

Minutes  
 12 February 2026  
 Foxvale Farm Homeowners' Association (FFHA)  
 HOA Board Meeting

HOA Board Members Present?					
Laszlo Zsidai, President	Y	Linda Koppier, Secretary	Y	Regina McPhie	Y
Brian Kainec, Vice President	Y	Josh Powers, Common Area	Y	Michael Porzio	Y
David Whelan, Treasurer	Y	Erik Bowman, Web Site	Y	Tom Hixon	Y
Architecture Control Committee (ACC) Members in Attendance					
David Clark					
Guests					
None present					

Agenda:

- Architectural Control Committee (ACC) Report
- Approve January 2026 Minutes
- Treasurer's Report
- Common Area Report
- Action Item Review
- Other Topics

Discussion:

- The meeting was called to order at 7:05 pm.
- The January 2026 HOA Board meeting minutes were approved by vote.
- Architectural Control Committee (ACC) Report
  - The ACC has no pending actions.
  - Violations
    - 10716 Wynkoop Dr. Guideline Violation –The shed is still there and in disrepair. Mr. Hixon made the changes to the draft letter discussed in the January meeting. Another change to be made will specify that the shed be removed by 1 April 2026.
    - Non-compliant fences along Georgetown Pike: 10716 Wynkoop Dr., 10718 Wynkoop Dr. and 891 Van Dusen Ct. – action items 2025-19 and 2025-20
      1. Mr. Zsidai contacted the HOA's lawyer (action item 2025-20) to address questions posed by the ACC about these violations. The lawyer advised that any deviations made to the ACC guidelines must be made based on consistent guidelines.
      2. 10716 Wynkoop Dr. – In the draft letter discussed above, Mr. Hixon also included a paragraph stating that their fence along Georgetown Pike may soon be in disrepair and need to be replaced. That replacement must be approved by the ACC.
      3. 10718 Wynkoop Dr. – Mr. Hixon drafted a letter for this address stating that the Real Estate Disclosure Package the homeowners received when the house was purchased disclosed that the fence was in violation of ACC Guidelines. A copy of that disclosure package is included in the draft.

4. 891 Van Dusen Ct. - It was noted that this homeowner has not provided evidence that the fence is currently on VDOT property and that VDOT had given permission for the fence to be on its property as claimed.
- Applications for Improvements
    - 906 McMillen Ct. – Approved new color for siding that is similar to the approved Williamsburg palette.
    - 1017 Riva Ridge Dr. – Approved application to replace roof shingles, siding and shutters.
    - 938 Riva Ridge Dr. – Approved new walkways with low retaining wall and lattice wall to screen trash containers on the side of the garage.
  - On-site Inspections for Real Estate Disclosure Packets
    - No inspections requested since last HOA Board meeting.
  - ACC Records Keeping – No update.
  - Architectural Guidelines – no changes.
- Treasurer’s Report
    - Report dated as of 1/31/2026.
    - The total cash balance of the checking and saving accounts is \$131,489.
    - Reserve amount is \$56,223.
    - Available operating cash balance is \$75,266 (total cash balance less Reserve amount).
    - There are 43 homeowners who have not paid their 2026 dues. Mr. Bowman will send an email to homeowners with email addresses and Mr. Zsidai will send hardcopies to homeowners without emails. There will be no late fees levied if payments are made soon.
    - A motion was made to move \$50,000 from the Truist checking account to the Live Oaks account, the motion was seconded and then unanimously approved.
  - Records Keeping –
    - This discussion will continue based on the results of action item 2026-01.
  - Website issues:
    - Reported via emails prior to the meeting:
      - Two domains, foxvalefarm.com and foxvalefarm.org, are back in our ownership and are now successfully forwarding to our new website.
      - Updated the architectural guidelines on the site using the new document provided by David, which now includes the approved color palette.
      - Currently working on an events section for the website o automatically push events from our Gmail account directly to the site.
      - Fixed post payment section to reflect our new website URL.
  - Common Area Maintenance
    - Fairfax County did an inspection of the pond and its drainage area. The pond and its drainage are fine. The county found that some deterioration in the outtake piping and requires a plan from the HOA to fix it and remove some trees and shrubs from the earthen dam. Mr. Powers reported that he contacted the tree contractor to look into the area however the snow storm has delayed putting together a plan.
    - Mr. Hixon reported that there is erosion beyond the pond that the county needs to address.
    - 28 March 2026 will be the Spring Clean-up Day (weekend before Easter). The pond area will be on the list to be addressed.
  - Encroachment of 1008 Springvale Rd. property onto Foxvale HOA common area (action item 2024-2)

