

Minutes  
 18 June 2025  
 Foxvale Farm Homeowners' Association (FFHA)  
 Homeowners' General Annual Meeting

HOA Board Members Present?					
Laszlo Zsidai, President	Y	Linda Koppier, Secretary	Y	Regina McPhie	N
Brian Kainec, Vice President	Y	Josh Powers, Common Area	Y	Larry Zmuda	N
Dolly Whelan, Treasurer	Y	Erik Bowman, Web Site	Y	Michael Porzio	N
Architecture Control Committee (ACC) Members in Attendance					
David Clark		Anne Kainec			
Community Participants					
Name	Address	Name	Address		
David Whelan	911 McMillen Ct.	Steve Minihane	1000 Riva Ridge Dr.		
Tammy Zsidai	907 Riva Ridge Dr.	Pam Russ	1036 Riva Ridge Dr.		
Kaveh Zamani	919 Riva Ridge Dr.	Neil McPhie	10703 Schindel Ct.		
Gerard & Sandie Dorfman	927 Riva Ridge Dr.	Ann Kainec	10704 Wynkoop Dr.		
David Clark	929 Riva Ridge Dr.				

Agenda:

- Nominating Committee Report
  - Introduction of candidates
- Appointment of Special Ballot Committee
- Call for Votes
- President's Report
- Treasurer's Report
- Homeowners' Forum
- Election Results
- Motion to Adjourn

Discussion:

- Called to order at 7:07 pm.
- Introduction of Candidates
  - Ms. Linda Koppier
  - Mr. David Whelan
  - Mr. Tom Hixon
- Appointment of Special Ballot Committee
  - Ms. Pam Russ and Mr. Gerard Dorfman volunteered to count the proxies and the 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 (full report below)
  - The President's report was sent to the community in June 2024. Mr. Zsidai reviewed the report with the attendees. That report is appended to these minutes.
- Treasurer's Report (full report below)
  - Mr. Whelan reviewed the finances. All dues for 2025 have been paid. Expenses through May were \$22,117 leaving \$49,598 remaining in the budget for operating expenses. Interest earned in the savings account is \$798 so far this year. We have a cash balance of \$114,282. In 2023, we had an income excess of \$19,278 which was partially offset by a \$10,764 shortfall in 2024, in large part due to the major maintenance for the pond.
  - Mr. Zsidai reviewed the audit report. No issues were found.
- 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.
  - Ms. Ann Kainec asked what the increased budget for common area grounds maintenance is for. Mr. Zsidai stated that there was a 2% increase in the mowing contract. The rest is earmarked for removing an increasing number of downed trees and for landscaping projects.
  - Since the last annual meeting, the following was done toward improvements to the common areas:
    - Fairfax County Virginia Conservation Assistance Program (VCAP) toured the common areas and provided a report to help FFHA with future improvements to mitigate water drainage problems.
    - Members of the HOA Board toured the common areas with an arborist and on another occasion with a master gardener to get advice.
    - Foxvale Farm obtained the Northern Virginia Bird Alliance Wildlife Sanctuary Certification which should be helpful toward getting grants for common area improvements.
    - A project fixed the drainage behind 904-906 McMillen Ct where water pooled. However, the fix caused a trickledown effect further down toward the pond. There will be a project to mitigate the erosion in the woods downstream.
    - A common area map, appended below, that describes what is in the 10 common areas and notes recommendations for changes was circulated during the meeting. An accompanying document was created to gather the information learned from the evaluations and research and to provide more details.
  - Discussion items regarding common area maintenance

