**EWCA Minutes for September 19, 2024**

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

The meeting began at 9:04 pm.

**Volunteers Needed for Annual Clean Up Day:**October 5 from 9am - 12pm.  Please show up at 9am.  There will be coffee and doughnuts.  Please bring wheelbarrows, shovels and pitchforks to help lay the path with mulch and to pick up trash.

**The EWCA Annual Picnic** will be held on October 19th from 1-5pm. We will need volunteers to man the grill, the snow cone machine, etc. Please email Frank at [fsheridan@verizon.net](mailto:fsheridan@verizon.net) if you can help.

**Secretary of the EWCA Board Needed ASAP**

Crystal and Dean Kaplan are selling their home and moving to the Northern Neck of Virginia.  With Crystal leaving, we need a new Board Secretary.  Responsibilities include maintaining monthly meeting minutes and managing the minutes and documents for the Annual Meeting in February.  Please contact Crystal ([crystal.t.kaplan@gmail.com](mailto:crystal.t.kaplan@gmail.com)) or Frank ([fsheridan@verizon.net](mailto:fsheridan@verizon.net)) if you are interested.

**New Local Redevelopment**

New local redevelopment will be occurring at the old AT&T Complex (corner of Jermantown and Chain Bridge).  We are not officially stakeholders, so not included in the communications that authorities are having with the local residents.  However, the development of housing and mixed-use construction will affect traffic in our area.

**Profit and Loss Statement Review**

Treasurer DeCicco provided the planned vs. actual 2024 budget. The EWCA took in $391 more in income than expected and contingency maintenance has not been required so far this year, leaving the association in a net positive position.

**Next Meeting Date**

All homeowners are welcome to attend the monthly EWCA Board Meeting. The next meeting is scheduled for October 16 at 9pm at 9916 Oleander Ave.  Contact Crystal ([crystal.t.kaplan@gmail.com](mailto:crystal.t.kaplan@gmail.com)) if you want to join.

The meeting adjourned at 9:36 pm.

**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.  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)

Crystal Kaplan, Secretary [crystal.t.kaplan@gmail.com](mailto:crystal.t.kaplan@gmail.com)

Chris Le, ARC Co-Chair: [chrisvanle@gmail.com](mailto: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](mailto: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."