- The lawyer drafted a letter to the property owners demanding they remove their fence from the HOA's land as they agreed in writing in October 2020. The HOA Board discussed the draft and changes for the lawyer to make.
- The HOA Board discussed whether it should take a position regarding a casino location in Fairfax County. The board decided that it should only take positions on issues that directly affect the HOA. However, the community can be informed of the issue via the Foxy Gazette.
- Mr. Kainec is working on the next edition of the Foxy Gazette.
- County Unified Trash Collection
  - Mr. Hixon attended the forum on 3 February 2026 regarding trash pickup throughout the county. In general, there was not a lot of support for a unified trash collection.
  - A number of HOAs already provide trash collection as part of their dues including the Reston Association.
  - The county is revising its plans.
  - The motion was made to survey HOA members to gauge their support for a unified trash collection, the motion was seconded and passed unanimously. The Foxy Gazette will include an article about the survey and how to participate.
- The motion to adjourn was unanimously accepted and the meeting was adjourned at 8:15 PM. The next scheduled meeting of the HOA Board is Thursday, 12 March 2026, at the Great Falls library.

**Current Action Items**

#	Created / Closed	Action
2023-7	9/12/2023 Closed: 2/12/2026	<p>Investigate approaches for getting drivers to observe the speed limit in the neighborhood and to fully stop at the Riva Ridge Dr. and Wynkoop Drive stop sign.</p> <p><u>Assigned</u>: Mr. Brian Kainec</p> <p><u>10/10/2023</u>: Mr. Kainec has looked at the stop sign area and identified an appropriate place to paint a stop bar. He is familiar with the requirements for the stop bar. By the November 2023 HOA Board meeting, the stop bar will be painted.</p> <p><u>1/9/2024</u>: Mr. Kainec is waiting for good weather (temperature &gt; 50 degrees) to paint the stop bar. Next status for this action item will be in the March 2024 HOA Board meeting.</p> <p><u>3/12/2024</u>: The weather is getting warm enough to paint the stop bar soon.</p> <p><u>5/14/2024</u>: Picking out a good Saturday with dry and warm weather.</p> <p><u>10/8/2024</u>: Further discussion by HOA Board needed. Options discussed include redesign of the intersection (“square it off”), painted crosswalk (needs to be done by VDOT), speed hump and/or requesting more support from Fairfax County police.</p> <p><u>3/13/2025</u>: Mr. Zsidai will contact the project manager who upgraded the sidewalk entrance for disability access to see if there will also be a crosswalk painted there.</p> <p><u>5/8/2025</u>: Mr. Zsidai will contact VDOT about installing a painted crosswalk at the corner of Wynkoop Dr. and Riva Ridge Dr (where the disability access was recently installed) as part of the repaving scheduled for May 2025.</p> <p><u>10/16/2025</u>: Mr. Zsidai spoke with the project manager who did the latest updates to that corner about putting the wide white stop strip before the crosswalk.</p> <p><u>2/12/2026</u>: Mr. Zsidai reported (via email prior to the meeting) that the VDOT project manager responded. The engineer stated the location where we would need to put the stop bar (white line before the pedestrian crossing) is too far back for good line of sight. Mr. Zsidai disagreed sent them an email to request that they reconsider. At this point, this item is closed as rejected by VDOT. If they get back to us, we can re-open (or create a new action) to track it being completed.</p>

