



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**January 14, 2025**

**NAC Council Members in attendance:**

**Belmont:** Evelyn Yorgey, Barb O'Conner, Art Rodriguez and Lou Kaiser

**Foxfield:** Scott Simon, Liz McMahon

**Morven:** Absent

**Oakridge:** Absent

**Oatlands:** Ryan Michels

**Rokeby:** Pat Bour, Janet Callum and Al Zangrilli

**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Residents of 17 Dudley Ct.

**Art Rodriguez called the meeting to order at 6:31pm**

**Approval of February 12, 2024, meeting minutes**

Approved Bour moved, McMahon seconded

**Resident Participation**

**None**

**BELMONT**

**Approval of November 5, 2024, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**FOXFIELD**

**Approval of November 5, 2024, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**January 14, 2025**

Applications Approved

**MORVEN**

**Approval of November 5, 2024, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

No applications this month

**OAKRIDGE**

**Approval of November 5, 2024, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications not reviewed due to absence of representatives. Applications forwarded to the DRC for review.

**OATLANDS**

a. Approval of the November 5, 2024 meeting minutes:

Minutes approved

b. Resident Participation:

None

c. Standing Committee Appointments:

CRC, DRC – no report

Facilities:

- Winterization done on pools in November
- Tot lots renovated
- Cromwell and lindenwood shades approved
- Working on no trespassing signed
- Pickleball ball nets 8, received, waiting for courts to be refinished



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**January 14, 2025**

Finance: No Report

Grounds:

- Budget ratings completed
- Challenges, trash collection, insurance, and pools
- Decided on landscaping at entrances
- Pond contract went out to bid, to be delivered for next meeting next week
- LIRA grant received, and invasive test to commence this week
- Turf rejuvenation to be discussed
- Completed all countryside blvd plantings
  
- Discussion happened about the change in bulk trash pickup change. Grounds is going to inquire at next meeting and report back.

d. Other:

All DRC members were reelected, but need Foxfield and Belmont rep  
2 people were not put back on committees

November meeting date voted on, meeting to be held November 11 2025.

e. Review of Neighborhood Applications:

Oatlands has 5 applications from 2 residents. All were approved.

**ROKEBY**

Agenda items discussed:

- a. Approval of the November 5, 2024 meeting minutes: Approved as written
- b. Approval of 2025 Meeting Schedule (select date for November meeting) Committee selected November 11, 2025
- c. Resident Participation: none
- d. Standing Committee Appointments: Standing Committee members are no longer appointed by the NAC. Newly revised Committee Charters state that Committee members are appointed by the BOD at their first meeting in January.



**NEIGHBORHOOD ADVISORY COUNCIL**

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**January 14, 2025**

e. Standing Committee Reports:

- CRC = no report given
- DRC = no report given
- HPR = no report given
- FAC = (Scott Simon) Projects completed in December: winterization of all 3 pools; CW skimmer repair; 2 tot lots installed (Bickel & Haxall); CW pool shade frame installed; P'Ball nets purchased (tennis courts to be refinished/restriped in 2025). Two LW shade structures approved.
- Grounds = (Diane Blunt) Increase in trash contract & insurance premiums. Winter pruning, planting of annuals, soil testing discussed. Pond maintenance contract RFP sent in November 2024. LIRA (Loudoun Invasive Removal Alliance) grant awarded in November. Invasive species removal began in areas this week. HPR bridge to be replaced in 2025. Cattails removed from pond. Noted changes to trash contract terms – large item pickup no longer free for residents, costs \$85 per item.
- BOD Liaison = (Art Rodriguez) Standing Committee members appointed for 2025 by the BOD per recent changes to Committee Charters. One member's appointment not renewed for 2025. Two BOD seats not filled for 2025 (Belmont & Foxfield) BOD elected their officers for 2025. BOD appointed their Standing Committee Chairs.

f. Review of Neighborhood Applications: none submitted this month

Elect Neighborhood NAC Chair = Pat Bour elected to serve as Rokeby NAC Chair for 2025.

**Welbourne**

**Approval of November 5, 2024, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**January 14, 2025**

Meeting Adjourned at 7:10 pm

Respectfully Transcribed  
Al Pham, DRC Coordinator



**NEIGHBORHOOD ADVISORY COUNCIL  
Approved Meeting Minutes  
February 11, 2025**

**NAC Council Members in attendance:**

**Belmont:** Evelyn Yorgey, Barb O'Conner, Art Rodriguez

**Foxfield:** Liz McMahon and Scott Simon

**Morven:** Linda Lurie

**Oakridge:** Mile Sziede

**Oatlands:** Anne Steingass

**Rokeby:** Pat Bour, Janet Callum and Al Zangrilli

**Welbourne:** Diane Blunt

**Liaison:** Vacant

**Others in attendance:**

Residents of 105 W. Wiltshire Ct.

Residents of 5 Awsley Ct.

Residents of 12 Webley Ct.

Residents of 240 Finchingfield Ct.

**Art Rodriguez called the meeting to order at 6:30pm**

**Approval of January 14, 2025, meeting minutes**

Approved with 2 amendments,

1. correction to the Oakridge minutes to read, no members were present, applications were passed on to the DRC for review.
2. Add boilerplate template for Welbourne.

**Resident Participation**

None

**Approval of Standing Committee Members**

Approved.

