Dranesville Estates
Annual Meeting
November 5, 2025, Herndon Library at 7 PM

At 6:30 PM, before the annual meeting, there were two presentations, Captain Jonathan Weeks and Officer Derek Brown from the Reston Police and Dranesville Supervisor Biermann and Jenny Phipps.

a. Captain Jonathan Weeks presented a graph from the speed camera located on Dranesville Road. He showed the average speed over a few days. The traffic camera indicated that most drivers drove below the posted speed limit. Several homeowners asked by the noise from vehicle that sounded like they were speeding at late or early AM times.
b. Captain Weeks also discussed crime in the local area and that Fairfax County is the one of the safest communities in the United States.
c. Dranesville Supervisor Biermann discussed a revitalized program called Road Shark. Road Shark 2025 will aim to make an even greater impact by combining high-visibility enforcement, community engagement, and data-informed strategies to create safer roadways for everyone. One part of the Road Shark will address vehicle exhaust noise control. This program still needs to be approved by government officials.

Dranesville Supervisor Biermann also presented two graphs to address how homeowners' taxes are being spent on different projects throughout Fairfax County.

Supervisor Bierman also addressed the question of the rising Fairfax 'Tipping Fees' related to the county landfill. He noted that the tipping fee is only a small percentage of the trash companies costs yet they use that increase each year to raise rates on their customers. Supervisor Bierman also discussed the pushback that the county received from the trash companies regarding the County's proposal for a Sanitary Trash District. Supervisor Bierman believes that this would help keep trash costs down for communities. The trash companies argue that this would eliminate the free market of available trash carriers, and cause trash costs to rise.

Annual Meeting

A. Call to order at 7:30 PM. A quorum was present with the following: 23 homes represented in person homeowners and 44 homes represented by proxy. Dranesville Estate HOA Board President Bill Bisbee introduced the board members present at the annual meeting. The 2024 Annual Meeting minutes were approved by the homeowners present at the meeting – 23 Yes/0 Nay

B. 2025 Year in Review & Upcoming projects and goals

    a. 2025 Year in Review

        i. Board has met every other month – Reston or Herndon Library
        ii. Audit of 2024 books – recently completed
        iii. Community-wide property inspections were performed
        iv. Improvements to the FAQ page of the website were made
        v. Updated the ARB committee charter

vi. Improvements were made to the landscaping at the entrance sign at Dranesville Road
vii. Interfaced with Supervisor Bierman and the Reston Police station regarding traffic concerns
viii. Continued efforts to effectively communicate with the community via email and website

b. Upcoming projects and goals

i. Audit of 2025 Books
ii. Community-wide inspections (during 2026 Springtime)
iii. Continued communication via email and website
iv. Evaluate budget impacts due to previous and projected trash cost increases

C. 2026 budget

a. The Dranesville Estate Board explained to the homeowners that there is a significant shortfall associated with the present and future budget primarily related to the increasing trash costs. For example, increased dumping/tipping fees from Fairfax County are passed along by Bates Trucking to Dranesville Estate homeowners. Several options are being looked at to address trash costs:
    i. Going to one trash pickup per week
    ii. Cancelling trash pickup totally and letting each homeowner establish their own contract with individual trash companies. It was noted that the HOA would likely have more leverage in getting better 'group' pricing versus individuals. It was also noted that this would likely result in daily trash/recycling trucks in the community from the various providers.
    iii. There is an option for the community to switch to Fairfax County pick up. Currently the county charges $600/year, which is higher than the association's current annual assessment.
b. Dranesville Estates HOA Board is only able to raise the annual assessment by 5%. In order to balance the budget, a larger increase of the maximum annual assessment may be necessary via vote of the community.
c. Further discussion and research will be conducted by the board. The current Bates contract expires in December of 2026. The next contract will also be up for negotiation in 2026.

D. Homeowner Open Forum – The discussion primarily focused on the trash cost issue. The question of whether owners would prefer once week pick up versus an increase in the annual assessment was asked. By a general show of hands, the preference was split by about 50/50 for each option.

E. Call for volunteers – Rebecca Morse volunteered to join the ARB. There were no volunteers from the floor to join the HOA board of directors.

F. Adjournment – 8:30 PM