#	Created / Closed	Action
2024-2	1/9/2024	<p>Obtain status regarding the encroachment of 1008 Springvale Rd. property onto Foxvale HOA common area. Report on the status at each HOA Board meeting until resolved.</p> <p><u>Assigned:</u> Mr. Laszlo Zsidai</p> <p><u>1/9/2024:</u> Mr. Zsidai will follow-up with the Fairfax County representative.</p> <p><u>2/13/2024:</u> No change.</p> <p><u>3/12/2024:</u> Fairfax County approved the homeowner’s plan to repair the RPA. The county is not involved with removal of the fence and the basketball court from the HOA’s land. It is planned that those will be removed when the RPA is repaired.</p> <p><u>4/9/2024:</u> Mr. Zsidai has been unable to contact the homeowner multiple times. Other board members attest that there has been no work done on the property. He will continue to try to contact the homeowner to get status.</p> <p><u>5/14/2024:</u> Mr. Zsidai reported via email that the basketball court has been removed but the fence has not. It was recommended that a notarized letter be sent to the homeowner.</p> <p><u>10/8/2024:</u> Mr. Zsidai will check if the fence has been removed.</p> <p><u>11/14/2024:</u> The fence has not been removed.</p> <p><u>1/9/2025:</u> Mr. Zsidai will contact the owner about removing the fence.</p> <p><u>3/13/2025:</u> Same action.</p> <p><u>4/10/2025:</u> Post meeting note: the fence is still in place.</p> <p><u>5/8/2025:</u> Mr. Zsidai sent the homeowner an email and delivered a hardcopy 8 May 2025 to the house stating that the fence is still on FFHA property.</p> <p><u>6/18/2025:</u> Mr. Zsidai will ask the lawyer about putting a lien on that property regarding removal of the fence.</p> <p><u>7/10/2025:</u> Mr. Zsidai reported the results of that conversation. He will engage the lawyer to send a letter to the homeowner for that homeowner to remove the fence as agreed to in the letter they signed in October 2020 and require that the removal occur within a prescribed time period.</p> <p><u>10/16/2025:</u> Mr. Zsidai contacted the lawyer and is waiting for a response.</p> <p><u>2/12/2026:</u> The lawyer drafted a letter to the property owners demanding they remove their fence from the HOA’s land as they agreed in writing in October 2020. The HOA Board discussed the draft and changes for the lawyer to make.</p>
2025-06	5/8/2025	<p>Inform the homeowner at 1009 Riva Ridge Dr. that they have been seen dumping yard waste in the common area and that they are responsible for removing the dumped waste and, if they do not, the HOA will have the HOA landscaper clean it up and bill the homeowner.</p> <p><u>Assigned:</u> Mr. Laszlo Zsidai</p>
2025-07	5/8/2025	<p>Install the NVBA Wildlife Sanctuary Certification signs.</p> <p><u>Assigned:</u> Mr. Brian Kainec</p> <p><u>9/18/2025:</u> Ms. Koppier to provide Mr. Kainec recommendations for posting signs.</p> <p><u>10/16/2025:</u> Ms. Koppier provided recommended locations. Motion passed to spend up to \$100 installation of signs.</p>

#	Created / Closed	Action
2025-12	10/16/2025	Provide Mr. Clark with the electronic files containing the HOA Disclosure Package Letters sent while they were HOA President. <u>Assigned:</u> Mr. Zsidai and Mr. Hixon <u>01/8/2026:</u> Mr. Hixon provided the files from his term as president.
2025-13	10/16/2025 Closed: 2/12/2026	Post the ACC approved colors to the HOA website. <u>Assigned:</u> Mr. Kainec <u>2/12/2026:</u> Posted.
2025-16	10/16/2025	Locate VDOT contacts who can address issues with the road drainage areas. <u>Assigned:</u> Mr. Zsidai
2025-17	10/16/2025	Close down the old Foxvale Farm HOA website. <u>Assigned:</u> Mr. Bowman <u>1/8/2026:</u> Re-direct to new site needs to be done.
2025-18	10/16/2025	Update the HOA website to allow community members to update their own information on the website. <u>Assigned:</u> Mr. Bowman
2025-19	11/6/2025	Draft a letter from the HOA Board to the homeowners of 10716 Wynkoop Dr., 10718 Wynkoop Dr. and 891 Van Dusen Ct. reiterating that their fences are in violation and if that violation is present when the home is sold, the violation will be noted in the HOA Disclosure Package letters required for settlement. <u>Assigned:</u> Mr. Hixon <u>1/8/2026:</u> Draft needs to be updated. <u>2/12/2026:</u> The updated drafts were reviewed and changes discussed.
2025-20	11/6/2025	Contact the HOA's lawyer to address questions posed by the ACC regarding the non-compliant fences along Georgetown Pike and to provide the answers in a letter to the HOA Board. <u>Assigned:</u> Mr. Zsidai <u>2/12/2026:</u> The lawyer advised that any deviations made to the ACC guidelines must be made based on consistent guidelines.
2026-01	1/8/2026	Obtain quotes for scanning ACC Records (held in 2 file boxes) into an electronic, searchable file format. <u>Assigned:</u> Mr. Kainec
2026-02	1/8/2026 Closed: 2/12/2026	Post payment section of Stipe site for HOA annual dues to reflect the HOA's new website URL. <u>Assigned:</u> Mr. Bowman <u>2/12/2026:</u> Closed (reported via 1/26/2026 email).
2026-03	1/8/2026	Create a calendar on the HOA website. <u>Assigned:</u> Mr. Bowman, Mr. Kainec <u>2/12/2026:</u> In work.
2026-04	1/8/2026	Correct the HOA URL forwarding of old websites to the current website. <u>Assigned:</u> Mr. Bowman, Mr. Kainec
2026-05	1/8/2026 Closed: 2/12/2026	Correct the HOA website cited in the Stripe site used for collecting annual dues. <u>Assigned:</u> Mr. Bowman, Mr. Kainec <u>2/12/2026:</u> Closed (reported via 1/17/2026 email).

