

**MINUTES OF THE RIDGETOP COMMONS
HOMEOWNERS ASSOCIATION
BOARD MEETING**

11550 Cavalier Landing Court
Fairfax, Virginia

June 1, 2011

I. ATTENDEES:

Board Members Present: Sigrid Ebert, Vice President; David Mouser, Treasurer and John Fotelargias, Member at Large

Board Members Absent: Adam Schell, President and Annelies Lindemans, Secretary

Others Present: Rose Bailey, Service First; and Karen Case, Recording Secretary, Minute-By-Minute

II. CALL TO ORDER:

Ms. Ebert called the meeting to order at 7:00 p.m.

III. OPEN FORUM:

There were no homeowners present.

IV. APPROVAL OF MINUTES:

MOTION: Mr. Fotelargias moved, Mr. Mouser seconded, to approve the April 6, 2011 and May 4, 2011 Board meeting minutes as written. The motion passed unanimously (3-0-0).

V. COMMITTEE REPORTS:

A. Communications & Events:

There was nothing to report.

B. Architectural Review:

Ms. Bailey received an application to replace garage doors at 11452 Log Ridge Drive. Ms. Bailey will email the application to the Board for their review and subsequent decision.

C. Covenants & Parking:

There was a discussion about a resident who is receiving parking notices on his vehicle that are not originating from the Board. The resident is not in violation of any parking rules.

While walking the neighborhood to collect email addresses, Ms. Ebert received some comments and questions from homeowners. One item for discussion was the issue of exterior modifications, specifically the different styles of exterior lamps that are appearing as homeowners replace the original lamps.

Minute-By-Minute

D. Grounds Maintenance & Landscaping:

There was nothing to report.

VI. FINANCIALS:

Ms. Bailey gave an update on the financials. All of the CDs are intact; the next CD to mature will come due in January 2012. Ms. Bailey asked the Board if they want to move funds from the Money Market account into another CD to get a better interest rate. Mr. Mouser will look into this issue. Referring to the balance sheet, Ms. Bailey stated the financials are good overall. There are no major variances in the operating budget.

Ms. Bailey provided the Board with the Peachtree Catalog to choose “No Parking” and speed limit signs for the community.

Ms. Bailey suggested moving the Board meeting a little later in the month so that the most up to date financials can be available at the Board meetings. The Board agreed to discuss this with Mr. Schell and Ms. Lindemans and then decide.

VII. CONTRACT SERVICES:

A. General Maintenance and Repairs:

There was nothing to report.

B. Grounds Maintenance and Improvements:

Ms. Ebert asked Ms. Bailey to have Mike come back to look at the re-seeded area to see if there are some patches that are not growing grass. Ms. Bailey stated that she is going to walk the community with Rob from McFall and Berry next week to get recommendations on how to treat some grass areas that homeowners have recently complained about. Behind the fence along Government Center Parkway Mr. Mouser has noticed several trees with broken branches from wind damage. Ms. Bailey will ask McFall and Berry to remove the broken limbs.

C. Snow Removal:

Ms. Bailey will invite the contractor to the August meeting to discuss the snow removal invoices.

D. Trash Removal:

At the Annual Meeting Ms. Lindemans suggested installing a recycling bin next to the mailboxes to recycle junk mail. Ms. Bailey looked into the cost for this and it would cost an extra \$400.00 to pay the trash company to empty it. This appears to be cost prohibitive.

The Board discussed the issue of a resident improperly storing broken fence pieces and window screens at the rear of the residence outside the balcony. Ms. Bailey stated that a warning letter has already been mailed. Ms. Ebert is concerned that the debris might be a safety hazard. Ms.

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Bailey stated that she can visit the residence to talk with the homeowner about resolving the violation.

E. Pet Waste & Removal:

There was nothing to report.

VIII. CORRESPONDENCE:

There was no new correspondence to discuss.

IX. OLD BUSINESS:

There is still a proposal from McFall and Berry pending a Board decision for tree removal and stump grinding of one dead Pin Oak tree at 4219 Timber Meadow Drive, one dead Leland Cypress at 4102 Timber Log Way and one dead Zelcova tree at 4180 Timber Log Way. The Board agreed to table discussion about this item for now and requested that Ms. Bailey add it to the Action List.

Ms. Bailey reviewed the Action List updates with the Board.

X. NEW BUSINESS:

Ms. Ebert gave a report from the last FCRA Board meeting. There was a general discussion about a pool party proposed by a member of the FCRA Board at an estimated cost of \$2,000.00 to \$4,000.00. The projected number of guests is 200 to 250 people. The general consensus is that the Ridgetop Board is not against the idea of a pool party. However, there are concerns about excessive spending and whether cost savings can be achieved by buying food and drinks from Costco, for example, instead of having the event professionally catered. Ms. Ebert would like to propose that the FCRA Board re-evaluate the proposed catering plans and spend less on this pool party.

A homeowner at 4153 Timber Log Way is looking for input from the Board regarding whether or not to remove a tree on his property. Ms. Ebert asked the Board to look at the tree on his property.

Mr. Mouser stated that there was a homeowner email regarding whether pool staff are checking pool passes properly. The Board will look into this.

XI. ADJOURNMENT:

MOTION: There being no further business to discuss, Ms. Ebert moved, Mr. Mouser seconded, to adjourn the Board meeting at 8:26 p.m. The motion passed unanimously (3-0-0).