**BELMONT**

**Approval of January 14, 2025, meeting minutes**

Approved w/ 2 amendments

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**February 11, 2025**

Applications Approved

**FOXFIELD**

**Approval of January 14, 2025, meeting minutes**

Approved w/ 2 amendments

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**MORVEN**

**Approval of January 14, 2025, meeting minutes**

Approved w/ 2 amendments

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**OAKRIDGE**

**Approval of January 14, 2025, meeting minutes**

Approved w/ 2 amendments

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**OATLANDS**

Agenda items discussed:

- a. Approval of the January meeting minutes:

Minutes approved

- b. Resident Participation:

None



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**February 11, 2025**

c. Discussion – pool house renovations

Some interior renovations will be made to the pool houses; let Tim know if you have any suggestions. This does not include the planned handicap accessible upgrades which will be done at Parkway.

d. Standing Committee Appointments:

CRC, DRC, HPR – no report

Facilities: Next meeting is later this week, so nothing new to report this month.

Finance: No Report

Grounds:

- Trees at Lindenwood to be removed; new landscaping to be decided.
- Pond contract bids reviewed, one selected; will follow same contract timing as the others with it being a 3 year (2 + 1 option) contract.
- Fountain at the pond broken by fishing line; to be removed and repaired.

BOD: The board upheld two DRC denials on shed applications.

e. Review of Neighborhood Applications:

Oatlands has 1 application and it was approved.

Oakridge applications will be reviewed by DRC due to the absence of NAC members.

**ROKEBY**

a. Approval of the January 14, 2025, meeting minutes: Approved as amended: add Welbourne boilerplate minutes, edit Oakridge minutes to reflect that no one from Oakridge was present to review their DRC applications.

b. Resident Participation: none



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**February 11, 2025**

- c. Pool House Reno – All three pool houses (CW, LW, & PW) are slated for a partial interior reno per reserve study. FAC would like NAC input with suggestions. Send ideas to Tim Pope.

d. Standing Committee Reports:

GROUNDS (Diane B) = comm reviewed pond maintenance bids & selected vendor; changed pond contract to 3 years like other HOA vendors; pond fountain was broken by a tangle of fishing lines – new fountain will have something to stop that from happening again. Last months snow/ice event was problematic because the ice stayed for so long without melting. PMP worked hard to clear. Two trees removed from LW pool area. Current trash contract was signed in 2023. All applicants increased large item pick-up charge. Republic was the least at \$85. Republic still picks up comingled glass in recycles per current contract.

FACILITIES (Scott S) = no FAC meeting since our last NAC meeting. Next FAC meeting is Thursday, 2/13/25

BOD Liaison (Art R) = Two NAC/DRC shed denials appealed – both denials upheld. Grounds comm asked BOD to reinstate a member who wasn't approved by the BOD for 2025. Reinstatement denied.

CRC – no report given

FIN – no report given

HPR – no report given

- e. Review of Neighborhood Applications: 3 applications reviewed & approved (color change for roof, siding, shutters/front door)

**WELBOURNE**

- a. Approval of the January 14, 2025 meeting minutes: Approved with 2 edits.
- b. Resident Participation: None.
- c. Pool House Renovations: upcoming partial interior renovations under Facilities.
- d. Standing Committee Reports:
  - Grounds report given by Diane Blunt
  - Facilities report given by Scott Simon
  - Board report given by Art



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**Approved Meeting Minutes**  
**February 11, 2025**

No CRC report

- e. Review of Neighborhood Applications:  
Welbourne had no applications.

Meeting Adjourned at 7:10 pm

Respectfully Transcribed  
Al Pham, DRC Coordinator



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**March 11, 2025**

**NAC Council Members in attendance:**

**Belmont:** Barb O’Conner and Art Rodriguez

**Foxfield:** Liz McMahan and Scott Simon

**Morven:** Linda Lurie and Blake Yannick

**Oakridge:** Tracy Medlock

**Oatlands:** Anne Steingass

**Rokeby:** Pat Bour, Janet Callum and Al Zangrilli

**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Residents of 111 Hamilton Ct.

Residents of 14 Rutledge Ct.

Residents of 128 Minor Rd.

**Art Rodriguez called the meeting to order at 6:38pm**

**Approval of February 11, 2025, meeting minutes**

Approved Simon moved Bour second, 2 abstained.

**Resident Participation**

**None**

**BELMONT**

**Approval of February 11, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**FOXFIELD**

**Approval of February 11, 2025, meeting minutes**

Approved

**Resident Participation**

None



**NEIGHBORHOOD ADVISORY COUNCIL  
Approved Meeting Minutes  
March 11, 2025**

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

none

**MORVEN**

**Approval of February 11, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**OAKRIDGE**

**Approval of February 11, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

none

**OATLANDS**

- a. Approval of the February 11, 2025 meeting minutes:

Minutes approved by all attending NAC members

- b. Resident Participation:

None

- c. Standing Committee Reports:



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**March 11, 2025**

Facilities – Approved purchase of new large umbrella for Lindenwood pool; discussions began around pool house renovations planned for the end of the 2025 season; verbiage for No Trespassing signs was approved; windows to be replaced at the Cromwell pool house.

Grounds – discussions around turf renovations and plants damaged from motor vehicle accidents; improvements to be planned for area in Welbourne near the new ‘safe paths to school’ work; treatments to prevent disease applied to trees on CountrySide Blvd; discussion around a project at Lindenwood pool where two large trees were removed; a plan will be developed to deal with the large aging pine trees in the community; repairs to the pond fountain is underway; PMP staff will inspect community trash cans for future repair or replacement as the budget allows; some work completed to remove invasive plants under a grant from the County.

Board of Directors – a decision was made to have no Community Relations Committee (CRC) due to lack of volunteers, however, an effort will be made to hold the events funded for this year; Alicia, the PMP administrative assistant has resigned; in the event of an emergency, PMP will provide an after-hours phone number that can be called; there was a request for periodic updates to the Board for community projects that are funded for the year.

d. Review of Neighborhood Applications:

Oatlands has none.