#	Created / Closed	Action
2026-07	1/8/2026	Create the capability for homeowners to update their own contact information. <u>Assigned:</u> Mr. Bowman, Mr. Kainec
2026-08	1/8/2026	Clean up the HOA's Gmail drive. <u>Assigned:</u> Mr. Bowman, Mr. Kainec

## Closed Action Items – 2025 & 2026

Action items closed through 2024 are archived.

#	Created / Closed	Action
2024-7	2/13/2024 Reinstated 10/16/2025 Closed: to be part of overall plan	Revisit whether gravel should be laid in the Drainage Project Phase 2 area (“Phase 2B” in common area 3). <u>Assigned:</u> HOA Board <u>2/13/2024:</u> Revisit in November 2024. <u>4/9/2024:</u> There has been some erosion already in this area. It is likely we will need to implement Phase 2B this summer to prevent damage to the Phase 2 area trees. <u>5/14/2024:</u> The HOA Board would like to address this in the July meeting instead of waiting for the November meeting as originally planned. <u>10/14/2024:</u> This effort will be addressed in the Common Area Strategy Plan. <u>2/20/2025:</u> It is planned to work with Sullivan to do that work during the spring clean-up. <u>4/10/2025:</u> Sullivan Landscaping has been sold. It is planned to work with the new owner. <u>5/8/2025:</u> Mr. Powers will follow-up with the new contractor, CLS. <u>10/16/2025:</u> Work with CLS to execute the Phase 2b work from the Sullivan Landscaping proposal to lay the rocks in the wooded area. Amount authorized for work is up to \$3,000.
2024-19	10/8/2024 Closed: 1/9/2025	Develop the plan for the 2024 Fall Clean-up Day. <u>Assigned:</u> Mr. Josh Powers
2024-20	11/14/2024 Closed: 5/8/2025	Develop a Common Area Strategy Plan <u>Assigned:</u> Mr. Josh Powers and Ms. Koppier <u>2/20/2025:</u> Ms. Koppier reviewed a preliminary Common Area improvements map during the meeting and sent the HOA Board a working paper tracking all the information gathered and plans to consider for common area improvements prior to the meeting. <u>3/13/2025:</u> Ms. Koppier will update the working paper for recent developments. <u>5/8/2025:</u> Ms. Koppier will update the map and submit it to be posted on the HOA web site.
2025-01	1/9/2025 Due: 1/27/2025 Closed: 2/20/2025	Review Revised Architectural Guidelines <u>Assigned:</u> All HOA Board Members <u>2/20/2025:</u> Guidelines discussed during the meeting and final voting on two issues occurred through email.

