EWCA BoD Meeting

12/14/22

*Please remember to trim your hedges and trees, particularly those that are near the sidewalk, so that folks may walk through our neighborhood safely.*

*Before you start any work or project on the outside of your house it needs to be reviewed first by our Architectural Review Committee. More information can be found below.*

Members in attendance: Frank Sheridan, Tom Kennedy and Claudia DeCicco

Meeting opened at 9:05 PM.

**Crossbow Court issue re: OHS students**

The Bod discussed the ongoing dangerous situation with Crossbow Court, which is being used as an ad hoc kiss-and-ride by OHS students. The size and geometry of the Court, combined with the volume and speed of the traffic there have created a dangerous swirl of vehicles that endanger all of the students who walk to school and use that back entrance to OHS. The Bod Discussed the use of the following measures to try to constrain this traffic:

1. Have VDOT install “no stopping/standing/drop off” signs? These signs already exist in the DOT inventory, and could be easily installed in the Court.

1. If DOT cannot or will not install them, can EWCA make up and post our own signs? We would be willing to take on the expense of purchasing and installing these signs if we could get the homeowners to agree to have them in the median of their front lawns. The real question is whether DOT would remove them if we were to install them.

1. Can we close the Court? What if we were to work with the Crossbow homeowners to organize a series of plastic traffic cones that would be laid across the mouth of the cul-de-sac for a short time each morning and afternoon?

1. We will petition Principal Lane to see whether she or FCPS can agree to not use the cul—de-sac and publish that prohibition to students. If we can get OHS/FCPS to agree, would Supervisor Palchik have any reservations?

The Bod resolved to set up an on-line meeting with Crossbow Court homeowners to hear more from them as the BoD tries to get some help from various County/State agencies

**2023 EWCA BoD**

The existing members of the Board are willing to serve again in 2023. However, the BoD realizes that a lot of institutional knowledge is bound up in a few people who have served for a long time and would love to bring in new blood and new ideas. Frank Sheridan will be looking for volunteers who might be willing to join the BoD and help out. If you are interested, please contact Frank Sheridan.

**2023 Budget**

Treasurer Claudia DiCicco presented a summary of 2022 income and expenses, explained the 2022 general ledger, and presented a budget for 2023. The BoD discussed the details of the budget.

* Claudia motioned that the EWCA Bod approve the budget for 2023. Tom Kennedy seconded, and the budget passed unanimously.

**Preparation for the 2023 General Meeting**

The EWCA general Meeting will be held on February 15 at the OHS cafeteria. A proxy form will be attached to this email. The agenda will include:

* Summary of the BoD’s actions for 2022
* Election of EWCA Officers for 2023
* Presentation of the budget for 2023
* Updates on traffic. MetroWest, etc
* Q&A time for homeowners.

If you have anything you’d like to add to the agenda, please contact Frank Sheridan

The next meeting of the Bod will be Wednesday 1/11/23 at 9 pm at 9916 Oleander Ave

**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 $25 which will start the process. 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

Tom Kennedy, Vice President: tkennedy26@cox.net

Claudia DeCicco, Treasurer wade@decicco@gmail.com

Christy Cushing christyelizbeth@gmail.com

Sarah Alonzo, ARC Chair: sarah.alice.slater@gmail.com

*Be sure to check our website for docs, old minutes, info on getting ARC approval for your home projects, etc:* [*http://edgeleawoods.com/*](http://edgeleawoods.com/)

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

*Here the steps involving the acquisition of ARC documents,*

*1) Pay a $25 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, Sarah Alonzo:*

 *"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.*