

CAROLINE OAKS NEWSLETTER
JANUARY 2019

HAPPY NEW YEAR to everyone and hope you are rested and well for this year ahead.

WELCOME...

...to our new residents and a big "thank you" for tending to some neglected properties. Your work is also welcome and much appreciated.

APPRECIATION

Speaking of appreciation, in the past 1-2 months we received a realtor's update of properties sold in the area. Caroline Oaks ranged from \$400,000 to \$525,000. Curb appeal and the local community play a large part in anyone's purchase. Let's continue to be mindful of our properties' appearance, our community property, and parking respectfully. We do live in a great location for roads, schools, and shopping but still a uniquely secluded and quiet neighborhood. And we are worth it!

DEAD TREE REMOVAL

This year it is expected about 4 Pin oak trees on the William Kirk Lane side will need to be removed. The Board will wait until Spring to see if any of them are making a come-back before approving their removal.

LIGHTING POST

The half fallen over light post on Peter Roy Court is still under evaluation. We are currently waiting for an electrical contractor to get back to us with a price. Undoubtedly the holidays played a part in this delay. There will be follow up about it this week as we all would like this resolved as quickly as possible.

RATS

The Board is pursuing the plan to obtain a pest control contract to cover the community grounds. We will be voting on this at the Board meeting later this month.

CHRISTMAS TREE AND TRASH PICKUPS

The last Christmas tree pick up will be this Wednesday January 9th. Please be sure to have all ornaments and tinsel off the tree. No bags for the trees please. Our trash pick up resumes it's normal schedule this Thursday January 10th.

ELECTION RESULTS

The Annual Board and Community Meeting occurred November 14th. Our current Board members were re- elected to the Board. Thanks to Len, Jim, Dharm and Jennifer for continuing to contribute their time and efforts for the community. The Board seats will be decided at the January Board meeting. Our current Board members, their current seats and their new terms (thru year posted) are:

President - Vernon - 2020
VP - Dharm - 2021
Secy/Treas - Len - 2021
Architectural - Jim - 2019
Ellen - at large - 2019
Jennifer - at large - 2019
Elizabeth - at large - 2020

MINUTES

Please see below for the Annual Meeting and the Community minutes.

For any interested parties, the next Board meeting is January 23rd at 7 PM in the Pohick Library conference room.

Caroline Oaks Homeowners Association Board of Directors' Meeting 14 November 2018

Call to Order

Quorum achieved with the participation of Board Members, Vern S., Jim H., Jennifer C., Elizabeth H, Dharm T. and Len G.

Minutes of the 16 August 2018 Board meeting were approved.

Finances

Cardinal Management representative, Katie Phillips, discussed budgetary and financial matters. Budget analysis for 2019 dictates a dues increase of \$10 to \$265/lot/quarter. A notice to homeowners will be sent in early December advising them to avoid late payment fee by adjusting existing pre-authorized bank payments from \$255 to \$265. Ms. Phillips indicated that online payment is also available at the Cardinal Management website (google "cardinal management payment"). The Board approved the 2019 Budget.

Old Business

Street lighting: A nonfunctioning street lamp on William Kirk Lane was replaced with a solar lamp. Repair of the street lamp would have cost approximately \$7,000. Solar replacement was far more cost effective than engaging in trenching, rewiring and conduit installation.

Recently removed dead oaks around Peter Roy Ct were replaced with three new tree plantings.

New Business

Declining or Dead Oak Trees: money was allocated in the 2019 budget for tree removal next spring or summer.

Street lighting: a light stanchion on Peter Roy Ct remains tilted despite some repair efforts. Quotes to secure the stanchion in a concrete base are being sought.

Staggering of Board terms. Several Board members' terms concurrently end this year. The problem will be rectified by at the January Board meeting by staggering the terms for newly (re)appointed members.

Rodent problems have been reported to the Board. Dharm T. secured a quote for baiting the community; it was quite expensive. Elizabeth H. secured a quote from Pest Now. That quote in the first year: \$4,185 which provides for an initial one-time charge of \$2,325 (installation of 100 bait stations) plus an ongoing monthly fee of \$155. The Board voted in favor of pursuing this option.

**Caroline Oaks Homeowners
Association General Meeting
14 November 2018, 8:00 p.m.**

Minutes

Welcoming and opening remarks were given by President, Vernon S.

Vernon introduced the following Board members in attendance: Jim H., Dharm T., Len G., Elizabeth H. and Jen C.

A quorum was achieved with the attendance of 8 homeowners as well as 16 proxies held by The Board (Note: There are 106 units in Caroline Oaks).

Approval of 2017 Annual Meeting Minutes — Motion made and seconded to accept the Minutes from the 2017 General Meeting. Motion passed.

Nominating Committee: Elizabeth H. and Len G. were nominated and selected.

Election of Officers — By acclamation all existing Board members were approved for continued service. Terms of office will be decided at the January Board Meeting.

Financial Reports — Katie Phillips of Cardinal Management Group provided an update on the financials (October's and previous year). Questions were fielded and answered concerning the Reserve Fund and handling of delinquent HOA dues.

President's Comments:

Landscaping and Trees: The Board President indicated continuing problem of declining and dying oak trees. We removed several this year and are facing the prospect of removing several more at considerable expense in the forthcoming year.

Dues Increase: Based on the 2019 budget analysis the Board voted a dues increase of \$10/quarter/unit to \$265 starting in Q1, 2018. An implementation letter will be sent to every homeowner in early December 2018.

Street Lighting: As halide lights burn out they are being replaced with energy efficient LED lights. A solar replacement was installed on one light pole on William Kirk Lane since traditional repair was deemed too expensive. Leaning light post on Peter Roy Court will set in concrete pending receipt and approval of quotes.

Trail Transfer: Early this year we completed transfer of ownership to Fairfax County of the trail paralleling Old Keene Mill Road. This relieves the community of associated maintenance costs and therefore has a beneficial effect on the HOA's Reserve Fund. Shortly after taking ownership the County repaired/replaced a culvert running under the path. Other improvements are expected in next year.

Committee Reports

Architectural Control: Jim H. discussed general findings of this year's walk thru inspection. He stated that individual letters were mailed this past July to several homeowners indicating (as appropriate) noncompliance or items requiring repair or maintenance.

Grounds —Len G. spoke to the activities of our landscaping contractor, Shenandoah Landscaping Services. He also mentioned:

--the increased costs we're experiencing regarding tree maintenance and removal
--first of two leaf removals occurred is to occur the week of 12 Nov with the remaining one being conducted sometime in Dec. Specific date will be advertised once known.

Motion was made and seconded to adjourn the meeting. Meeting was adjourned at 10 p.m.