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2025-02	1/9/2025 Closed: 9/18/2025 Superseded by 2025-11	<p>Perform an assessment of the fitness of the common area's fence. We may be able to buy a few years of longer life but the fence will need to be replaced within 5 years. Contact contractors for a painting quote so the HOA Board can discuss options for maintenance versus replacement. Discuss in March 2025 meeting.</p> <p><u>Assigned:</u> Mr. Brian Kainec  <u>3/13/2025:</u> This is delayed to the April meeting.  <u>4/10/2025:</u> One quote has been obtained. Other HOA Board members will also get quotes from contractors they know. The quotes will be obtained in two parts, the portion of the fence along the HOA common areas and the portion of fence belonging to the 10 contiguous homes.  <u>5/8/2025:</u> The fence will not need to be replaced for a couple of years.  <u>9/18/2025:</u> Superseded by action item 2025-11 and closed.</p>
2025-03	1/9/2025 Closed: 3/13/2025	<p>Determine if the Northern Virginia Wildlife Sanctuary Certification would impose its requirements only on the common area and contact Plant NOVA Natives/Plant NOVA Trees for guidance.</p> <p><u>Assigned:</u> Ms. Linda Koppier  <u>2/20/2025:</u> Ms. Koppier and Mr. Powers are doing a walkthrough of the common areas on 26 February 2025 with a representative from the Northern Virginia Wildlife Sanctuary Program to get advice for plantings and better understand the certification program's requirements.  <u>3/13/2025:</u> The walkthrough was held and the ambassador will recommend acceptance of our application for certification. Mr. Zsidai signed the application.</p>
2025-04	1/9/2025 Closed: 5/8/2025	<p>Contact potential candidate to replace Mr. Jordan Sembower on the HOA Board.</p> <p><u>Assigned:</u> Mr. Brian Kainec, other HOA Board members  <u>3/13/2025:</u> Members are asking other neighbors to see who is interested.  <u>5/8/2025:</u> Mr. Michael Porzio was approved to replace Mr. Sembower.</p>
2025-05	4/10/2025 Closed: 10/16/2025	<p>Work with Dave and Heather West to identify costs for sharing the expenses and responsibility for replacing 40+ year-old dogwood trees in the common area that borders their property at 1024 Riva Ridge Dr.</p> <p><u>Assigned:</u> Ms. Koppier  <u>5/8/2025:</u> Ms. Koppier contacted the Wests. Further discussion with the Wests is needed to better understand the potential placement of the trees.</p>
2025-08	5/8/2025 Closed: 6/18/2025	<p>Plant flowers in the south entrance monument area.</p> <p><u>Assigned:</u> Ms. Linda Koppier  <u>6/18/2025:</u> Ms. Koppier planted Purple Coneflowers and Black-eyed Susans.</p>
2025-09	5/8/2025 Closed: 10/16/2025	<p>Plan improvements in common areas 8 and 9.</p> <p><u>Assigned:</u> Ms. Linda Koppier  <u>6/18/2025:</u> Mr. Powers and Ms. Koppier walked areas 8 and 9. Ms. Koppier contacted Plant Nova for advice and received information from them.  <u>7/10/2025:</u> Plans for improvements put on hold since it is likely cleaning up the extensive damage of fallen trees will deplete this year's improvement budget.  <u>10/16/2025:</u> Closed. Superseded as action for recommendations for budgets.</p>

#	Created / Closed	Action
2025-10	7/10/2025 Closed: 9/18/2025	Report theft of HOA checking account funds and implement additional actions to prevent a future theft from the new account. <u>Assigned:</u> Mr. Zsidai and Mr. Whelan <u>9/18/2025:</u> The funds have been restored to the checking account. The theft was reported to Fairfax County.
2025-11	9/18/2025 Closed: 11/6/2025	Solicit bids for repairing the common area fence. <u>Assigned:</u> Mr. Kainec <u>11/6/2025:</u> Mr. Kainec received estimates from vendors for fence repairs and in some cases replacement of portions of the fence. It was decided to plan for the fence replacement in 2027.
2025-14	10/16/2025 Closed: 11/6/2025	Get quotes for common area maintenance and provide estimates for common area improvements for the 2026 Budget. <u>Assigned:</u> Mr. Powers and Ms. Koppier <u>11/6/2025:</u> Mr. Powers received bids for the common area maintenance for 2026. It was decided that there will be no common area improvements budgeted for 2026.
2025-15	10/16/2025 Closed: 1/8/2026	Mark location of broken branches caught up in the trees in common area 7 on the common area map. <u>Assigned:</u> Ms. McPhie
2025-21	11/6/2025 Closed: 1/8/2026	Provide updated budget sheet to include the approved budget for 2026 for inclusion in the annual letter. <u>Assigned:</u> Mr. Whelan <u>1/8/2026:</u> Budget included in the annual letter.
2025-22	11/6/2025 Closed: 1/8/2026	Provide a draft to the HOA Board members for review and comment of the letter to the homeowners with the HOA budget for 2025 and the amount of the annual dues by 14 November 2025. Mail the finalized letter by 27 November 2025 to the community so that it will be received by the 1 December 2025 deadline. <u>Assigned:</u> Mr. Zsidai <u>1/8/2026:</u> Annual letter sent in December.