

Clifton Crest HOA Annual Meeting
Capitol Property Management Conference Room
January 28, 2020 7:00 pm

Call to Order:

The meeting was called to order by Richard Lessard at 7:00 pm.

Notice of Quorum:

An annual meeting notice was sent by mail to all homeowners on January 3, 2020.

Attended:

Ingrid Ketterman of Capitol Property Management (CPM)

9 homeowners

12 Proxies received

President's Remarks:

Jeff thanked everyone for attending the meeting and for the Board members being proactive again this year. Jeff pointed homeowners to the community website to review any HOA rules and regulations. There was a spring clean-up and fall festival this past year. It is a great way to meet your neighbors.

Approval of Minutes:

The minutes of the January 31, 2019 annual meeting were reviewed. The Board approved unanimously.

Reports from the Board of Directors:

- Richard thanked Chetan for working with Fairfax County on the storm drain area clean-up.
- Ellen mentioned stones were installed on the path that connects from the tot-lot to Jarist this past year. Jeff wants to consider using the same stone to finish the entire walking path. **Capitol will get pricing and report back to the Board for review.**

Election of Officers:

Chetan's term expired. Richard made a motion to elect Chetan to another 3-year term. Ellen seconded this motion.

Richard will update the list of board member's terms on the website.

Old/New Business:

- American Disposal- the trash vendor changed the bulk/yard debris pick-up to Friday's. Chetan reported American Disposal missing the yard debris in the townhome area. All trash/recycle complaints should be sent to Capitol so they can monitor the service.
- Tree Removal- Chetan reported a fallen tree from the empty lot behind the townhomes. HLS came out the same day to remove the tree and debris. There was no property damage. Capitol sent a certified letter to two lot owners asking to have some of the hazardous trees removed to avoid any property damage.

Open Discussion:

- Claudia Escobar discussed the pines that were installed years ago at a single family home that are adjacent to her townhome. They encroach her property line and she is having to trim back so often. The HOA needs to consider the size of plants before approving them.
- Mr. & Mrs. Narvacan discussed their neighbors having an agreement that the overgrown trees that are adjacent to their property line be trimmed as needed. They have asked their neighbor to trim recently, but they haven't trimmed in years. They also mentioned the fence panel falling after a recent strong wind. The neighbor did send them a letter noting it will be repaired soon. **Capitol will**

send a letter to the neighbor to have the tree trimmed back to their property line and acknowledge they are taking measures to repair the fallen fence panel.

- Mr. & Mrs. Narvacan discussed a fence blocking access to the Fairfax County storm drain. They believed it is considered common area and needs to be maintained. Right now, this small patch of land is neglected. The fence was installed years ago. The Board will walk the property near 5700 Regal Crest and 13341 Regal Crest to determine the issue and how to best proceed.
- Claudia Escobar asked if the Board can consider installing pines in front of the storm drain facing Clifton Road. This would help with noise abatement and privacy. Capitol will get pricing and report back to the Board for review.
- Claudia Escobar complained about HLS blowing leaves/debris into her front yard after their visits.
- Mohammad Siddiqui recently purchased his home back in May 2019. He raised two concerns: 1) parents blocking entrance during bus drop-off and pick-up, 2) people speeding through the community. Capitol will reach out to Fairfax County Police to monitor this area. Richard will also post something on the website addressing this issue.
- Claudia Escobar reported a tree half dead in the common area near her unit at 5568 Clifton Crest Way that needs to be removed and replaced. Capitol will get pricing and report back to the Board.
- Claudia Escobar asked if the Board can consider installing a concrete slab in the common area for homeowners to use for their trash/recycle totes during pick-up. Capitol will get pricing and report back to the Board.
- Jeff asked about the Board considering an online proxy for future annual meetings. It is difficult to receive hard-copy proxies and might be more accessible to homeowners. Capitol will send information to the Board via email to review.
- Jeff wants to do another spring clean-up and fall festival this year. Dates will be sent to all homeowners and posted on the website.
- Jeff asked Capitol to order more fido bags for the pet waste stations.

Executive Session: The Board excused residents and went into Executive Session at 8:28 p.m.

Adjournment:

The meeting was adjourned at 8:35 p.m.