DRC Coordinator