



Twin Oaks Farm HOA

Meeting Minutes
September 15, 2015

Meeting start time: 7:25pm

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

Additional attendees: Property Manager Brian Heisler, Dave Potter, Amelia Macsali, Jim Moshos – GHA Services rep

Resident Concerns:

- Safety issue for cars parked at the corner of Oak Farm and Maple Ridge. There is not enough room for incoming cars to get by if both lanes of outgoing traffic are occupied.
 - o Brian to send a letter to the home those parked cars belong to requesting that they reconsider parking all cars on Maple Ridge, none on Oak Farm
- Cars parked on the corner of Oak Farm and Mountain Ash make navigation around that intersection dangerous due to limited sight lines.
 - o Brian will look into this issue
- 3 pre-teen kids playing in buffer zone of Mr. Garber's property. Despite advising them that they cannot play there, they continue to hang out there.
 - o As this is not HOA property, the Board is not able to assist with this issue, however, Brian has offered to look into this problem.

Motion to approve August 2015 meeting minutes: 1 C Fillinger, 2 C Sharp: APPROVED

President's report:

- Neighbor John Pratt as advised Board that the street lights around the pool parking lot are out
 - o Brian will look into this problem and get it rectified
- No recent issues with basketball court regarding non-resident use
 - o Community is now enrolled in the "No Trespassing Program" with the PWC police department
 - This program only covers trespassing on common grounds. Any issues with trespassing on homeowners' private property still needs to be directed to PWC individually
 - o Community is now requiring use of pool passes to show legitimacy at courts. Police are notified to request these.
- Fall newsletter to go out in the next 2 weeks

Treasurers' report:



- Nothing to report

Motion to approve \$126.48 expenditure by social committee for pizza party for 2015 pool closeout: 1 J Schoolcraft, 2 C Sharp: APPROVED

Grounds report:

- Contacted “Keep Prince William Beautiful” who will be providing a dumpster voucher and trash bags, gloves, etc for fall cleanup event on October 24th
- Pine tree at corner of Minnieville and Oak Farm leans into sidewalk
 - o Brian will look into it
- Brian to schedule walk through with Palmer Landscaping

Motion to approve cost to list the fall community yard sale in the Old Bridge Observer: 1 C Sharp, 2 C Fillinger: APPROVED

ARC report:

- 1 pending submission

Communication report:

- Setup a listserv on the HOA’s homepage where people can opt in to the email list

Social Committee report:

- October 18th is the date for the community fall festival
 - o Board to request that they move the location to the park on Maple Ridge as the pool parking lot will be filled with construction vehicles with the pool house project

Motion to approve a maximum \$1,000 budget for fall festival per submitted proposal from social committee: 1 C Sharp, 2 J Schoolcraft: APPROVED

Pool report (per Jim Moshos, GHA Services):

- October 2014 – submitted minor site plan that was requested by county zoning board.
 - o Process took 90 days despite the promised 30-60 day turnaround – received Jan 6, 2015
 - o Feb 9, 2015 – drawings submitted to building department with PWC zoning
 - Feb 27, 2015 – decision was made to concentrate on bathrooms at pool house and not entire project
 - This allowed GHA Services to only send in applications for the bathrooms, not the addition
 - GHA Services opted to not pursue permits for the addition as the county could have come back and stopped the entire project, including the bathroom renovations
 - o End of May – new drawings submitted for addition



- July 7, 2015 - Heard back from county regarding these drawings with a whole set of new comments indicating a resubmission would be necessary
- August – resubmitted drawings for addition
 - County returned additional comments and drawings would need to be resubmitted
 - County to respond by September 18, 2015
 - Jim Moshos to attend meeting with Derek (permit expeditor) and PWC zoning commission to review county’s response to latest set of submitted drawings
 - Board requests that Brent Bell be included in this meeting and all subsequent meetings with the PWC zoning department

Management report:

- Nothing to report

Old Business:

- American Pools is still sending HOA an invoice for monies due for first few weeks of lifeguarding services for pool. Refusing to pay for rekeying despite their taking all keys with them upon terminating the contract. American Pools has accepting our proposal for payment which still includes the rekeying cost.
- Garber to leave house on Mitchell property (adjacent to neighborhood, left of front of neighborhood) as occupant will serve as “watchman” for storage lot. Storage lot will still go in at back of property.

New Business:

- Resident advised Board that he had an accident under power lines on his bike and would like recourse for damages. Awaiting contact from this individual at GHA. No contact as yet.

Motion to adjourn meeting at 9:20pm: 1 C Fillinger, 2 C Sharp: APPROVED

Next meeting will be October 20, 2015