- It would be nice to be able to walk closer to the water at the pond and to replace the bench. Mr. Powers said that the mowing contractor is supposed to mow around the pond.
    - The mowing contractor is not blowing the grass clippings off the sidewalk. Mr. Powers will work with the contractor to do that work.
    - The lawn contract will be recompeted in 2026, which will likely involve a rise in those costs. We are also looking at other ways to save costs.
    - The HOA purchased a chainsaw that will only be used for small limbs and trees that are already down on the ground. A professional contractor will be engaged to take down any standing trees and other larger jobs.
  - The reserve fund is for major projects (e.g. replacement of the fence). We will look at replacing some benches from the reserve fund.
  - It was noted that Wynkoop Dr., McMillen Ct., Van Dusen Ct., and Schindel Ct. were recently paved by VDOT.
  - A new HOA website (foxvalefarmhoa.com) is up and running and we are continuing to build it out. The old web site is not accessible. The directory will be password protected. The site will be more self-service oriented so that homeowners can make updates to their own information and use on-line forms to request Architectural Control Committee (ACC) approvals and other actions.
  - The new website will be used for collecting dues. However, homeowners can still pay their dues by check. Bills will continue to be mailed to the homeowners who prefer paying by check.
- Election Results
  - There were 29 ballots.
  - Ms. Koppier, Mr. Whelan and Mr. Hixson were elected to the board.
- The motion to adjourn was made, seconded and unanimously passed. The meeting was adjourned at 8:13 pm.

# President's Report

June 18, 2025

Dear Neighbors,

We will once again hold an in-person Foxvale Farm HOA's Annual Membership Meeting on Wednesday June 18<sup>th</sup>, 2025 at the Great Falls Library Meeting Room. The meeting starts at 7 pm and will end at the close of the election of new Board members. Attached is the agenda as well as the Treasurer's report on finances.

Most of you are aware that the Foxvale Farm Homeowners' Association is run by volunteers from the membership. They put in their time to help maintain the neighborhood and promote an appealing neighborhood with good property values. They also develop a budget and an annual Program of Work that includes managing the Treasury functions, managing the Common Area Maintenance, keeping up the Association's registrations with the State as well as maintaining the Association's insurance policies, keeping a database of homeowners and renters for the purposes of communicating with the members, as well as many other duties. All this is in addition to their jobs and family commitments.

This past year has been eventful, both in the community and administratively. For the HOA board there has been some turnover, new board members, and some members leaving. We have faired these changes quite well, relying on the wisdom and experience of our longer-standing members, but we are also benefiting from new energy and initiatives from the new members. So, I would like to thank each and every one of them for the work and effort they put in to help their community and the lives of their neighbors. Thank you!

With regards to the community, the Board continues to fulfill their duties in a financially responsible manner while resolving unexpected issues, beautification, and developing longer-term plans for common area improvements. Our major task is to maintain the HOA common areas but specifically resolve the drainage issue. Over the decades of natural growth, erosion, etc., has altered the paths of drainage causing flooding issues. Last year we took the first step to address some of that flooding with success. However, that resolution also highlighted how our approach needs to be more holistic, as changing just one area will impact another area positively or negatively. This year our Landscaping Committee has developed a longer-term plan to resolve this issue in a holistic and phased approach. Their efforts are aimed at solutions that resolve the flooding, improve beautification, and improve natural habits for wildlife in a manner that is suitable for our area and climate by utilizing native plants. These projects can be costly, so to be as cost conscience we are applying to various county grants to help funding, though this does cause the process to take longer. This of course goes along with our regular community clean-up events, fallen tree removals, removal of invasive plant species, and regular landscaping.

Generally, homes continue to sell quickly in the neighborhood. Once placed on the market, they sell within weeks or so at excellent prices. It seems that the community is trending higher and

higher, approaching a price tag of around \$1.5 million. This means that your real estate values are currently strong, however there are current county events that may challenge this (School Boundary changes, Great Falls Changes, etc.) so we all need to remain vigilant and active.

For the 3<sup>rd</sup> year we rolled out the due collection electronically, and it was a success! We will continue with electronic payment; however, we are evaluating its usage and cost to ensure we are getting the highest value.

