

## **Minutes for the Edgelea Woods Community Association (EWCA) Annual Meeting on 11 February 2026**

Location: Oakton High School, 2900 Sutton Rd, Vienna, VA 22181, Lecture Hall, Room 2240/2242

Members in attendance: Frank Sheridan, Tom Kennedy, Colleen Kennedy, Claudia DeCicco, Bill DeCicco, Jonathan Welly, Matt Pang, David Young, Christopher Beede, Emma Beede, James Mellody, Andrew Madjeska, Peggy Kelly, Mike Kelly, Bill Inch

Proxies: 7 proxy forms were submitted prior to the meeting. 2 proxies were submitted after the meeting.

The meeting began at 7:31pm EST.

### **Welcome and Introductions**

The EWCA President of the Board, Frank Sheriden, hosted the EWCA Annual Meeting. Those in attendance introduced themselves to one another.

### **Thank you**

Mr. Sheriden thanked the current board members and HOA support for their many years of dedicated service.

- ARC Chair: Chris Le
- Webmaster: Bruce McKinstry
- Vice President: Tom Kennedy (Outgoing, 16 years)
- Treasurer: Claudia DeCicco (Outgoing, 7 years)
- Secretary: Page McKinstry (Outgoing, 1 year)

Mr. Sheridan provided insight into the history of the EWCA HOA in the 2009 and 2010 timeframe and the disarray that was present. It was the dedicated service of Mr. Kennedy and Mr. Sheridan that brought structure and organization back into the HOA to serve the neighbors. Mrs. DeCicco joined several years later as Treasurer and utilized her professional bookkeeping skills to organize the finances. Mrs. McKinstry joined as Secretary when no one else was willing. Many thanks Tom, Claudia, and Page!

### **Treasurer's Report**

Matt Pang provided a summary of the EWCA 2025 Financial Report. See the attached 2025 Financial Report for more details.

Mr. Pang then reviewed the EWCA 2026 Budget. See the attached EWCA 2026 Budget for more details. The EWCA 2026 Budget was approved at the EWCA Meeting that occurred on 30 December 2025. The 2026 HOA dues will be \$77.50.

Mr. Sheridan requested a motion to endorse the 2026 Budget. Mr. Beede endorsed, and Bill DeCicco seconded. All were in favor. No one opposed.

### **EWCA Board Activity for 2025**

Mr. Sheridan provided a summary of many of the activities performed by the board

- Financial activities: collection of dues, paid bills, bookkeeping, insurance, VA corporation paperwork, seller's packets
- minutes
- the annual picnic
- maintenance of the common grounds: mowing, mulch trail, mosquito spraying, tree work, non-native species removal
- EWCA website

Because of the many wonderful volunteers and neighbors, the HOA dues can remain "the cheapest on the planet."

### **EWCA Projects for 2026**

Mr. Sheridan shared details on two projects that will occur in 2026 in addition to the regularly occurring activities: the replacement of the bridge between Edgelea Woods and Oakton High School and the removal of invasive plant species in the wooded common area. Eagle Scouts in our neighborhood have volunteered to perform these projects. EWCA will support them by providing the supplies.

### **Election of Officers**

Mr. Sheridan solicited the room for nominations or volunteers to fill the positions of the EWCA Board. No nominations or volunteers were offered. The 2026 slate of board members are as follows:

- President: Frank Sheriden

- Vice President: Jonathan Welly
- Treasurer: Matt Pang
- Secretary: David Young

A motion to approve these as the 2026 EWCA Board members was made by Bill Inch. Desmond Ling seconded. All were in favor. No one opposed.

**Motion: To add the new EWCA Vice President and Treasurer as signatories to the EWCA bank account.**

Bill Inch motioned and Desmond Ling seconded. All were in favor. No one opposed.

**Metro West Update**

Mr. Sheridan provided an update of the Metro West development.

- EWCA is a stakeholder because we live within a 1-kilometer radius
- 861 dwellings built so far
- Buildings 6 and 10 approved: approximately 500 apartments, 14,000 sq ft of "convenience retail," internal parking garages
- Currently there is squabbling over parking
- There is another application for approximately 480 apartments or condos in the site planning
- Overall plan: approximately 2,248 residences, 100,000 sq ft retail, 300,000 sq ft office space

**AT&T Development and Blake Lane Update**

Mr. Kennedy provided an update on the AT&T development (information as of November 2025)

- Plan
  - 473 multi-family units
  - 245 single family units
  - 86 2-over-2 units
  - 120,050 sq ft retail, 96 sq ft completed thus far
- The plan is onhold pending a transportation study.
- Transportation study timeline:
  - Public Meeting #1 - November 2025
    - Project background and solicit inquiries
  - Public Meeting #2 - Winter 2025-2026

