

Minutes for the Edgelea Woods Community Association (EWCA) Meeting on 21 January 2026

Members in attendance: Frank Sheridan, Tom Kennedy, Claudia DeCicco, Jonathan Welly, Matt Pang, David Young

The meeting began at 9:02 pm.

Thank you to Claudia DeCicco for serving as the EWCA Treasurer for the last 12 years. She is turning over her responsibilities to Matt Pang.

The EWCA annual budget was approved at the last EWCA meeting that occurred on 30 December 2025.

The annual EWCA meeting is scheduled for 11 February 2026 at Oakton High School in the Multipurpose Room / Lecture Hall, Room 2240/2242. If any EWCA member cannot attend the annual meeting, please send in a signed Proxy Statement to give your proxy to another member of the community to vote on your behalf. A quorum of at least 10% of the homeowners must be in attendance (in-person or by proxy), which equates to at least 12 families.

Frank plans to create an agenda for the annual EWCA meeting. The agenda will include the 2026 election for EWCA Members of the Board and potential projects.

Potential projects:

- Annual picnic
- Clean up
- EWCA document review - A legal review to ensure EWCA governing documents are legal. The last review occurred about 20 years ago.
- Repair / replace Edgelea Wood signs - The signs were installed by an Eagle Scout about 30 years ago and are nearing the end of their life.
- Replace bridge near the homes next to Oakton High School - An Eagle Scout is willing to replace the bridge. The EWCA and the Townhomes the bridge connects to are willing to fund the materials.
- Remove invasive species from the wooded common area - An Eagle Scout is willing to organize a group of scouts to kill the invasive species plant life in the wooded common area. The EWCA is willing to fund the materials.

There was a discussion on the future of the records that EWCA maintains as the EWCA Board is transitioning. There are a ton of physical records as well as digital records.

The consensus is that new records will be maintained as digital records, but a review of and discussion about the physical records must occur to determine the path forward, such as any statutory requirements.

There was a discussion on transitioning email communication to a common EWCA email and locating files to its cloud storage.

Claudia provided Matt reminders of upcoming bills that he will need to pay.

Frank checks the EWCA P.O. Box monthly or as needed.

The EWCA has had a lawyer on retainer for the last 30 years. The cost is \$100 per year and provides 1 hour of legal counsel if necessary.

A house in our neighborhood is going on sale soon.

The meeting adjourned at 9:56pm.

The next meeting: The annual EWCA meeting is scheduled for Wednesday, 11 February 2026 at Oakton High School in the Multipurpose Room / Lecture Hall, Room 2240/2242.

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>

Peggy Kelly has kindly offered her assistance as well to answer questions. She can be reached at mmik418@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
Tom Kennedy, Vice President: Tkennedy26@cox.net
Claudia DeCicco Treasurer: wadecicco@aol.com
Chris Lee, ARC Chair: edgeleawoodsarc@gmail.com
Page McKinstry, Secretary 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/>

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.