

Minutes
14 June 2022
Foxvale Farm Homeowners' Association
Homeowners' Annual Meeting

HOA Board Members	Present?
Tom Hixon, President	Y
Dolly Whelan, Vice President	Y
Ann Kainec, Treasurer	Y
Linda Koppier, Secretary	Y
Jordan Sembower	Y
Randy Long	Y
Kathy Allen	Y
Scott Hertling	Y
Megan Stinson	Y

The following members from the community also attended the meeting:

Name	Address
Lauren Shupp	1005 Riva Ridge Dr.
Carlos R. Aguayo Gonzales	1005 Riva Ridge Dr.
Pam Russ	1036 Riva Ridge Dr.
Tammy and Laszlo Zsidai	907 Riva Ridge Dr.
Li Li	10740 Wynkoop Dr.
Gary Lanzara	898 Van Dusen Ct.
Pam Masaniello	922 Riva Ridge Dr.
David Whelan	911 McMillen Ct.
Mina Toumazatos	10726 Wynkoop Dr.
Joshua D. Powers	906 McMillen Dr.
Jacob Amspauagh	912 McMillen Dr.

Agenda:

- Nominating Committee Report
 - Introduction of candidates
- Appointment of Special Ballot Committee
- Call for Votes
- President's Report – Sent to each homeowner by mail/email.
- Treasurer's Report – Sent to each homeowner by mail/email.
 - 2021 Auditor's Report
 - 2021 Audited Financial Report
 - 2022 Year-to-Date Financial Report as of May 10, 2022
- Homeowners' Forum
- Election Results
- Motion to Adjourn

The meeting was called to order at 7:07 pm by Tom Hixon, HOA President.

Discussion:

- Introduction of Candidates
 - Dolly Whelan – an original owner who has lived in Foxvale Farm for 44 years.
 - Linda Koppier – resident since 1992.
 - Randy Long – currently managing the common area maintenance and led the effort for cleaning up and restocking the pond. Lived in Foxvale Farm since 2008.
 - Lauren Shupp – moved into Foxvale Farm 4 years ago, organizes the Foxvale community Halloween Parade, and has experience with community work.
- Appointment of Special Ballot Committee
 - Kathy Allen and Pam Russ volunteered to count the proxies and ballots turned in during the meeting.
- Call for Votes.
 - The call for votes was made and the special ballot committee started counting.
- President's Report and Treasurer's Report.
 - The President's and Treasurer's reports were sent to the community 6/13/2022. There were no questions from the community about those reports.
- Homeowners' Forum
 - Homeowners were encouraged to address the Board with their concerns or comments. All homeowners who wished to address the Board were given the opportunity to speak. Each speaker's comments were limited to five (5) minutes.
 - Ms. Russ asked if the annual dues assessment would still be mailed out to the community and if other communications will be also still be mailed. The board answered that the mailings will continue and that the web site updates are to give the community more options for communications. Also, the web site will provide more efficiency for collecting and tracking the collection of the annual dues and other activities. Jordan Sembower is performing the web site activities.
 - Mina Toumazatos asked if the HOA Board would consider placement of wildflower areas in the common areas similar to those in Reston (e.g. along Baron Cameron) as a way to save funds on common area maintenance and help the environment. Mr. Hixon said that the HOA Board can do a survey to find out the interest in the community for this. Randy Long requested that suggestions be provided for where to place those areas. He also noted that what is mowed does not impact the cost as much as how much is mowed.
 - Ms. Toumazatos asked if the pavement on Wynkoop Drive will be repaired soon. Dolly Whelan called VDOT a couple of months ago and found out that Wynkoop Drive is not on the list for repairs this year. Foxvale Farm residents need to keep reminding VDOT and Fairfax County that Wynkoop Drive needs repairs. Mr. Hixon stated that the roads in the neighborhood are under VDOT jurisdiction. He also spoke about the responses from VDOT in response to Mr. Hixon's repeated requests to better enforce compliance by drivers with the stop sign at Wynkoop Drive and Riva Ridge Drive. Drivers are essentially ignoring the stop sign, which has caused concerns over safety at that corner.

