

## Agenda

Call to Order/Welcome

Bruce Klappa

Roll Call

Theresa Godwin

President's Remarks

Bruce Klappa

Nominations for FH Board of Directors

Bruce Klappa

FHCA Financial Reports

Karen Smith

Committee Reports

-

Board Election Results

Bobby Blabolil

New Business

Bruce Klappa

Homeowner Q&A

Bruce Klappa

# Welcome

Bruce Klappa



Roll Call



*Forest Hills*  
Community Association



# *President's Remarks*

Patrick Tucker

- Approval of 2023 Annual Meeting Minutes
- Introduction of FHCA Board Members



*Forest Hills*  
Community Association

# *Nominations*

Patrick Tucker



- Nominations for FH Board of Directors
- Voting



*Forest Hills*  
Community Association

# *Financial Reports*

Karen Smith

- 2023 Year End Results
- 2024 Operating Budget
- Reserves
- 2024 Results through March



*Forest Hills*  
Community Association

# 2023 Budget and Results

through December 31, 2023

	Operating Fund	
	Budget	Actual
<b>Income</b>		
Dues	151,060 ← 99.5%	151,060
Disclosure fees	200	400
Interest Earned	100	2,887
Late Fees	-	100
Other Income	393	393
Refunds	-	(424)
<b>Total Income</b>	<b>151,753</b>	<b>154,416</b>
<b>Expense</b>		
Administrative Expense	9,196	6,680
Events	2,275	955
Member Services	550	145
Professional Services	3,500	1,572
Recurring Maintenance	138,232 ← 87%	137,620
Contingency	4,500	2,030
<b>Total Expense</b>	<b>158,253</b>	<b>149,002</b>
<b>Net Income</b>	<b>(6,500)</b>	<b>5,414</b>

# 2024 Budget and Current Status

through March 31, 2024

	Operating Fund	
	Budget	Actual
<b>Income</b>		
Dues	170,170 ← 99%	170,170
Disclosure fees	200	200
Interest Earned	1,000	1,627
Late Fees	-	200
Other Income	393	393
<b>Total Income</b>	<b>171,763</b>	<b>172,590</b>
<b>Expense</b>		
Administrative Expense	7,956	5,794
Events	1,875	-
Member Services	550	36
Professional Services	10,000	1,843
Recurring Maintenance	146,382 ← 85%	33,143
Contingency	5,000	-
<b>Total Expense</b>	<b>171,763</b>	<b>40,816</b>
<b>Net Income</b>	<b>-</b>	<b>131,774</b>

# Reserves

Status as March 31, 2024

	Actuals		Current Estimate
	Year 4 2023	YTD Year 5 2024	Year 6 2025
Beginning Cash Balance	201,262	173,716	179,610
Assessment	28,340	28,730	28,340
Interest Earned	3,785	1,396	-
Total Resources	233,387	203,842	207,950
Spending			
Entrance plantings	27,571	-	
Sprinkler Refurbishment	19,930	-	
Wood Fence Repairs	-	-	
Stormwater Management	11,410	-	
Entrance - walls	760	-	
Walkways	-	24,232	
Total Spending	59,671	24,232	28,340
Ending Cash Balance	173,716	179,610	179,610

# Statement of Financial Position

as of March 31, 2024

	<b>Operating Fund</b>	<b>Reserve Fund</b>	<b>TOTAL</b>
<b>ASSETS</b>			
Checking/Money Mkt	243,784	83,281	327,065
CDs	-	96,329	96,329
Prepaid Expenses	970	-	970
Fixed Assets · Land	800	-	800
<b>TOTAL ASSETS</b>	<b>245,554</b>	<b>179,610</b>	<b>425,164</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities	-	-	-
Equity · Fund Balance	113,780	173,716	287,496
Net Income	131,774	5,894	137,668
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>245,554</b>	<b>179,610</b>	<b>425,164</b>



# *Committee Reports*



**Architectural Control**

Christine Hunter

**Trees Landscaping & Grounds**

Janet Bond

**Welcome/Block/Caring**

Diane Lynott

**Social**

Nell Pinol

**Communications**

Lester Martin



*Forest Hills*  
Community Association

## Committee Reports

South 23<sup>rd</sup> Street

# Architectural Control Committee

Christine Hunter

Christine Hunter, Chair

Committee Members:

Marjorie Abbot

Bobby Blabolil

Julie Farnam

Bob Hood

Amy Lauger

Barbara Morris-Lent

Lance Schwulst

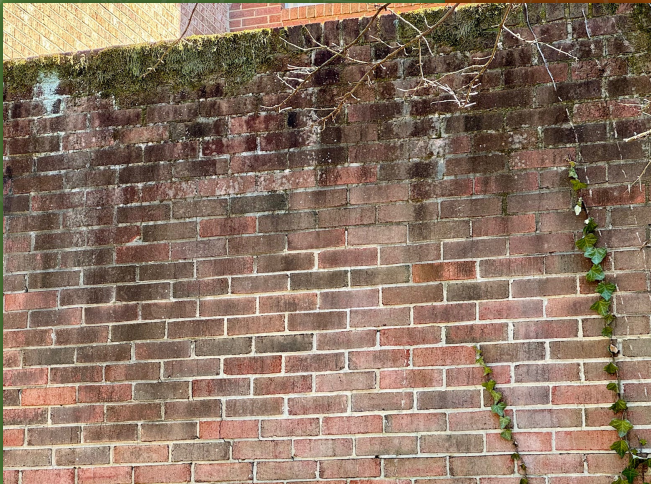
Kimberly Spiegel

- We have templates for roof replacement, window replacement, and driveway resurfacing. 5 composite products now approved for roofing.
- Other common projects include door replacement, patio resurfacing, wall or walkway repair, landscape renewal, shutter changes, HVAC updates, and paint color requests.
- Construction or modification of porticos, decks, or patio wells requires detailed review by ACC and Arlington County.
- ACC inspects homes at the time of sale. Items out of compliance must be addressed by closing.



# Architectural Control Committee

Christine Hunter



## Wall cleaning and maintenance

- Top issue for ACC this spring

## Common issues:

- Mold, moss, and ivy
- Missing or damaged mortar
- Cracks and settling

**Regular care and prompt repairs can prevent expensive replacement**

*acc.fhva@gmail.com*

*Committee Reports*

South 23<sup>rd</sup> Street

# Architectural Control Committee

Christine Hunter



**Cracks and missing mortar**



[acc.fhva@gmail.com](mailto:acc.fhva@gmail.com)

South 24<sup>th</sup> Street

# Architectural Control Committee

Christine Hunter

## Please inspect

- Exterior wood including fascia boards, soffits, and trim
- Shutters: missing, loose or broken fasteners; missing shutters; broken slats



[acc.fhva@gmail.com](mailto:acc.fhva@gmail.com)

## Committee Reports

# Architectural Control Committee

Christine Hunter

Christine Hunter, Chair

Committee Members:

Marjorie Abbot

Bobby Blabolil

Julie Farnam

Bob Hood

Amy Lauger

Barbara Morris-Lent

Lance Schwulst

Kimberly Spiegel

## Spring and summer project

- ACC members will be verifying paint colors to make sure our database is current and complete.

We welcome your questions!

[acc.fhva@gmail.com](mailto:acc.fhva@gmail.com)



# Committee Reports

South 23<sup>rd</sup> Street

Larry Dorsey, Chair

Committee Members:

Loren Anderson

Janet Bond

Bob Hood

Bruce Klappa

Graham Law

Gretchen Riley

Karen Smith

Randy Weinsten

# Landscape & Grounds

Larry Dorsey

**Landscaping**

- Loren Anderson

**Sprinklers**

- Bob Hood

**Trees**

- Janet Bond & Rachel Dresen

**Reserve Projects**

- Larry Dorsey



# Committee Reports

South 23<sup>rd</sup> Street

## Landscaping

Loren Anderson

- mowing
- spring cleanup
- mulching
- pruning
- over seeding
- leaf removal
- planting annuals

Maintain **opt out** list for pruning and/or mulching

Responsible for common areas including berm and entrance landscaping

Coordinate with: tree removal  
tree planting  
reserve study projects

Manage GROW Contract (*three years no escalation clause*)