The Morven applications will be reviewed by the DRC as there are no Morven NAC members at this time.

**ROKEBY**

Approval of the February 11, 2025, meeting minutes: Approved as written

Resident Participation: None

Standing Committee Reports:

FAC (Scott Simon) = Approved 2 LW shade structures; discuss renovating PW ladies’ bathroom stall to become handicap accessible before 2025 pool season – postpone men’s more extensive reno until after



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**March 11, 2025**

pool season; approve NO TRESPASSING signs & verbiage; discussed CW window replacement (approved in later EVote)

GROUNDS (Diane Blunt) = Turf renovation from car accident damage & area around “safe routes to schools” behind Welbourne; remaining young pear trees on CSB treated for rust disease; post tree removal at LW - adding landscaping; evaluation of remaining pine trees; pond fountain motor repair; tree removal list updated – 15 trees have fallen; community trash cans evaluated & repaired or replaced; first treatment for invasive species under the grant.

BOD Liaison (Art Rodriguez) = Community Relations Committee (CRC) has been disbanded due to lack of volunteers to serve on the committee. Dave Barrie (BOD) & Maddy Thring (PMP) will coordinate all community events funded for 2025; there is an after-hours emergency phone number; SF assessments went up \$2/mo beginning in January 2025; BOD requested project list status updates on a regular basis; Atty Todd Sinkins has changed firms, BOD voted to follow him to Whiteford Taylor Preston at current rates.

CRC = no report given

FIN = no report given

HPR = no report given

Review of Neighborhood Applications: None submitted for Rokeby. Two residents with applications were online from Morven but no NAC member from Morven was present. NAC advised AI P to forward these applications on to DRC without input from Morven NAC.

**WELBOURNE**

- e. Approval of the February 11, 2025, meeting minutes:  
Approved.
- f. Resident Participation:  
None for the general meeting.
- g. Standing Committee Reports:



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**March 11, 2025**

- Scott Simon, Facilities Committee, reported on pool house renovations.
  - Art Rodriguez, BoD liaison, gave an update on the BoD meeting that he attended. There will be no more CRC committee due to the lack of volunteers. Dave Barrie and Matty (PMP) will coordinate the events that have been funded. Our lawyer changed firms, and we are staying with him and his new firm due to our positive working relationship. Alicia is moving on from PMP. In event of emergencies like falling trees, call the emergency number. Assessment increased by \$2. The BOD would like to see more status information on the Projects list.
  - Diane Blunt, Grounds Committee: The February meeting covered regular business and discussed projects, such as replacement of plants damaged by a car accident, turf renovation, winter structural rejuvenation, improvement of an area in Welbourne adjacent to the new “safe routes to school” path behind CS Elementary, and new landscaping for the Lindenwood pool house where the two dead trees were removed. The younger pear trees remaining on CS Boulevard received treatment to prevent the rust infection that killed the older trees. A large number of pine trees have come down with winds; these trees are declining, and the committee will develop a plan specifically for pine trees. The fountain that was broken by fishing line (as reported last month) is being repaired. Many community trash can surround casings are beyond repair and need replacing; Tim is researching sources and there will be a phased replacement. The first treatment of the invasive removal project was completed for the Loudoun County grant.
- h. Review of Neighborhood Applications:  
Welbourne did not have any applications this month.

Meeting Adjourned at 7:01 pm

Respectfully Transcribed  
Al Pham, DRC Coordinator



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**April 8, 2025**

**NAC Council Members in attendance:**

**Belmont:** Barb O’Conner and Art Rodriguez

**Foxfield:** Liz McMahon and Scott Simon

**Morven:** Linda Lurie

**Oakridge:** Mike Sziede

**Oatlands:** Anne Steingass

**Rokeby:** Pat Bour, and Al Zangrilli

**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Residents of 15 McPherson Cir.

Residents of 158 Sulgrave Ct.

Residents of 25 Wyatt Ct

**Art Rodriguez called the meeting to order at 6:31pm**

**Approval of March 11, 2025 meeting minutes**

Bour Motioned to Approved, Steingass Seconded

**Resident Participation**

**None**

**BELMONT**

**Approval of March 11, 2025 meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**FOXFIELD**

**Approval of March 11, 2025 meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**April 8, 2025**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**MORVEN**

**Approval of March 11, 2025 meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**OAKRIDGE**

**Approval of March 11, 2025 meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**OATLANDS**

Agenda items discussed:

- a. Approval of the March 11, 2025 meeting minutes:

Minutes approved as amended (a couple of small corrections from Rokeby)

- b. Resident Participation:

None

- c. Standing Committee Reports:

Finance – a reminder to homeowners to make sure they are current on their assessments.

Facilities – the WAVES contract was approved; the pool rules were approved; estimates to repair concrete and caulking on some of the pool decks were reviewed; pre-season pool activities are underway; estimates for resurfacing tennis courts are coming in and will be reviewed; bids to install a handicap stall in the Parkway pool house bathrooms were reviewed and one was



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**April 8, 2025**

approved; work on the handicap stall to begin shortly in the women's restroom, the men's room will wait until after the season.

Grounds – the committee has a new member from Oakridge; the townhouse parking working group gave a briefing to the committee; issues around fire lane parking and inconsistent towing policies by AI's Towing was discussed, and the contract language will be revised to address these concerns; proposals for hydro seeding and watering were approved; pear trees treated to prevent disease; the pond contract was approved; common area improvements near the new trail to the elementary school on CountrySide Blvd were made to correct drainage issues.

