



Twin Oaks Farm HOA

Meeting Minutes October 15, 2013

Meeting start time: 7:32pm

Quorum met: Board attendees – J. Schoolcraft, M. Blas, B. Bell, C. Sharp, M. Bilock, C. Fillinger

Additional attendees: Property Manager Sam Morrison

Resident concern: none

Motion to accept September 2013 meeting minutes: J Schoolcraft 1, C Sharp 2: APPROVED

President's report:

- Lots of feedback regarding logos on community sign – request to change logo to a metal cut out of sorts. Sam Morrison to obtain quotes to have this done by November meeting.
- Review letter to homeowners regarding new pool house structure financing.
- Review and edit newsletter to go out to homeowners with pool house document.
- Review and agree on letter to go out regarding vendor/craft show at Fall Festival.
- Review basketball court rules

Treasurers' report:

- 2nd payment for community sign was processed
- Payment made to replace some pool anchors that secure the cover

Grounds report:

- Palmer Landscaping trimmed the trees along Oak Farm greenway at entrance to trail

ARC report:

- 2 applications received this past month
- Still looking for ARC chairperson

Communication report:

- none

Social Committee report:

- Fall Festival to be November 2nd
- Vendors in neighborhood to be invited to have tables at festival



Management report:

- Sam to obtain pricing on etched brass logos for columns of community sign
- Cherry trees are pruned along Oak Farm
- Remainder of landscaping at community sign to be started in 7-10 days
- Grounds request for proposal (RFP) letters sent out to 5 landscaping companies. We have received intentions to bid by 4 of the 5 companies with the 5th company being our current landscaper who doesn't need to bid.
- Pool service RFP letters to be sent out to 5 pool companies by end of the week following approval from pool reps on Board
- Proposal obtained for cleanup of "no cut" zone to be \$1480. This is the resolution from homeowners dumping their yard debris in common areas and the violation notice that was received from Prince William County requiring removal of the pile up.
- Representative of Garber property to attend November meeting to notify us of the possibility of purchasing the property behind the first house on Oak Farm Drive.
- **Motion made to approve payment of \$1480 to cleanup of dumped yard debris in "no cut" zone along neighborhood trail. C Sharp 1, C Fillinger 2: APPROVED**

Pool report:

- Anchors replaced for pool cover

New Business:

- Concern over potential late payments of assessments due to government furloughs. Any homeowner faced with this situation should request consideration by the Board either in person or in writing to discuss their options prior to missing a payment.
- Look into the charging of fines to homeowners who have violated ARC rules and have not made appropriate changes as required by the Board following their hearing(s).

Motion to adjourn meeting at 8:51pm: J Schoolcraft 1, C Sharp 2: APPROVED