- Survey important items list
  - Public Meeting #3 - Spring or Summer 2026
    - Future alternatives
    - Share analysis of survey
    - Develop preferred concepts
  - Public Meeting #4 - Summer or Fall 2026
    - Preferred concepts
    - Implementation schedule
    - Planning level cost estimates
- Ideas
  - Lane reconfiguration
  - Realignments
  - Additional and longer turn lanes
  - Innovative intersections (such as roundabouts)
- Guidelines
  - Pedestrian access
  - Bicycle access
  - Transit access
  - Crash reductions
- Blake Lane Planned improvements
  - Rectangular rapid flashing beacon on Bushman/Blake
  - Bushman/Blake pedestrian crossing
  - New signal on Rosehaven/Jermantown
  - New signal on Blake/Chainbridge
  - New signal on Chainbridge/Hibbard
  - Speed cameras near Oakton shopping center
  - Connect Palmer to Blake
  - New sidewalk - Courthouse / Sutton (completed)
- Current plan by builder doesn't address future needs (using outdated information)
  - The current plan would cause longer travel times for afternoons and Saturdays
- Recommendations
  - Eastbound Jermantown use innovative intersections - Rosehaven to access Chainbridge Rd
  - Westbound Jermantown continues to use Jermantown / Chainbridge to access southbound Chainbridge Rd
  - Reduce retail to size of Hunter Mill Plaza if can't reduce traffic issues

- Make Rosehaven one-way at Roseforest and create ramp to southbound Chainbridge Rd
- Concerns
  - Delivery trucks going from AT&T to Jermantown westbound to continue on to Chainbridge Rd

## **New Business**

Peggy Kelly is a Community Ambassador representative for Fairfax County. She shared some information that may be helpful to many Fairfax County residents. The County has many services for adults over 50. Each month, she will provide a few links to include in the minutes of the EWCA meeting (see below in the reminders section of the minutes).

## **Question and Answers**

Question (Afua Oguah): Who pays for the snowplowing in our neighborhood? Can we communicate with them to let them know they did a bad job?

Answer: Virginia Department of Transportation (VDOT). The streets in our neighborhood are public roads. We can communicate with them. You can also reach out to our state representatives.

Question (Andrew Madjeska): Can we ask other HOA to shovel and clear sidewalks near our neighborhood?

Answer: VDOT is responsible for sidewalks and for all plowing. Drew can reach out to VDOT address the issue.

Question (Peggy Kelly): How does HOA information get to those renting in our neighborhood?

Answer: Some of them are already on the HOA distribution list. We also collect their information at the Happy Hours and annual picnic. There is no obligation for the homeowners to pass on the information to the renters. It is a hard problem. About 20% of the homes are renters.

Question (Desmond Ling): Has the traffic improved on Brightlea and Crossbow?

Answer: No change or possibly a slight improvement since 2020. We have had meetings with Providence Supervisor and Fairfax County Department of Transportation. There is not much they can do since it is all public roads. If we can get change a law that would allow new signs, then we can have some influence.

Meeting was adjourned at 8:20pm EST.

The next meeting: The next EWCA HOA meeting is scheduled for Wednesday, 18 March 2026 at 9916 Oleander Ave, Vienna, VA 22181. It will start at 9:00pm EDT.

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## **Reminders, Announcements, and Miscellaneous Information**

### **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 weekdays. 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>

Since the weather is not ideal for outdoor exercises try this link: SAIL (Stay Active Independent Living) <https://youtu.be/CiGHqr6YW98?si=pFqPFZKkzV3sGVQL>

50+ Fairfax County Facebook: [Fairfax County 50+](#)

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.

### **Parking**

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

### **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/publicworks/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> You can place a maintenance request online. Click the associated tab at the top of the main page labeled, “to report a road problem.”

### **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.gov> or call 1-800-FOR-ROAD. Once reported, VDOT typically repairs the pothole within 72 hours.

### **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.

### **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, Architectural Review Committee (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 Vice President 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.

### **Home Sale and Homeowner Association Document Acquisition**

Here are 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.

**Contact info for the EWCA Board Members:**

Frank Sheridan, President: [fsheridan@verizon.net](mailto:fsheridan@verizon.net)  
Jonathan Welly, Vice President: [welly8@gmail.com](mailto:welly8@gmail.com)  
Matt Pang, Treasurer: [mlpang1@gmail.com](mailto:mlpang1@gmail.com)  
David Young, Secretary: [DavidYoung12@gmail.com](mailto:DavidYoung12@gmail.com)  
EWCA: [ewcahoa@gmail.com](mailto:ewcahoa@gmail.com)

**Contact information for the Architecture Review Board:**

Chris Le, ARC Chair: [edgeleawoodsarc@gmail.com](mailto: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/>

**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 of 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.