Board of Directors – reviewed the recommendations from the townhouse parking working group; approved the pool rules; had a discussion about possibly adding bike lanes to CountrySide Blvd.

d. Review of Neighborhood Applications:

Oatlands had 2 applications in the monthly packet, which were approved. A resident attended the NAC meeting but his application was not in the packet; AI to review, and the Oatlands NAC members will review and approve/deny via email if feasible.

Other business:

- 1) AI notified the NAC that an application from the previous month for a railing, which had been contingently approved by the NAC, was approved by the DRC; and another application that the NAC had approved, was not approved by the DRC, and the Board upheld the DRC ruling.
- 2) Pool house renovation wish list – there will be some minor renovations to all three pool houses later this year. Tim asks the NAC members if there are any minor improvements they wish to be considered, please submit to Tim using the form that is on google drive.

**ROKEBY**

- a. Approval of the Mach 11, 2025 meeting minutes: Approved as amended.
- b. Resident Participation: None
- c. Update on applications from last month: (Oakridge) gridless window application approved by NAC was denied by DRC & BOD; (Morven) deck application contingency, approved with additional info on railings.
- d. Pool House Interior Renovation Wish List from NAC: form found in Google Doc, send requests to Tim Pope. Diane noted the form was PDF & couldn't be edited.
- e. Standing Committee Reports:
  - FIN (Jeff Kretsch) = pool fees paid, full minutes online



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**Approved Meeting Minutes**

**April 8, 2025**

- FAC (Scott Simon) = Approved the Waves contract, 2025 pool rules, & PW ladies room stall ADA remodel; deck repair all 3 pools later approved by E-vote; reviewed two bids on the repair of the tennis courts & the different approaches. Tim will obtain a third bid.
- GROUNDS (Diane Blunt) = Welcomed a new Oakridge cmte member; accepted recommendations from the TH Parking Cmte to return to the 2008 Parking resolutions w/updates from lawyer. Visitor parking & commercial vehicle reverts back to '08 rules; Al's Towing contract approved with coordinated language between their contract & our rules; paint curb on Bickel Ct to alleviate blind spot; CSB young pear trees get second rust treatment; conduct survey on White Pines in community; hydroseeding & watering started; pond fountain repaired; manicured connection of LCPS trail area behind C'Side Elem with smaller HOA trail; working on repair/replace of HOA trash cans; HOA reimbursed \$17,200 from LIRA grant.
- HPR = none submitted
- DRC = none submitted
- BOD Liaison (Art Rodriguez) = BOD approved Al's towing contract, 2025 pool rules, & parking cmte recommendations; discussed LoCo's proposed bike lanes on C'Side Blvd eliminating one traffic lane in each direction; mentioned trash contract is single biggest HOA expense.

- f. Review of Neighborhood Applications: one roof replacement & color change reviewed & approved.

**WELBOURNE**

**Approval of March 11, 2025 meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Application denied

Meeting Adjourned at 7:16 pm

Respectfully Transcribed

Al Pham, DRC Coordinator



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**May 13, 2025**

**NAC Council Members in attendance:**

**Belmont:** Louis Kaiser and Art Rodriguez

**Foxfield:** Liz McMahon and Scott Simon

**Morven:** Johnathan Breslow and Blake Yannick

**Oakridge:** N/A

**Oatlands:** Anne Steingass

**Rokeby:** Pat Bour and Janet Callum

**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Resident of 7 Weby Ct.

Resident of 12 Whaley Ct.

Resident of 104 Wiltshire Ct.

Resident of 10 Halifax Ct.

Resident of 79 Rutherford Rd.

Resident of 25 Wyatt Ct.

Resident of 15 Mosby Ct.

Resident of 2 Stafford Ct.

Resident of 26 Palmer Ct.

Resident of 47 Bentley Ct.

Resident of 118 Hamilton Rd.

Jeff Kretsch - Finance Committee Liaison

Al Pham – DRC coordinator

**Art Rodriguez called the meeting to order at 6:35pm**

**Approval of April 8, 2025, meeting minutes**

Approved Steingass moved McMahon seconded.

**Resident Participation**

**None**

**BELMONT**

**Approval of April 8, 2025, meeting minutes**

Approved

**Resident Participation**

**None**



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**May 13, 2025**

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

4 Applications approved

3 applications conditionally approved

1 application deferred

**FOXFIELD**

Members Present: Scott Simon, Elizabeth McMahon

Members Absent: None

Agenda items discussed:

1. Approval of the April 8, 2025 meeting minutes: Approved
2. Resident Participation: None
3. Standing Committee Reports: Reports were given for all committees.
4. Review of Neighborhood Applications: 20 Wyatt application to install new entry door and screen door: Approved; 2 Asbury Way to install a rain barrel in backyard: Approved

**MORVEN**

**Approval of April 8, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Applications Approved

**OAKRIDGE**

**No Report Available, No members present**

**OATLANDS**

Agenda items discussed:

- a. Approval of the April 8, 2025, meeting minutes:



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**May 13, 2025**

Minutes approved with a minor correction from Welbourne

b. Resident Participation

No resident participation.

c. Update On applications from last month's meeting:

One contingent application was ultimately approved.

d. Adopt a Highway

Jeff Kretsch proposes that the community adopt CountrySide Boulevard under the Adopt-A-Highway program. He will organize a small group of volunteers and submit this proposal to the Board of Directors. Anyone interested in participating should contact Jeff.

e. Application Signatures

At a previous NAC meeting, the members voted to require signatures on the architectural applications, as it had been before Covid. The Board of Directors requested a formal vote. Language on the requirement was discussed. An email acknowledgment or a physical signature by four of the nearest impacted homeowners will be required. All neighborhoods represented at this NAC meeting approved.

f. Standing Committee Reports:

Facilities – Preparation of the pools is underway with the draining and cleaning of the pools; the WAVES schedule was approved; 2025 operating hours for the pools was approved; new shade structures and No Trespassing signs have been installed; approved the rental of the pools to the local elementary schools; the committee is looking at options to repair the tennis courts.