- Lauren Shupp brought suggestions from neighbors to the attention of the HOA Board. One of her neighbors noted that there are multiple trash haulers working in the neighborhood causing some concerns about noise and safety. The neighbor wondered if there were alternatives.
 - Mr. Hixon noted that Mr. Whelan had contacted different trash haulers a few years ago. The trash haulers wanted the HOA to pay for the trash service which would require increasing the HOA dues to include the cost of the trash service.
 - There could be a survey to find out what haulers are used and make recommendations.
 - Action Item: The HOA Board will survey the Foxvale Farm community to see if neighbors are interested in increasing the annual HOA dues to cover the trash pickup costs in order to decrease the number of trash haulers in the neighborhood and potentially decrease individual homeowner costs. The HOA Board would then manage the trash hauler contract. Another option for the survey is to address what trash hauler services are being used and would the neighbors be interested in getting individual contracts from designated trash hauler(s) as another approach to decrease the number of trash haulers and individual homeowner costs.
 - Gary Lanzara pointed out that if the HOA Board managed the contract with the trash hauler, the communications (e.g. complaints) with the trash hauler could then only be through the HOA Board member(s) managing the contract.
 - It was noted that the pipestem at the southwest end of Riva Ridge Drive was torn up by trash trucks driving along the pipestem. It was noted that the maintenance of the pipestems is not the purview of the HOA Board. It was also noted that many pipestem owners put their containers at the end of the pipestem, which may be difficult for some homeowners.
 - When a Foxvale Farm survey was done in the recent past, the results were not shared with the community. If the survey makes it clear that the results will be anonymized and reported back to the community, the community will be more comfortable participating in the survey.
- Ms. Shupp noted there is some interest that “publicly” available trash cans be placed in the neighborhood. Mr. Hixon stated that the HOA Board could look into the placement of doggie waste stations.
- Ms. Russ requested that the HOA Board ask the community to have the smaller children ride their bikes on the sidewalks as a safety measure. Also, she requested that dogs be kept on their leashes. Mr. Hixon noted that it is Fairfax County law that dogs be leashed in public.
- Laszlo Zsidai noted that the Treasurer’s Report appeared to show that more money was spent than expected. He asked if and how the reserve funds will be recovered. Mr. Hixon noted that the reserves are being rebuilt as per the requirements of the state of Virginia. Ann Kainec, the HOA Treasurer, noted that

the HOA previously had a larger cash reserve and that was used to cover the costs for the overhaul of the drainage in the neighborhood pond. Mr. Hixon noted that the assets in the Foxvale Farm neighborhood for which reserves are accrued are the pond, the white fence along the common areas bordering Georgetown Pike and Springvale Road, the monuments at the entrances, and the benches.

- Mr. Zsidai asked about the drainage issues in the community. Randy Long noted that the large field west of Riva Ridge Drive has portions that can be a pool after a big rain. This flooding also occurs behind 904 McMillen Court where the ground shaping has changed over the years. Mr. Long stated that he has requested quotes to fix these issues and the costs are expensive. There has been silting in some of these areas. He is working with contractors for ideas. Mr. Zsidai asked if there could be a fund set up to address these types of projects to phase in the costs over a few years. Mr. Zsidai noted that he previously lived in a condo that accrued costs for several years to cover major projects. Mr. Hixon noted that we need to know the costs involved for these projects (e.g. regarding a portion of the common area) and then factor those costs into the reserves build-up.
- Li Li noted that our neighborhood seems to lose power more frequently during big storms. Mr. Hixon noted that the utilities in the neighborhood are underground but the lines leading into the neighborhood are above ground. The utility company cut back the trees along Springvale without charge to Foxvale Farm. Last night the neighborhood lost power for a few hours.
- Mr. Lanzara asked if there has been an update about the “Dark Skies” initiative at Turner Farm Park. Mr. Lanzara also asked if Fairfax County did a study about the impact of the “Dark Skies” initiative. Mr. Hixon noted that there have not been any recent communications on this subject from the park or from Fairfax County. Mr. Lanzara noted that homeowners’ current light fixtures will likely be “grandfathered” and only new fixtures will be affected. Jacob Amspaugh noted that we should let the County know our community’s concerns. Ms. Allen noted that some neighbors are in favor of having darkened skies to support the use of the observatory at Turner Farm. Ms. Shupp noted that there are some dark areas that are of concern for safety reasons. Mr. Lanzara noted that there was a session in Great Falls to discuss the “Dark Skies” initiative but the police were not present to discuss the safety impacts of lights in the neighborhood.
- Pam Masaniello asked about solar panel guidelines. Mr. Hixon noted that the architectural control guidelines do allow solar panels and the ACC recommends neighbors put the panels on the back of the houses. However, the state may override the ACC recommendations if it will provide the homeowner better efficiency.
- Ms. Masaniello asked about getting gas lines into the neighborhood. Ms. Kainec spoke recently with the gas company. The company wanted to have a meeting with the HOA to discuss bringing gas lines in. Ms. Kainec asked for more information about the request but the company did not respond. It was

suggested that a concentration of homeowners may help get the company's attention. It was noted that the gas company has rigid requirements for what appliances must be run on gas and the conversion can be costly. There is an option to get propane tanks installed instead, which would give the homeowner the flexibility to only run the appliances they want on the propane gas.

- The meeting took a brief break while the tabulation of the election was completed.
- Election Results
 - Linda Koppier, Randy Long, and Dolly Whelan were elected to return to the board.
 - Pam Russ noted that there were a large number of votes from the community, which was appreciated.
- Ms. Kainec noted that Mr. Whelan provided the audit services to the HOA free of charge. This is a generous gift to the community and was appreciated by those present at the meeting.
- The motion to adjourn was made and seconded and unanimously passed. The meeting was adjourned at 8:25 pm.