

MINUTES OF THE MARCH 10TH 2018 ANNUAL MEETING

9:10 AM. The meeting was called to order by CWAHA President Gus Muller at the Sterling location of the Loudoun County Board of Supervisors Conference Room, 21641 Ridgetop Circle, Sterling. Board members in attendance were Gus Muller, Mike Segura, Burgan Pugh, Pat Hogan, Joy Malmberg, and John Wilson. Absent: Chris Phillips. Approximately 30 homeowners were present. Invited guest Sterling Supervisor Koran Saines also attended. Refreshments were provided by Joy Malmberg with the assistance of Amy Mirra.

9:15 AM. President's Remarks. Gus thanked Supervisor Saines for providing a meeting space that was ideal for our meeting. Gus noted that VDOT had been contacted about repairing a pothole on Tramore Court and replacing the No Parking signs at the entrances to the emergency access road. VDOT has placed those items in their project list for some time this spring.

Regarding changes to the Board, the resignations of Claudia Moscoso and Mary Hylton left the Board without a treasurer and secretary, respectively. Current Board members are taking over these responsibilities until the election of new Board members. Gus noted that Certificates of Appreciation were written for Claudia and Mary. These were available on a table for members to read along with an inscribed clock that the Board purchased that will be presented to Mary in recognition of over 30 years of service as the Board's secretary.

A successful Halloween event and community picnic were noted. During the past year, two homes were sold and the community welcomed Patrick and Latosha Williams (306 Tramore Ct.) and Steve and Jacqueline Goldstein (122 Connemara Drive) to our HOA.

Gus invited homeowners, who haven't already, to join the Connemara Woods Facebook page and to access our newly designed website (www.connemarawoods.org). Our Facebook moderator, Amy Mirra (amyjmirra@yahoo.com), can assist any HOA member in joining our Facebook page.

9:25 AM. Gus introduced Supervisor Saines. Supervisor Saines noted that Dr. Corrado, who owned the undeveloped property adjacent to Connemara Woods, passed away and disposition of the property is in the hands of the estate trustees. Pulte Homes has expressed an interest in developing the property and met with the CHWA Board and Matt Leslie, Supervisor Saines aide, in February where they gave a presentation and asked for feedback. Since then Supervisor Saines had a conversation with Pulte Homes about possible proffers. He would like to add a proffer that would set aside some of the property for construction of an adult education building connected with Park View High School. This building would support the teaching of English to non-English speaking students and adults. He noted that there are many non-English speaking students in the Sterling area that are 18 old or older that have not completed high school and find it very difficult to integrate into the younger high school population.

Supervisor Saines also noted some plans to develop property in the Old Sterling/Gilford Station area and plans for three pedestrian crossings on Route 7, including one at Potomac View and Route 7.

A resident asked about enforcement of tree buffer provisions between homeowner properties on Connemara Drive and Edenberry Court and Cascades Village. He noted that the buffer area is not being properly maintained. Supervisor Saines suggested he contact his office (koran.saines@loudoun.gov) with specifics.

There were no presentations regarding what's coming at Cascades Overlook and The Shoppes at Potomac Corners as no representatives attended. Gus will try to get input from both and provide that information to the HOA.

Gus provided a summary of the meeting the Board had with Pulte Homes and their associated law firm. This is provided as Appendix A.

10:05 – 10:15 AM – BREAK

10:15 AM. Business portion of the meeting was called to order. Gus made a motion to dispense with the reading of the March 2017 annual HOA minutes. The motion was seconded and approved by the HOA members. (Copies of the 2017 annual meeting minutes were available at the registration table).

ACC Report – Chairperson John Wilson. Six Architectural Change Requests were approved in the last 12 months. Conducted spring and fall walk-thru's in 2017. Will be doing the spring 2018 walk-thru in the April-May timeframe. He noted that during the walk-thru, the ACC checks for:

- Condition of roofs, siding, doors, trim, driveways, gutters, and walkways as observed from the curb.
- Whether trash cans, construction materials, landscaping materials, and other large items are observable from the curb when not in use.
- Peeling paint and mildew.
- Lawn & yard appearance – grass height, large bare spots, excessive weeds, clutter (both yard and porch), weeds in driveways, and rusted/damaged mailboxes.

In December, an off-white color was added to the approved color chart.

John asked if anyone was interested in having their house power-washed this spring. If so, to contact him and he will see if he can get a group discount rate. Gus also suggested homeowners contact him if they needed their driveways re-sealed.

Grounds Committee Report – Chairperson Pat Hogan. Pat reiterated the comments about pending VDOT actions in our community and noted that plans are underway to replace the dead Crepe Myrtle at the end of the entrance sign.

Treasurer's Report – Gus Muller. Gus is the acting treasurer until the Board meets to select a new treasurer. The financial report is provided in Appendix B.

Nominating Committee Report - John Wilson. John reported that two names had been submitted for placement on the ballot – Mike Cao and Mike Segura. Mike Segura is currently on the Board but was willing to serve another 3 year term. John called for additional names to be placed on the ballot, but hearing none, asked for a motion to approve the election of Mike Cao and Mike Cao by acclamation for 3 year terms. The motion was seconded and approved by voice vote with no objections.

New Business & Community Concerns - Pres. Gus Muller. Much of the discussion focused on the sale of the Corrado property, the schedule for development, and how homeowners can become more involved as the process moves forward. The sale is contingent on the Loudoun County Board of Supervisors approval of the application. The process is just beginning (an application for re-zoning was received by the County Department of Planning and Zoning March 7th) and expectations are that the initial application will be changed before approval and it would be at least 18 to 24 months before any construction activities (e.g. grading) would begin. The Board anticipates several more meetings with the developer and Supervisor Saines and will discuss how to include the community in the discussions at its next meeting.