Grounds – tree work has been completed in the past month; mulching and hydro-seeding completed; the mowing season has begun throughout the community; leaf mulching around the perennials; an algae treatment at the pond; some clean up and plant removal at the intersection of Cromwell and C-Side Blvd to improve sightlines and remove the plantings frequently subjected to car accidents; have been reimbursed from a state grant to help with removal of invasive plants, with more to be done this year; Bickel Court fire lanes are being reviewed as a result of safety concerns raised by some residents.



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**May 13, 2025**

Board of Directors – no update on the potential plan to add bike lanes to CountrySide Blvd and reduce the number of car lanes; discussion around the cost to repair a bridge in Horsepen Run, which could cost as much as \$22K.

Finance – looking at ways to finance the tennis court repairs.

HPR, DRC, CRC – no reports.

g. Review of Neighborhood Applications  
Oatlands had 2 applications and both were approved.

**ROKEBY**

- a. Approval of the April 8, 2025, meeting minutes: Approved as amended.
- b. Resident participation: None.
- c. Update on applications from last month's meeting: Al P. provided updates on DRC rulings
- d. Adopt a Highway – Jeff Kretsch proposed our HOA “adopt-a-highway” CountrySide Blvd. He will submit proposal to Cside BOD & complete VDOT paperwork for the program. Will need volunteers to help pick up litter 3-4 times a year.
- e. Return to pre-covid requirement of obtaining 4 signatures on DRC applications: Motion made & unanimously approved by all 7 neighborhoods – *“Applicants are required to identify the 4 most affected homeowners in which E-signatures are required. If an affected homeowner does not respond within 5 business days, the applicant must retrieve a physical signature from the affected homeowner.”*
- f. Standing Committee Reports:

FAC (Scott Simon) = April mtg – all 3 pools drained & cleaned; Waves pool schedule approved (July 19<sup>th</sup> Divisionals) 2025 pool operating hours set & published; LW shades to be installed; CW windows to be replaced before pool opening; PW storm drain repaired; Tennis court repairs discussed. May mtg – 5<sup>th</sup> grade pool parties approved (CountrySide June 3<sup>rd</sup>, Algonkian June 4<sup>th</sup> ); PW pool cover trial season a success; new LW shade structures installed; tennis court repair vs complete tear down discussed, no reserve money for tear down, further study needed; PW ladies room handicap stall reno near



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**May 13, 2025**

completion; discussed making one tot lot ADA compliant; NO TRESPASSING signs installed at all pools per LCSO suggestion.

GROUNDS (Diane Blunt) = Mulching, hydroseeding, mowing, fertilizing started. No longer use herbicides, dandelion growth noted but mowed after blooming. Leaf mulch put around neighborhood signs to protect the perennials; intersection of Cromwell & CS Blvd install 4 native VA magnolias to replace the old trees; proposals reviewed on white pine trees & invasive vine removals; some LIRA grant money remains; 52 tree stumps to be removed; fire lane extension proposed on Bickel Ct; pond treated for algae; turf reno for the fall.

FIN (Jeff Kretsch) = funds discussed for replacing deteriorating tennis courts (courts were never funded in the Reserves)

BOD Liaison (Art Rodriguez) = discussed returning to pre-covid requirement of 4 signatures on DRC applications; deteriorating bridge in HPR will cost \$22K to rebuild.

HPR = no report

g. Review of Neighborhood Applications: 7 Reviewed

Hamilton Rd:

Front door replacement – Deny

Removal of all shutters – Deny

Turner Lane:

Color change, front door – Approve

Color & style change, shutters – Approve

2 front porch lanterns – Approve

1 garage lantern – Approve

1 single step railing - Approve



**NEIGHBORHOOD ADVISORY COUNCIL  
Approved Meeting Minutes  
May 13, 2025**

**WELBOURNE**

**Approval of April 8, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

2 Applications approved

1 Application deferred

Meeting Adjourned at 7:45 pm

Respectfully Transcribed  
Al Pham, DRC Coordinator



**NEIGHBORHOOD ADVISORY COUNCIL  
Un - Approved Meeting Minutes  
July 8, 2025**

**NAC Council Members in attendance:**

**Belmont:** Art Rodriguez  
**Foxfield:** Scott Simon  
**Morven:** Blake Yannick  
**Oakridge:** Jeff Kretsch  
**Oatlands:** Anne Steingass  
**Rokeby:** Pat Bour, Janet Callum Al Zangrilli  
**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Residents of 8 Bickel Ct.  
Residents of 20 Nicholson Ct  
Roddy Dean

**Art Rodriguez called the meeting to order at 6:46pm**

**Approval of June 10, 2025, meeting minutes**

Approved as amended. Motioned by Rodriguez, Seconded by Bour

**Resident Participation**

**None**

**BELMONT**

- a. Approval of the June 10, 2025, meeting minutes: Approved as amended
- b. Standing Committee Reports:
  - a. Grounds report given by Diane Blunt
  - b. Facilities report given by Scott Simon
  - c. Finance report given by Jeff Kretsch
  - d. BOD Liaison report given by Art Rodriguez

- Review of Neighborhood Applications:
  - Bedford Dr. – Screened in Deck
    - Decision: Deny
    - Votes of member(s) present: 1 Yay 0 Nay



