**EWCA Minutes for 19 March 2025 EWCA 2025 Meeting**

Members in attendance: Frank Sheridan, Claudia DeCicco, Tom Kennedy, & Page McKinstry.

The meeting began at 9:05 pm.

**Tree Removal in Common Area**

Three trees were removed from the Common Area for the safety of the neighborhood. Three bids were offered to the Board, ranging in price from $900 to $5,000. Frank Sheridan and Tom Kennedy oversaw the workman and a receipt from AAA Tree Service for $900 was given to the Treasurer for payment.

**Beneficial Ownership Information Report**

The HOA has filed a Beneficial Ownership Information Report (BOIR) with the US Department of Treasury’s Financial Crimes Enforcement Network. Through the new Corporate Transparency Act, the EWCA needs to register as an organization that has representation. Frank Sheridan is listed as the contact.

**Invitation to Zoom Meeting re the Tysons Casino**

Bernice Porrazzo, President of Tysons Trace HOA in Providence District, has invited someone from the Board to attend a meeting with Providence District Supervisor Dalia Palchik on April 9th to discuss opposition to build a casino in Tysons Corner. Tom Kennedy has agreed to attend for the community.

**New Secretary**

Page McKinstry has agreed to serve as the new Secretary on the Board. The secretary file thumb drive was given to her at this meeting.

**Upcoming Due Distribution**

HOA Dues Notices will be going out shortly. The Board reviewed the current Homeowners list and the current draft of the Dues Notice. Notices will be distributed by email and mailbox delivery. Reminder: Zelle will be an option for homeowners this year. The Board is looking into setting up an email address for use with dues payments. We ask that all payments be accompanied by the property address to ensure credit to the appropriate owner.

**Proposed Development of AT&T Property on Blake Lane/123**

The Board received an invitation from a local homeowner’s group seeking to be a stakeholder in the development plans for the Property. Tom Kennedy watched a televised meeting of people giving public comments. A few details:

* A full-blown traffic study will be done prior to final plans being drawn
* The buildings will have stacked condos on the perimeter with tall buildings on the inside
* The developers are hoping to preserve as many older trees as possible, and to build green buildings
* The current plan is for 9% retail, to include a community center and a daycare facility
* Economic and Pedestrian studies are still upcoming
* 7 intersections would be impacted
* Pedestrian safety, which is already low for those intersections, would be reduced. Already parents of Oakton Elementary Students are asked by the school not to allow their children to walk to school
* The Planning Commission has started its approvals and then the plans will go to Rezoning to hammer out the details
* The building was built circa 1984 and not old enough to qualify as historically protected
* Construction is to being in late 2025 or early 2026, with a 2031 completion date

**Homes for Sale**

There are two homes for sale in our community, one on lower Snowbound Court and one on Brightlea Drive. The house on Brightlea will have an open house this weekend. The Board would like to thank these owners for the care taken in getting these houses ready for market and we wish them well in their new communities.

**Taxes**

HOA taxes have been prepared and are due April 15th. The Board chair will sign these this week. There are no taxes due. The Board thanks Claudia DeCicco for her efforts preparing these for the community.

**General Reminders**

* Please keep in mind that EWCA rules prohibit long-term parking of commercial vehicles in the neighborhood.

**EWCA 2025 Meeting Dates**

We are hoping more of our neighbors will attend the monthly EWCA Board Meeting. In order to keep our neighborhood informed and keep the HOA strong, we need your help! Please consider these dates as we’re always looking for new talent:

April 23 @ 9 pm 9916 Oleander Ave

May 14 @ 9 pm 9916 Oleander Ave

Jun 25 @ 9 pm 9916 Oleander Ave

July 16 @ 9 pm 9916 Oleander Ave

Aug 13 @ 9 pm 9916 Oleander Ave

Sept 17 @ 9 pm 9916 Oleander Ave

Oct 22 @ 9 pm 9916 Oleander Ave

Nov 19 @ 9 pm 9916 Oleander Ave

Dec 17 @ 9 pm 9916 Oleander Ave

**CareRing Program**

We all need someone to whom to talk. If you live alone and would like to start your day talking to a friendly voice, then please consider connecting with the Fairfax County program called CareRing. CareRing is a daily outbound calling telephone program designed to help individuals who are living alone, aged, disabled, or chronically ill. Clients in this program are provided the additional support and community connection to help them remain independent and living a connected and safe life. If you, or a loved one you know, are interested, then please call Allegra Joffe at 703-400-9523 or email [ajoffe@prsinc.org](mailto:ajoffe@prsinc.org).