Lastly, but not least, I would like to thank our ACC members and their work to maintain our guidelines, review changes and work throughout the community, and stay on top of the changes to ensure compliance. This task is not generally a thankful one, and as you may know when speaking to those not in an HOA many are not fond of this aspect. I believe in our HOA we have been reasonable, understanding, and proactive in implementing our ACC Guidelines and therefore without much tension. So, again Thank You!

Overall, your Board is working hard to maintain and improve your neighborhood and we welcome suggestions and communication from the residents to help us continue to do a good job.

Thank you,

Laszlo Zsidai  
Foxvale Farm HOA President

**Fox Vale Farm Homeowners Association**  
**Statement of Revenue, Expenditures, and Fund Balance**  
**Unaudited 2025 Income Statement**

	Actual	Actual	Actual	Budget	Actual	Act vs Bud
	2022	2023	2024	2025	5/31/2025	Fav / (Unfav)
Assessments	\$58,650	\$61,640	\$62,778	\$70,725	\$70,725	\$0
Disclosure Packets	\$500	\$100	-			
Interest	\$107	\$410	\$2,966		789.35	
Other	\$374	\$25	\$100		\$200	
<b>Total Revenues</b>	<b>\$59,631</b>	<b>\$62,175</b>	<b>\$65,844</b>	<b>\$70,725</b>	<b>\$71,714</b>	<b>\$0</b>
<b>Expenses:</b>						
Mowing	\$20,600	\$19,950	\$28,184	\$23,000	\$9,503	\$13,497
Grounds/Tree Maintenance	\$19,075	\$12,946	\$15,588	\$33,500	\$10,825	\$22,675
Fence Maintenance	\$6,068	\$89	\$0	\$2,500	\$53	\$2,447
General Maintenance	\$0	-	\$0	\$500	\$0	\$500
Insurance	\$2,643	\$2,787	\$2,938	\$2,900	\$848	\$2,052
Legal Fees	\$3,828	\$200	\$200	\$2,500	\$0	\$2,500
Welcome gifts	\$182	\$113	\$246	\$300	\$293	\$7
Postage/Printing/PO Box	\$206	\$183	\$182	\$350	\$192	\$158
Hospitality/Community	\$367	\$121	\$400	\$350	\$51	\$299
Directory Publication	\$0	-	\$0	\$100	\$0	\$100
Board Expenses	\$0	\$150	\$0	\$0	\$103	-\$103
Web site	\$168	\$1,271	\$1,933	\$1,300	\$120	\$1,180
Stripe Fees						
Electric	\$165	\$149	\$167	\$160	\$124	\$36
Taxes and fees	\$122	\$105	\$105	\$265	\$5	\$260
<b>Total Operating Expenses</b>	<b>\$53,423</b>	<b>\$38,064</b>	<b>\$49,944</b>	<b>\$67,725</b>	<b>\$22,117</b>	<b>\$45,608</b>
<b>Operating Excess (Shortfall)</b>	<b>\$6,208</b>	<b>\$24,111</b>	<b>\$15,899</b>	<b>\$3,000</b>	<b>\$49,598</b>	
Capital Expenditures	\$0	\$0	-			
Pond Improvements	-\$3,000	\$0	-			
Common Area Drainage Project			\$21,830			
Reserve Building		\$4,833	\$4,833	\$3,000		
<b>Revenue Excess (Shortfall)</b>	<b>\$9,208</b>	<b>\$19,278</b>	<b>-\$10,764</b>	<b>\$0</b>	<b>\$49,598</b>	
LIVE OAKS Savings Account xxx3057	55,071					
TRUIST Checking Account xxx5910	59,210					
Add: Accounts Receivable						
Less: Uncleared Payables						
Total Cash Balance	114,282					
Less: Reserve Amount	72,544					
<b>Available Operating Cash Balance</b>	<b>41,738</b>					

# Preliminary Common Area Improvements Map

2/26/2025