**NEIGHBORHOOD ADVISORY COUNCIL  
Un - Approved Meeting Minutes  
July 8, 2025**

**FOXFIELD**

- a. Approval of the June 2025 meeting minutes: Approved as amended.
- b. Resident Participation: None
- c. Standing Committee Reports: Reports were given for all committees.
- d. Review of Neighborhood Applications: Two Applications; 71 Southhall, Install a shed, Approved, Vote 1-0; 8 Bickel Ct, Deck and Railing replacement, Approved, Vote 1-0

**MORVEN**

**Approval of June 10, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

Application Denied

**OAKRIDGE**

- a. Approval of the June 10, 2025, meeting minutes:

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Minutes approved as amended, Motion Art Rodriguez, second Pat Bour, vote 7-0

- b. **Standing Committee Reports:**

**\_\_\_\_\_ Resolution to simplify standing committee reports to include committee name and reporter. Art made motion. Pat Bour seconded, 7-0**

**Resolution to have each NAC record each application decision, members present and the vote tally.**

**Standing Committee Reports**

**Grounds: Diane Blunt**

**Facilities: Scott Simon**

**Finance: Jeff Kretsch**



**NEIGHBORHOOD ADVISORY COUNCIL  
Un - Approved Meeting Minutes  
July 8, 2025**

**c. Discussion: Return to requiring neighbor signatures on applications.**

d. Review of Neighborhood Applications:

Oakridge Application 1: 9 Stafford Ct, Jeff Kretsch, approved 1-0

**OATLANDS**

a. Approval of the June 10, 2025, meeting minutes:

b. Anne (Oatlands) made a motion to approve, Pat (Rokeby) offered a minor update to the minutes, minutes approved by all with the update 8-0.

c. Standing Committee Reports:

d. The following reports were provided:

e. Diane Blunt - Grounds

f. Scott Simon - Facilities

g. Jeff Kretsch - Finance

h. Art Rodriguez - Board of Directors

i. Review of Neighborhood Applications:

j. Oatlands had no applications for July

**ROKEBY**

a. **Approval of the June 10, 2025, meeting minutes:** Approved as amended 8-0

b. **Standing Committee Reports:**

Four reports given – full committee minutes published on the website:

\_\_\_\_ Grounds (Diane Blunt)



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Un - Approved Meeting Minutes**  
**July 8, 2025**

\_\_\_\_\_FAC (Scott Simon)

\_\_\_\_\_FIN (Jeff Kretsch)

\_\_\_\_\_BOD Liaison (Art Rodriguez): BOD requested 1) Each NAC no longer summarizes in their minutes the verbal Standing Committee Reports given each month. At times, these summaries are inconsistent with the actual committee minutes. Going forward, Standing Committee Reports will simply list the committee & report “given by” name. Motion carries 8-0

2) Each NAC record their DRC application decisions with a tally of the number of approve v. deny votes. Individual voting member’s names are not required to be listed. Motion carries 9-0

\_\_\_\_\_HPR – no report given

**c. Discussion: Return to requiring neighbor signatures on applications.**

BOD sent back the NAC/DRC recommendation to return to obtaining 4 neighbor signatures on DRC applications. BOD requests further clarification & more detailed advice on policy development from the committee. Tabled until August NAC meeting.

**d. Review of Neighborhood Applications:**

No applications submitted this month.



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Un - Approved Meeting Minutes**  
**July 8, 2025**

**WELBOURNE**

**Approval of June 10, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports Given

**Review of Neighborhood Applications**

1 Application Approved

Meeting Adjourned at 7:49 pm

Respectfully Transcribed

Al Pham, DRC Coordinator



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**August 12, 2025**

**NAC Council Members in attendance:**

**Belmont:** Evelyn Yorgey, Art Rodriguez, Lou Kaiser

**Foxfield:** Elizabeth McMahon and Scott Simon

**Morven:** Linda Lurie, Jonathan Breslow, Blake Yanick

**Oakridge:** None

**Oatlands:** Anne Steingass and Ryan Michels

**Rokeby:** Pat Bour, Janet Callum, and Al Zangrilli

**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Residents of 7 Tyler Ln.

Residents of 64 Rutherford Cir.

Roddy Dean, BoD, Morven

Tim Pope, PMP

**Art Rodriguez called the meeting to order at 6:35 pm**

**Approval of July 9, 2025, meeting minutes**

Approved.

**BELMONT**

**Approval of July 9, 2025, meeting minutes**

Approved as amended

**Discussion – Reinstatement of Requiring Signatures for Applications**

Tim to research using “VMS” to deliver and record receipt notification of homeowner applications to impacted homeowners

NAC to craft motion for BOD to restore process to document application’s homeowner/impacted homeowners’ notification / delivery receipt

Tools available to notify and record impacted homeowners’ of submitted architectural application:

Outlook – Microsoft e-mail tool. Requires duplication of data already in VMS. Includes delivery receipt notification.

VMS – HOA/PMP provided system that includes e-mail capability. To be determined if tool includes delivery receipt notification

**Standing Committee Reports**

Grounds report given by Diane Blunt

Facilities report given by Scott Simon



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**August 12, 2025**

**Review of Neighborhood Applications**

104 Wiltshire CT W – Shutters - Removal

Decision: Approve

Votes of member(s) present: 2 Yay 0 Nay

**FOXFIELD**

**Approval of July 9, 2025, meeting minutes**

Approved

**Discussion – Reinstatement of Requiring Signatures for Applications**

Discussed

**Standing Committee Reports**

Reports given.

**Review of Neighborhood Applications**

1 Application this month.

**MORVEN**

**Approval of July 9, 2025, meeting minutes**

Approved

**Discussion – Reinstatement of Requiring Signatures for Applications**

Discussed

**Standing Committee Reports**

Reports given.

