**EWCA Minutes for 16 November 2024 Meeting**

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

The meeting began at 1:01 pm

**Annual Meeting Preparation**

**The Board scheduled the annual HOA meeting for February 5, 2025, at 7:30 pm probably in the Oakton High School Library, though the school sometimes shifts us to a different room. We will relay any change of room, but the date and time are set.**

The 3 officers agreed to serve another term. The position of Secretary remains unfilled and must be filled at the annual meeting: Frank Sheridan will call for volunteers then. Many thanks again to Crystal Kaplan for your service and good luck in your new home!

**Treasurer’s Report**

The annual picnic came in about $500 under budget because we scheduled no entertainment this year. We have also had no major tree work this year so finances are in good shape. Claudia will prepare a draft 2025 budget for discussion at the December Board meeting.

**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 attended an informational meeting regarding the scope of the proposed development. A few details:

* The development would include 854 residences w no lots (i.e. condos). Density would rise from 0.4 FAR to 1.0 FAR
* Plus 120,000 square feet of retail space: approximately equal to that of the Okton Shopping center
* The development would generate ~12,000 more car trips per day on a Saturday and ~7,400 more car trips on weekdays
* 7 intersections would be impacted
* Pedestrian safety, which is already low fore those intersections, would be reduced.
* Construction is 2-3 years out.

**General Reminders**

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

**Next Meeting**

All homeowners are welcome to attend the monthly EWCA Board Meeting. The next meeting is scheduled for December 11 at 9pm at 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."

**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

Tom Kennedy, Vice President: tkennedy26@cox.net

Claudia DeCicco, Treasurer wadecicco@gmail.

Chris Lee ARC Chair edgeleawoodsarc@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/>

**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.