**EWCA Minutes for March 20, 2024**

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

The meeting began at 9:07 pm.

**RESPONSE REQUESTED -- Fairfax County Property Tax Increases – How does this land for you?**

A homeowner requested that the EWCA protest the increase in property taxes anticipated for 2024.  County assessments were determined at a 7% increase for 2024, including of a 3.1% assessment increase plus a 3.9% tax rate increase.  We would like to hear from you how you feel about the increase in property taxes and whether the EWCA should send a letter of protest to the Fairfax County Board.   Please email Secretary Crystal Kaplan (crystal.t.kaplan@gmail.com) and Frank Sheridan (fsheridan@verizon.net) with your opinion -- Do you support an EWCA protest to the increase in property taxes?

**ARC Committee Chair**

Thank you to Chris Le for stepping up as the new ARC Chair.  We are still in need of ARC members who can support Chris and existing committee members in evaluating homeowners’ requests for exterior home renovations.  Chris can be reached at chrisvanle@gmail.com.

**Financial Update**

Treasurer Claudia DeCicco reported that we have received over $4,000 in 2024 dues from homeowners.  The payment deadline was March 20th; second notices will go out due April 1, 2024.

We received the Federal and State tax returns for 2023 and have signed the paperwork to return to both governments.

One homeowner paid their sellers’ disclosure packets twice – once directly and once through the settlement company.  Please keep in mind that the disclosure packets are paid by the homeowner and should not be included in the closing costs of your property.

**Picnic Table in the Meadow**

Please be aware that the picnic table in the meadow is not in great condition; if you choose to sit there, please be mindful.

**General Reminders**

·  EWCA covenants prohibit the display of non-professional yard signs that exceed one square foot.

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

**Next Meeting Dates**

All homeowners are welcome to attend the monthly EWCA Board Meeting. The next meetings are scheduled for April 17, 2024 and May 15, 2024. Contact Crystal (crystal.t.kaplan@gmail.com) if you want to join.

The meeting adjourned at 9:53pm.

**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.  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.

Crystal Kaplan, Secretary crystal.t.kaplan@gmail.com

Chris Le, ARC Chair chrisvanle@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 Co-Chair Sarah Alonso, sarah.alice.slater@gmail.com

"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.