**Review of Neighborhood Applications**

2 Applications this month.

**OAKRIDGE**

**No Oakridge Representative Attended.**

**OATLANDS**

**Approval of July 9, 2025, meeting minutes**

Diane (Welbourne) made a motion to approve with a few minor corrections, Pat (Rokeby) seconded; minutes approved by all 12-0.

**Discussion – Reinstatement of Requiring Signatures for Applications**

Discussion on the requirement of four neighbors' signatures on architectural applications. Signature requirement was waived during Covid, but the NAC voted to reinstate the requirement earlier this year. The Board of Directors has asked for a more complete process. This issue was tabled while PMP explores possible technical solutions for ensuring the closest neighbors are notified of exterior changes to houses.

**Standing Committee Reports**

Diane Blunt - Grounds

Scott Simon - Facilities

**Review of Neighborhood Applications**



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**August 12, 2025**

Oatlands had one application for August related to siding, which the Oatlands NAC approved.

**ROKEBY**

Prior to official business, Tim Pope (FAC/Grounds mngr) announced the departure of Al Pham (DRC/NAC coordinator). Tim will be filling in as he has done in the past with the assistance of Shawanda Howell.

Roddy Dean (BOD) spoke about the 2026 budget process & the probability of raised monthly dues in 2026 due to increases in several contracts.

**Approval of July 9, 2025, meeting minutes**

Approved unanimously as amended

**Discussion – Reinstatement of Requiring Signatures for Applications**

After lengthy discussion, NAC tasked Tim with researching the addition of an email delivery receipt to PMP's VMS system for DRC application notifications. Item tabled until September's meeting.

**Standing Committee Reports**

Grounds (Diane Blunt) report given

FAC (Scott Simon) report given

FIN – no report given

BOD Liaison – no report given

**Review of Neighborhood Applications**

No Applications this month.

**WELBOURNE**

**Approval of July 9, 2025, meeting minutes**

Al Pham is no longer with PMP. Tim Pope and Shawanda will cover.

**Resident Participation**

Only applicants were in attendance.

Roddy Dean is here just to observe as BOD liaison.

**Discussion – Reinstatement of Requiring Signatures for Applications**

The issue is to ensure effected neighbors are notified of an application for a pending change.

Discussed current PMP process.

Asked Tim to look into adding a delivery receipt and read receipt to the VMS email notification.

Tabled until Tim looks into the technology solutions to confirm delivery of notification.

**Standing Committee Reports**

Grounds Committee: Diane Blunt, Welbourne

Facilities: Scott Simon, Foxfield

BOD: Roddy Dean

**Review of Neighborhood Applications**

No Applications this month.

Meeting Adjourned at 7:35 pm



**NEIGHBORHOOD ADVISORY COUNCIL**  
**Approved Meeting Minutes**  
**August 12, 2025**

Respectfully Transcribed  
Tim Pope, Grounds and Facilities Manager



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**September 9, 2025**

**NAC Council Members in attendance:**

**Belmont:** Evelyn Yorgey, Art Rodriguez, Lou Kaiser

**Foxfield:** Elizabeth McMahon and Scott Simon

**Morven:** Linda Lurie, Jonathan Breslow, Blake Yanick

**Oakridge:** Mike Sziede, Jeff Kretsch

**Oatlands:** Anne Steingass, Ryan Michels and Jim McCabe

**Rokeby:** Pat Bour, Janet Callum, and Al Zangrilli

**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Residents of 157 Sulgrave Ct.

Residents of 19 Clinton Ct.

Residents of 17 Bedford Ct.

Tim Pope, PMP

**Art Rodriguez called the meeting to order at 6:32 pm**

**Approval of August 12, 2025, meeting minutes**

Approved.

**BELMONT**

**Approval of August 12, 2025, meeting minutes**

Approved

**Discussion – Reinstatement of Requiring Signatures for Applications**

Discussed

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Review of Neighborhood Applications**

Reviewed



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**September 9, 2025**

**FOXFIELD**

**Approval of August 12, 2025, meeting minutes**

Approved

**Discussion – Reinstatement of Requiring Signatures for Applications**

NAC gave approval for the BOD to allow for electronic notification in lieu of wet signatures on Architecture Change Applications submitted to NAC.

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Review of Neighborhood Applications**

5 Clinton Court, rear deck replacement: Approved; 19 Clinton Court, alteration/extension of fence around backyard: Approved; 27 Huntley Court, replace rear wooden patio with a concrete slab: Approved

**MORVEN**

**Approval of August 12, 2025, meeting minutes**

Approved

**Discussion – Reinstatement of Requiring Signatures for Applications**

Discussed

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Review of Neighborhood Applications**

Reviewed

**OAKRIDGE**

**Approval of August 12, 2025, meeting minutes**

Approved

**Discussion – Reinstatement of Requiring Signatures for Applications**

Discussed

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Review of Neighborhood Applications**

Reviewed



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**September 9, 2025**

**OATLANDS**

**Approval of August 12, 2025, meeting minutes**

Minutes unanimously approved after two minor updates to 1) remove minutes from a neighborhood that was in attendance, and 2) a spelling correction.

Motion to approve by Mike S, second by Janet.

**Discussion – Reinstatement of Requiring Signatures for Applications**

regarding the requirement of signatures on architectural applications, the NAC proposes

The NAC requests that the Board of Directors approve the notification of the four most affected property owners be made in person by the applicant, or electronically by the property management staff. Motion to approve made by Pat B., second by Diane B. Approved unanimously by the 14 NAC members present.

