

Centre Ridge Regent
Board of Trustee Minutes
14275 Uniform Drive
September 11, 2019

Present: Todd Edwards, Michael Adere, Kishore Raheja, Cookie Sewell,
Suzanne Kunz Thompson, and Mary Lynn Sallette, Community Manager.

Absent: Elizabeth Miller, Melvin Hardy, and Tony De Gennaro.

Guests: Afework Teklearegoy, Allison Fernandez, Fernando Fernandez.

Quorum: Quorum was achieved.

I. Call to Order

Todd Edwards called the meeting to order at 7:10 p.m.

II. President's Report

III. Minutes

The minutes of the previous meeting were reviewed.

Motion: Michael Adere made a motion to approve the minutes, seconded by Suzanne Thompson. The motion carried. Cookie Sewell and Kishore Raheja abstained from voting.

IV. Open Forum

V. Committee Reports

A. ARB

The agenda and application list were included for review.

B. Open Space

Trees are continuing to die throughout the community.

C. Pool and Rec Committee

The pool closed on September 2.

VI. Old Business

None.

VII. New Business

A. Criterion proposal for pool furniture

The Board reviewed a proposal to re-strap some of the pool furniture.

Motion: Michael Adere made a motion to approve the Criterion proposal for to re-strap the pool furniture for \$2860.24 to be paid from the Capital Reserve fund. Cookie Sewell seconded the motion that carried unanimously.

B. Property Maintenance and violation hearings:

6410 Brass Button Court

Motion: Michael Adere made a motion to give the owner 45 days to correct any property maintenance violations. If the violations are not corrected at that time, a penalty of \$10.00 per day will be assessed up to \$900.00 and legal action may be taken to correct the violations. Kishore Raheja seconded the motion that carried unanimously.

6405 Brass Button Court

Motion: Michael Adere made a motion to give the owner 45 days to correct any property maintenance violations. If the violations are not corrected at that time, a penalty of \$10.00 per day will be assessed up to \$900.00 and legal action may be taken to correct the violations. Kishore Raheja seconded the motion that carried unanimously.

6226 Battalion Street

Motion: Michael Adere made a motion to give the owner 45 days to correct any property maintenance violations. If the violations are not corrected at that time, a penalty of \$10.00 per day will be assessed up to \$900.00 and legal action may be taken to correct the violations. Kishore Raheja seconded the motion that carried unanimously.

6250 Clay Pipe Court

Motion: Michael Adere made a motion to give the owner 45 days to correct any property maintenance violations. If the violations are not corrected at that time, a penalty of \$10.00 per day will be assessed up to \$900.00 and legal action may be taken to correct the violations. Kishore Raheja seconded the motion that carried unanimously.

14384 Silo Valley View

Motion: Michael Adere made a motion to give the owner 45 days to correct any property maintenance violations. If the violations are not corrected at that time, a penalty of \$10.00 per day will be assessed up to \$900.00 and legal action may be

taken to correct the violations. Kishore Raheja seconded the motion that carried unanimously.

14546 Picket Oaks Rd

Motion: Michael Adere made a motion to give the owner 14 days to correct any property maintenance violations. If the violations are not corrected at that time, a penalty of \$10.00 per day will be assessed up to \$900.00 and legal action may be taken to correct the violations. Cookie Sewell seconded the motion that carried unanimously.

6522 Sharps Drive

The Board of Trustees discussed allowing pets, specifically cats to roam free, which is a violation of the covenants with Allison and Fernando Fernandez.

The Board of Trustees referred this to the attorney for action at this time.

C. Fairfax County land transfer request

Members reviewed a request from Fairfax County to acquire a right of way to the dry pond off Muster Ct.

Motion: Michael Adere made a motion to approve the Fairfax County request to acquire land for a right of way to the pond off Muster Ct. Kishore Raheja seconded the motion that carried unanimously

D. Tennis court additions

Mary Lynn Sallette said a new net and lock had to be installed at the tennis court off New Braddock Rd.

Motion: Michael Adere made a motion to approve the new net and lock for \$986.00. Suzanne Kunz Thompson seconded the motion that carried unanimously.

VIII. Management Report

A. Income and Expense

The July financial reports were approved.

B. Delinquencies

IX. Community Update

X. Todd Edwards adjourned the meeting at 8:20 p.m.