A question came up about the purchase and installation of dog waste bag dispensers. The issue was first raised at the March 2017 annual meeting but the Board was not asked to proceed with this action. Since the 2017 meeting, the Board discussed a variety of possible actions and approved the purchase of one dispenser to see if that had any impact. The Board will discuss this purchase again since there did not seem to be any urgency by the homeowners to pursue this action.

Door Prize Drawings - Mike Segura. Door prizes were provided by CAVA, Abbotts Frozen Custard, Burton's Grill and Bar, and Zoup. The winners of the prizes were Mike Cao, Joy Malmberg, Pat Hogan, Roberto Salazar, Catherine Hawkins, Burgan Pugh, and John Pricci.

10:55 Wrap-up & Adjournment - Pres. Gus Muller. A motion to adjourn was made by Gus, seconded, and approved by all present.

APPENDIX A

SUMMARY OF PULTE MEETING WITH CWAH BOD FEB. 13 2018

As many of you are aware, there has been significant surveying activity within the Corrado-owned property that abuts the Connemara Woods Community to our west and south. Your Board has been following this activity closely, and at our February 2018 meeting, we received a briefing by Pulte Homes and Cooley LLP (a real estate law firm), and attended by Matt Leslie from Supervisor Saines Office. Pulte stated that the primary purpose of the meeting was to receive input from the Board and that no decisions have been made.

The Corrado Family Limited Partnership owns three parcels of land immediately to our west and south. Those three properties are currently classified as Urban Single Family and are a combined total of a little over 83 acres. The property is currently zoned R-1.

Pulte Homes has a contract to purchase and develop the property, contingent upon receiving favorable rezoning from the Loudoun Board of Supervisors (BoS). They are currently considering three options:

1. Develop the property "by right" under the current zoning, which would allow approximately 83 single family homes to be built, each on roughly a 1 acre lot. Pulte could do this with little input from the BoS and without making proffers.
2. With zoning change approval by the BoS to R-4, build about 400 housing units restricted to 55 years and over occupancy. These units would be predominantly townhouses, with some condominiums and single-family homes.
3. With zoning change approval, build a little more than 300 housing units, with about 10% set aside as affordable dwelling units (ADUs) for teachers, emergency service providers, and similar County employees.

The Board stated our objection to extending Connemara Drive into the development. Pulte representatives said they would not object if the Connemara Dr. connection was closed.

Pulte anticipates putting forward an initial proposal to the county, which would be a public record, in the next month or so*. They emphasized that the information they provided to the CWAH Board was tentative and subject to change.

*Proposal was submitted March 7, 2018 (ZMAP 2018-0001).

APPENDIX B

TREASURER'S REPORT (TWO PAGES)

Budget 2018		
INFLOWS		
Homeowners Dues	\$8250.00	
Interest Inc	\$40.00	
Sales Packages	\$100.00	
TOTAL		\$8,390.00
OUTFLOWS		
Operating Fund		
Advertising Expense	\$10.00	
Annual Meeting Expense	\$100.00	
Community Picnic	\$125.00	
Contributions (Sterling Foundation, Fire & Rescue)	\$135.00	
Corporation Fee	\$25.00	
Crepe Myrtle Purchase & Installation	\$125.00	
Dog Waste Dispenser	\$75.00	
Gate Lock Service	\$125.00	
Grounds Maintenance	\$5890.00	
Insurance	\$574.00	
Office, Postage, Sale Pack Prep, copying, etc.	\$140.00	
Post Office Box	\$160.00	
Utilities: Electricity (Entrance sign lighting)	\$50.00	
Utilities: Web Service (pre-paid for 2018)	\$0.00	
TOTAL OUTFLOWS		\$7,534.00
EXPECTED BALANCE		\$856.00
Reserve Fund		
Reserve Fund: Tree trimming, maintenance, repairs, etc.	\$1000.00	
Legal Fund	\$400.00	
TOTAL		\$1400.00
BALANCE INC RESERVE FUND		-\$544.00

Net Worth Statement	
Account	12/31/2017 Balance
ASSETS	
Cash and Bank Accounts	
Wells Fargo Checking	\$1,136.23
Wells Fargo Savings	\$22,200.24
TOTAL Cash and Bank Accounts	\$23,336.47
TOTAL ASSETS	\$23,336.47
LIABILITIES	\$0.00
TOTAL LIABILITIES	\$0.00
OVERALL TOTAL	\$0.00

Statement of Cash Flow 2017	
Cash Flow - 2017	
1/1/2017 through 12/31/2017	
Category	
INFLOWS	
Homeowners Dues	\$8250.00
Interest Inc	\$0.00
Late Fees	\$0.00
Sales Package	\$100.00
TOTAL INFLOWS	\$8,350.00
OUTFLOWS	
Advertising Expense	\$25.36
Annual Meeting Expense	\$62.80
Community Picnic	\$35.32
Contribution	\$0.00
Corporation Fee	\$25.00
Grounds Maintenance	\$5740.00
Liability Insurance	\$579.00
Legal-Prof Fees	\$0.00
Office, Postage, Etc.	\$186.49
Post Office Box	\$160.00
Reserve Fund, Maintenance (Gate)	\$10.00
Electricity	\$0.00
Web Service	\$173.96
TOTAL OUTFLOWS	\$6997.93