**Resident Participation**

None

**Standing Committee Reports**

Reports were given by the following:

Grounds – Diane B.

Facilities – Scott

Finance – Jeff K.

BOD – Art

**Review of Neighborhood Applications**

Oatlands has 2 applications – 1) fence, 2) solar panels. Both were approved by the NAC members of Oatlands.

**ROKEBY**

**Approval of August 12, 2025, meeting minutes**

Minutes approved as amended (removal of boiler plate minutes from non-attending neighborhood & spelling error)

**Discussion – Reinstatement of Requiring Signatures for Applications**

NAC approved unanimously the following change to the DRC application process which previously required obtaining four physical signatures of acknowledgment. Motion to be forwarded to the DRC & BOD for approval:

Motion: NAC requests that the BOD approve the notification of the four most affected property owners be made by the applicant in person or electronically by the property management company staff.

**Resident Participation**

None

**Standing Committee Reports**

Grounds (Diane Blunt)

FAC (Scott Simon)

FIN (Jeff Kretsch)

BoD Liaison (Art Rodriguez)

HPR – none given

**Review of Neighborhood Applications**



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**September 9, 2025**

one application for Tyler Lane retaining wall & front walkway replacement, reviewed & approved.

**WELBOURNE**

**Approval of August 12, 2025, meeting minutes**

Approved

**Discussion – Reinstatement of Requiring Signatures for Applications**

Discussed

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Review of Neighborhood Applications**

Reviewed

Meeting Adjourned at 7:25 pm

Respectfully Transcribed

Tim Pope, Grounds and Facilities Manager



**NEIGHBORHOOD ADVISORY COUNCIL  
Approved Meeting Minutes  
October 14, 2025**

**NAC Council Members in attendance:**

**Belmont:** Art Rodriguez

**Foxfield:** Scott Simon

**Morven:** Linda Lurie, Jonathan Breslow, Blake Yanick

**Oakridge:** Jeff Kretsch

**Oatlands:** Anne Steingass and Ryan Michels

**Rokeby:** Pat Bour, Janet Callum, and Al Zangrilli

**Welbourne:** Diane Blunt

**Liaison:** Art Rodriguez

**Others in attendance:**

Residents of 25 Lipscomb Ct.

Residents of 7 Clinton Ct.

Residents of 7 Austen.

Tim Pope, PMP

**Pat Bour called the meeting to order at 6:35 pm**

**Approval of September 9, 2025, meeting minutes**

Approved.

**BELMONT**

**Approval of September 9, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Discussion – 2026 Budget**

Discussed

**Review of Neighborhood Applications**

Reviewed



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**October 14, 2025**

**FOXFIELD**

**Approval of September 9, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Discussion – 2026 Budget**

Discussed

**Review of Neighborhood Applications**

Reviewed

**MORVEN**

**Approval of September 9, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Discussion – 2026 Budget**

Discussed

**Review of Neighborhood Applications**

Reviewed

**OAKRIDGE**

**Approval of September 9, 2025, meeting minutes**

Minutes approved as amended, Motion Ryan Michel, second Jeff Kretsch, vote 7-0

**Resident Participation**

Volunteers for Adopt-a-Highway Road pickup

**Standing Committee Reports**

Grounds: Diane Blunt

Facilities: Scott Simon

Finance: Jeff Kretsch

**Discussion – 2026 Budget**

Discussed

**Review of Neighborhood Applications**

Oakridge Application 1, approved.



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**October 14, 2025**

**OATLANDS**

**Approval of September 9, 2025, meeting minutes**

Minutes approved with minor update to Oatlands' minutes; motion by Ryan M., second by Jeff K.

**Resident Participation**

Roddy Dean addressed the NAC in regards to a budget request item for 2026, asking for us to strongly consider the request for a pool ramp to enable wheelchair users to enter the pool.

Later in the meeting was a short discussion about volunteering for the Adopt-A-Highway clean up efforts; anyone interested in volunteering should contact Jeff Kretsch.

**Standing Committee Reports**

Grounds – given by Diane B.

Facilities – given by Scott

Finance – given by Jeff K.

Board Of Directors – No report

Horsepen Run – No report

**Discussion – 2026 Budget**

Worksheets from NAC members due October 15.

**Review of Neighborhood Applications**

Oatlands had 4 applications from 3 residents; all were approved.

**ROKEBY**

**Approval of September 9, 2025, meeting minutes**

Unanimously approved as amended (insert -“not” in attendance - for Oatlands' minutes)

**Resident Participation**

Roddy Dean (Morven) lobbied for his 2026 budget request for an accessible ramp for one pool. Jeff Kretsch asked for volunteers for the Adopt-A-Highway cleanup program along CountrySide Blvd.

**Standing Committee Reports**

Grounds (Diane Blunt)

FAC (Scott Simon)

FIN (Jeff Kretsch)

HPR (none given)

BOD Liaison (Art Rodriguez)

**Discussion – 2026 Budget**

NAC rankings due to Tim by 10/15/2025

**Review of Neighborhood Applications**

3 reviewed & approved:

Clapham Ct (fence replacement)

Moss Rd (mature tree replacement)

Peyton Rd (roof solar panels)



**NEIGHBORHOOD ADVISORY COUNCIL**

**Approved Meeting Minutes**

**October 14, 2025**

**WELBOURNE**

**Approval of September 9, 2025, meeting minutes**

Approved

**Resident Participation**

None

**Standing Committee Reports**

Reports given.

**Discussion – 2026 Budget**

Discussed

**Review of Neighborhood Applications**

Reviewed

Meeting Adjourned at 7:35 pm

Respectfully Transcribed

Tim Pope, Grounds and Facilities Manager