**EWCA Minutes for 20 August 2025 EWCA 2025 Meeting**

Members in attendance: Frank Sheridan, Tom Kennedy, Claudia Decicco & Page McKinstry.  The meeting began at 9:08 pm.

**Home Buyer Inquiry**

The Board received a call from a potential homebuyer requesting information on one of the houses in the neighborhood, asking if they could turn one floor into a rental space, an AirBnB type area. We advised them, per our bylaws, we are a neighborhood of single-family residential homes, and as such could not allow this arrangement.

**Fence Repair**

A fence for one of the homes along the common area has been damaged by one of the Associations’ trees coming down. Two estimates will be obtained to determine which is best to make the homeowner’s fence whole again.

\*Update, after further review with the possible tree removal firms, the damage was determined to not be from the common area tree and the repair will be made by the homeowner.

**Another Reminder - Annual Picnic and Neighborhood Clean-up Dates Set**

The Annual picnic will be October 11th this year, from 1-5 p.m. The Neighborhood Clean-up and Woods work is set for October 18th. Please mark your calendars!

The Picnic license and Virginia ABC downpayment have been made. Additional paperwork in order to get the ABC license had to be completed.

Thanks to Frank Sheridan who always takes the lead on this event. We are looking for volunteers to learn the process while Frank is still willing to lead the charge. Please let us know if you are interested.

**HOA Dues**

The HOA is still working to get payment for one bounced check. The Board will follow up with that specific property owner. Thanks all for payments!

\*Update, the last check has been paid! All dues are in! (And the secretary needs need to be faster getting these minutes typed up!)

**Welcome Squad Members**

We have another Welcome Squad Member! Yay! We can always have more – so please consider volunteering!

There are four houses for sale in our neighborhood and we are hoping to get a few additional neighbors to join the Welcome Squad. This is a great way to meet new people and welcome them. We are thinking it could be just a few minutes of commitment to deliver the flyer and say hello. Please contact the Board if you would like to get involved. We’d love to have you!

The meeting adjourned at 9:39 p.m.

**Fairfax Senior Centers**

Fairfax Senior Centers are recreation centers for adults 50 and older. You can register for a fee at the Jim Scott Center on Vaden Drive near the Fairfax side of the Metro. Senior programs are from 9am-3pm week days. They offer fitness programs, special interest activities (art, music and technology). Once you are registered for a fee you can use any of the Adult Centers throughout the county. Check out information on Neighborhood and Community Services at: <https://www.fairfaxcounty.gov/neighborhood-community-services/senior-centers>

Peggy Kelly has kindly offered her assistance as well to answer questions. She can be reached at [mmlk418@verizon.net](mailto:mmlk418@verizon.net) or 703-400-9523.

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

**EWCA 2025 Meeting Dates – Come join us!**

Come join the Board! We would appreciate more of our neighbors attending 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:

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

**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)

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/](https://d.docs.live.net/89828cf5998b5fa2/Desktop/EWCA/ http:/edgeleawoods.com/)

**HOME SALE & HOMEOWNER 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.