**Street Lights**

To report an outdoor lighting concern, submit a concern to Dominion Energy at: <https://www.dominionenergy.com/virginia/report-outage-or-emergency/streetlight-outages>

**Street Sign Issues**

To report any issues with street signs, contact Fairfax County Department of Public Works and Environment Services. Call M-F 8-4:30 at 703-877-2800 or submit a maintenance form at: <https://www.fairfaxcounty.gov/public> works/street-name-sign-maintenance-form

**Stop Sign Visibility Issues**

To report a problematic visual obstruction of a stop sign, call V-DOT at 703-259-0243 or go to  [https://virginiadot.org](https://virginiadot.org/) You can place a maintenance request online. Click the associated tab at the top of the main page labeled, “to report a road problem.”

**Oakton High School Facility Issues**

To report any facility concerns regarding Oakton High School, such as dangerous trees or vine growth, contact the FCPS Facilities Leadership team at:<https://www.fcps.edu/contact-us>

**Feeding Wildlife in Our Community**- Please do not feed the foxes.  They are a vector for rabies.  Fairfax County Animal Control has said that they will not trap or remove them as they are a natural occurring species.  If you see an aggressive fox, it could be a sign of illness.  You can call (703) 691-2131 to report aggressive behavior.

**Potholes**

To report potholes in roads or any other issues related to roads contact the Virginia Department of Transportation (VDOT) here: [https://my.vdot.virginia.govor](https://my.vdot.virginia.govor/) call 1-800-FOR-ROAD.  Once reported, VDOT typically repairs the pothole within 72 hours.

**Seller’s Packets**

Recently, several homeowners selling their properties have contacted the EWCA at the last minute asking for seller’s packets.   The seller’s packet is homeowner’s association documentation provided to the buyer by the seller. It includes information such as proof of HOA insurance, annual dues, ARC compliance, confirmation that the HOA does not have a lien on the property, etc. The Virginia Code requires that a property seller supply this information to the buyer through the HOA.

The packet requires some work on the part of the Board and is impossible to deliver overnight.   If you are thinking about putting your house on the market, please reach out to the Board Immediately. You'll drop off a check for $100 which will start the process.  If you would like the seller’s packet expedited, there is an additional $70 fee associated with a rush job. The EWCA VP will gather the documents, the ARC will do a walk past the exterior of the house to affirm compliance with ARC guidelines, and then the packet will be assembled and sent out.

Starting early allows you and the ARC Board to resolve any issues that might remain unsettled before the crush of a closing date makes everything hectic. Doing so also allows the volunteers who do the work time to do it well.

**Contact info for the BoD:**

Frank Sheridan President: [fsheridan@verizon.net](mailto:fsheridan@verizon.net)

Tom Kennedy, Vice President: [tkennedy26@cox.net](mailto:tkennedy26@cox.net)

Claudia DeCicco, Treasurer [wadecicco@gmail.](mailto:wadecicco@gmail.com" \t "_blank)

Chris Lee ARC Chair [edgeleawoodsarc@gmail.com](mailto:edgeleawoodsarc@gmail.com)

Page McKinstry, Secretary [ppb29@hotmail.com](mailto:ppb29@hotmail.com)

Be sure to check our website for docs, old minutes, info on getting ARC approval for your home projects, etc:<http://edgeleawoods.com/>

**HOME SALE & HOME OWNER ASSOCIATION DOCUMENT ACQUISITION**

Here the steps involving the acquisition of ARC documents,

1) Pay a $100 fee c/o EWCA to acquire an EWCA Seller Packet.

            -Checks with a written request to receive an EWCA seller packet can be mailed or hand delivered to:

9916 Oleander Avenue

c/o Frank Sheridan

Vienna, VA  22181

2) The Board needs three weeks for the completion of HOA documents in order to,

            -Complete an ARC walk-through of the outside of the home.

            -Gather homeowner policy insurance information, EWCA budget information, lien info, and fill out the State of Virginia HOA Disclosure Packet.

**ARCHITECTURAL REVIEW BY-LAWS REGARDING EXTERIOR CHANGES TO YOUR HOME**

Please be aware that before you do any kind of work or improvement to the outside your house it needs to be reviewed first by our Architectural Review Committee (ARC).  These are by-laws as they pertain to advance approval for changes to the exterior of the home.  If you have any questions, you can drop an e-mail to our ARC Chair.

            "No building, fence, wall or other structure shall be commenced, erected, or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an Architectural Committee composed of three (3) or more representatives appointed by the Board."

ANY CHANGE to the exterior appearance of a property lot within the Edgelea Woods neighborhood requires the approval of the Association’s Architectural Review committee (ARC). Requests for changes/modifications to lots within the community must be presented to the ARC in writing using the prescribed form from the homeowner's manual. The ARC will review requests within 30 days of the receipt of the request.  Reply to the applicant will be in writing.  Whenever possible, the ARC will try   to provide initial notification by telephone/in person prior to the delivery of written reply to allow for the expeditious scheduling of work.