

Dranesville Estates
Board Meeting
September 16, 2025 at 7:00pm @ Herndon Library

- A. Call to order at 7:02 PM - A quorum was present with the following directors in attendance: Bill Bisbee, Mimi Kramer-Roberts, Jim Briden, Carvin DiGiovanni, Susan Garza, Vic Simonis and Brian Myer. Lisa Cornaire from Spectrum Property Management attended. The meeting was held at the Herndon Library.
- B. Approval of prior meeting minutes from 15 July 2025. Lisa will post to Dranesville Estate HOA website - 7 Yes/0 Nay
- C. Homeowner Open Forum (limit 10 min) No homeowners attended
- D. ARB Report
 - 1. 12319 Exbury Street – Concrete drive – Approved on the condition that it is dyed black
 - 2. 12311 Cliveden Street – Roof – Approved
 - 3. 1324 Stourhead – Stone walkway expansion and raised garden beds – Approved
 - 4. 1318 Cassia Street – Garage Door Replacement – Approved
- E. Old Business
 - 1. Transfer of \$400 from Reserve account to Operating account for the sign improvement project – Approved 7 Yes/0 Nay
- F. New Business
 - 1. 2026 Landscape Contract – Continue with present landscape contract from Lawn Tech - Approved 7 Yes/0 Nay
 - 2. 2026 Pet Waste Contract – Continue with present pet waste contract – Approved 7 Yes/0 Nay
 - 3. 2025 Audit & Tax Proposals – Reviewed several proposals and selected Daily, Haman & Associates after verification of references – Approved 7 Yes/0 Nay
 - 4. 2026 Budget – The board discussed several challenges and options with creating a balanced budget.
 - i. Fairfax County has raised dumping fees 13% in 2025 where these costs have been passed along to the community by the trash services provider, Bates Trucking. These increased costs passed along by Bates Trucking were in addition to the 4% annual increase written in the contract.
 - ii. The board discussed the option of moving to a single day a week for trash pickup to lower the overall trash services cost.
 - iii. Prior discussions with Bates Trucking indicated if Dranesville Estates transfers trash pickup responsibility to individual homeowners the average cost would be approximately \$650 per home, per year which would be much higher than the current Dranesville Estate annual assessment.

- iv. The HOA governing documents allow the board to raise the annual assessment by no more than 5%. A preliminary estimate indicated the annual assessment may need to increase by approximately 18% to offset previous and near-term increases in services costs and achieve a balanced budget. If an increase in the annual assessment of more than 5% were needed, Dranesville Estates may need 2/3 approval of homeowners via a community vote. The board will seek guidance from the HOA attorney on this community voting process.
 - v. The board will discuss the issue of the trash costs and obtain feedback at the upcoming annual meeting.
5. Annual Meeting Planning
- i. Review agenda for year in review – reviewed and approved 7 Yes/0 Nay
 - ii. Invite Police – Mimi will coordinate with local police and Supervisor Bierman to invite for a meeting at 6:30 PM prior to commencement of the annual meeting at 7 PM.
 - iii. Review the mailing letter and proxy – reviewed and approved 7 Yes/0 Nay

G. Adjournment 8:29 PM

Next meeting – Info Session with Supervisor Bierman and Major Oluwa @ 6:30 PM & Annual meeting, **5 November 2025 @ 7 PM, Herndon Library**