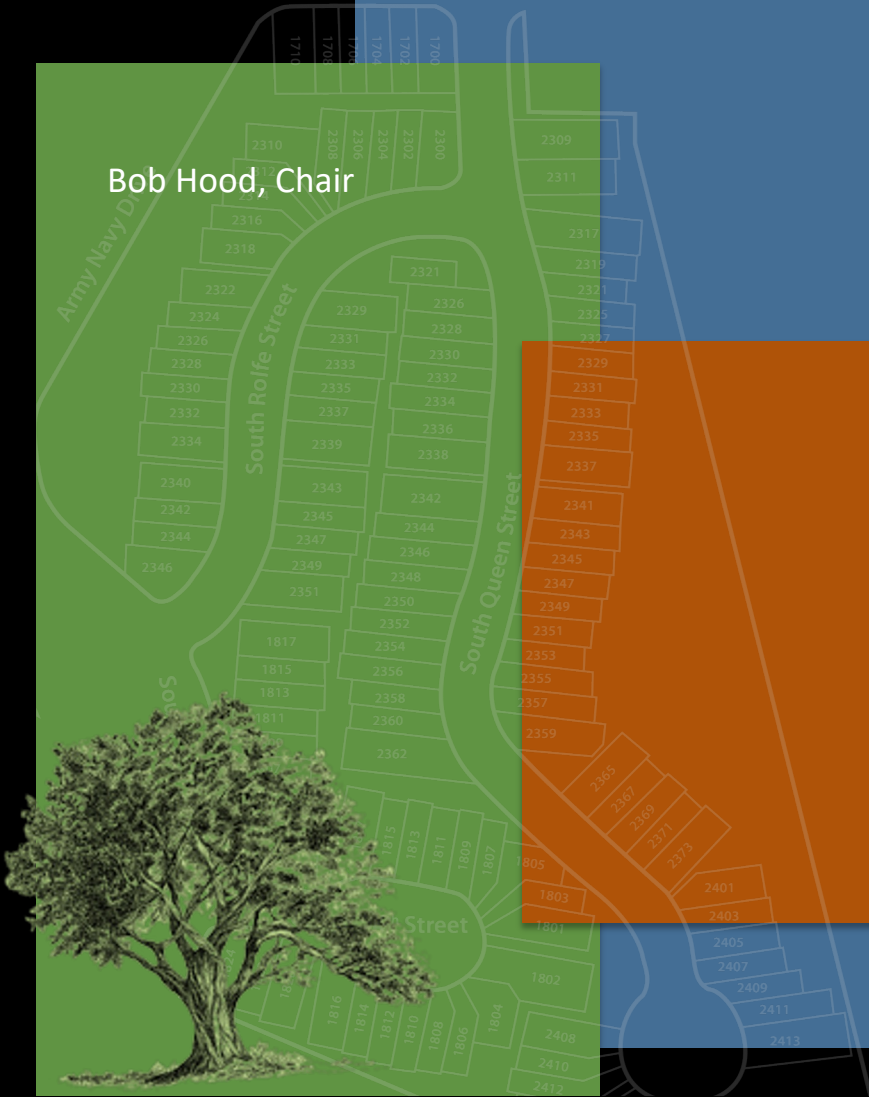
# Committee Reports

South 23<sup>rd</sup> Street

Bob Hood, Chair

# Sprinklers

Bob Hood



## Committee Reports

South 23<sup>rd</sup> Street

Janet Bond  
Rachel Dresen  
Co-Chairs

# Tree & Plant Management

Janet Bond, Rachel Dresen

2023-24 Year in Review

How We Do Things

How You Can Help

We are fortunate to have mostly mature trees (upwards of 500!) at Forest Hills — and a diligent maintenance program. Our contractor, Davey (Dulles Division) performs four inspections a year, each followed by a two-day crew visit . We also participate in an Arlington County program that has awarded us five new trees (worth about \$500 each) to replace recently removed ones. Rachel Dresen and Janet Bond are the new co-chairs, taking over the excellent work Marty Suydam accomplished as chairman. If you have a tree issue or question, please contact the committee via Forest Hills website at [treesfhva@gmail.com](mailto:treesfhva@gmail.com).

Manage GROW Contract *(three years no escalation clause)*



# Committee Reports

South 23<sup>rd</sup> Street

Larry Dorsey, Chair

Committee Members:

Loren Anderson

Janet Bond

Bob Hood

Bruce Klappa

Graham Law

Gretchen Riley

Karen Smith

Randy Weinsten

# Reserve Projects

Larry Dorsey

## Replacement Reserve Study

Virginia Property Owners Association Act requires reserve study every 5 years. Most recent reserve study was June 2020.

Survey Study Includes:

- Stormwater Management
- Irrigation System
- Foundation Plantings
- Entry Features
- Fencing, Retaining Walls
- Paver Driveway



# Reserve Projects

## **Reserve Study Activity for 2024**

Identify Consulting Company and Negotiate Contract for 2025 Reserve Replacement Study.

Survey and Identify Reserve Projects for 2024.

Continue coordination with GROW contract grounds maintenance and Davy Tree Maintenance contract.

## Committee Reports

# Welcome, Block Captains & Caring Committees

Diane Lynott

Diane Lynott, Chair

Captains:

Debbie Gibson

Mike Petrina

Lester Martin

Theresa Godwin

Mary Engoglia

Rachel Dresen

Brianna Rahall

Julie Farnam



6	Cheer / Get Well / Sympathy Cards sent
14	Properties Welcomed <i>Includes Sale/Rentals (approximately)</i>
130	Homes
1	Home under contract
15	Rentals

# Committee Reports

South 23<sup>rd</sup> Street

# Social Committee

Nell Pinol

Nell Pinol, Chair

Committee Members:

- Barbara Morris-Lent
- Heather Faile
- Mary Klappa
- Carol Hattrup
- Brianna Rahall
- Vineela Pilla
- Caroline Candlin

## Past Events

2023:

- Spring Social Event
- Spring Community Yard Sale
- Fall Picnic

## Upcoming Events

2024:

- Spring Social Event
- Spring Community Yard Sale
- Fall Picnic



*Around the World in 80 Days*  
2024 Spring Social Event

Next committee meeting in June.

# Committee Reports

South 23<sup>rd</sup> Street

# Communications Committee

Lester Martin

Lester Martin, Chair

Patrick Madden - Directory



## Emails

- Please keep your contact information with us current

## Website

- Promote Forest Hills by providing a professional presence online
- Ease of communications within the community
- Easy to find library of community information
- Links for contacting and making requests

## Directory

Website

Multiple ways to Communicate!



Directory



Facebook



# *Election Results*

Bobby Blabolil



*Forest Hills*  
Community Association



# *New Business*

Bruce Klappa



*Forest Hills*  
Community Association

# Homeowner Q&A



Bruce Klappa

Questions & Answers



*Forest Hills*  
Community Association