

Dranesville Estates Board
Meeting Minutes
02/15/2022 – 7:00pm at the Reston Regional Library

Note: Action Items highlighted

A. Call to order

- a. Quorum: A quorum was present with the following directors in attendance: Anne O’Flaherty Pharr, Rikki Gardonio, Mimi Kramer-Roberts, Jim Briden, Aaron Banikotes and Bill Bisbee. Lisa Cornaire and Marlene Medvick (via Zoom) from Spectrum Property Management were also in attendance. The meeting was held at the Reston Regional Library
- b. Call to Order at 7:05 PM

B. Approval of prior meeting minutes- December 2021

- a. 6 yea/0 nay: Approved

C. Homeowner Open Forum (limit 10 min)

- a. No Attendees

D. Old Business

- a. Easement Drainage
 - i. Anne provided map
 - ii. Storm water impacting a Homeowner’s yard/shed during heavy rains
 - iii. Unclear who has responsibility between Fairfax County Water Authority (FCWA) and the Homeowner’s Association (HOA)
 - iv. Lisa will make one more attempt to contact FCWA
 - v. If FCWA does not take responsibility HOA will consider asking for quotes for repair
- b. HOA Property
 - i. HOA is interested in documenting HOA common area
 - ii. Mimi has contacted county and requested documentation of HOA property
 - iii. There is an estimate for staking pipeline area – approx. \$6000
 - iv. Board discussed whether Architectural Review Board (ARB) Guidelines should be updated to remove rule allowing fences to be replaced with like fences. No decision made at this time.
 - v. Fairfax county produces pictures every other year of property
 - vi. Determine whether common area has property line stakes
 - vii. Lisa - Add documentation to lot file for lots with HOA land bordering property
 - viii. All - Board to consider obtaining/creating map of HOA land
- c. HOA Trees
 - i. Identify HOA property trees
- d. HOA Land Owned Behind Cliveden
 - i. HOA will likely have to pay to have trees removed if Homeowner believes there is a risk to Homeowner’s property
 - ii. Should HOA donate to county?
 - iii. Add review of HOA trees to Spring walkthrough
 - iv. General agreement to not take any action on land at this time
- e. Entrance Sign
 - i. Rikki - Announce Entrance Sign contest on HOA website with 04/30/deadline
 - ii. The entrance sign is located on Fairfax County parkland
- f. Welcome Package
 - i. General agreement that the HOA website will replace the Welcome Package
- g. Website
 - i. Rikki – Official Launch of website
 - ii. Rikki will email homeowners with website address
 - iii. Lisa – Add website address to resale disclosure packet
- h. The CD has been liquidated and funds transferred
- i. Re-Seal Pavement
 - i. Next meeting

- ii. A Quote has been approved previously

E. New Business

- a. Meeting Place (Reston or Herndon Library)
 - i. Next meeting in Reston Library
 - ii. Will try to continue at Reston Library but can only reserve one month in advance
- b. Taxes 2021
 - i. Board needs to confirm choice of firm
 - ii. Lisa recommends – Joan Clark \$350-\$400
 - iii. Julie Gibbons – Gibbons & Gibbons did 2020 taxes
 - iv. Vote – for Gibbons & Gibbons
 - 1. 6 yea/0 nay: Approved
- c. DoodyCalls Contract
 - i. Vote to continue service
 - 1. 6 yea/0 nay: Approved
 - 2. Approx. \$26/wk
- d. Lawn Tech Easement Contract
 - i. Renewal with no increase
 - ii. Vote to continue service
 - 1. 6 yea/0 nay: Approved
- e. Safety/Police
 - i. Lisa- Ask Police liaison to attend community meeting in Apr on weekend
 - ii. Board will announce event to homeowners via website
 - iii. Topics
 - 1. Who to call for what?
- f. Mis-matched Siding
 - i. Homeowner wants to replace siding but only front of the house
 - ii. ARB has reviewed with Homeowner and we are waiting for the homeowner to send in details of their proposed repairs

F. Management Report

- a. CD matured and went into account
- b. Reminder letters and late fee letters have been sent
- c. Board is willing to waive late fees due to payment problems
- d. 2020 audit is wrapping up

G. Closed Session

the Board entered Closed Session at 9:02

- a. Fence Issue
 - i. Previous homeowner moved the fence 20 ft into HOA property
 - ii. Discovered when neighbor wanted to do the same
 - iii. Rikki – Send second letter to Homeowner
 - iv. Rikki – Add informational concerning Fence to website
 - v. Board discussed whether ARB application for fence requests should require Plats to be submitted with request. No decision at this time.

H. Open Session

- a. Reserve study
 - i. Quotes
 - 1. Mason & Mason - \$2000
 - 2. PM Plus
 - ii. Delay decision until Spring walkthrough at a minimum
- b. Next Meeting – Mar 15 – Reston Library

Meeting Adjourned 9:20 PM