

Florence Overlook Homeowners' Association (FOHOA)
Board of Directors Meeting 2026/3
June 8, 2026 @ 7:00 PM
Connor Residence, 3404 Rebecca Jane Way

In Attendance: Board members David Connor (President), Monica Medel (Vice President), Malcolm McKay (Treasurer/Secretary). Also, in attendance Ann Sturner (ARB Chair) and Donna Connor (ARB member) and Will Weissert.

I. Call to Order (7:00 PM)

II. Approval of the Agenda

III. Approval of the Minutes of April 13, 2026

IV. Treasurer's Report

- a. Status of FOHOA Budget (Financial Report of May 2026)
- b. Outstanding dues pending w/Homeowners. The President and Vice President will prepare an action plan for moving forward on fee collection.

V. Old Business

- a. Architectural Review Board (ARB) Update – Ann Sturner stated that the ARB walk – through will happen sometime this month. An email will notify you of the walk-through.
- b. Other Old Business?

VI. New Business

- a. New Neighbors: We welcome our new neighbors Seamus and Nicole Bresnahan.
- b. Spring Picnic: will be held on Saturday, June 20th, at the Weisserts home, from 3.00pm to 5.00pm at 3405 Rebecca Jane Way, Alexandria, VA 22310.
- c. Montessori School (MSA): is looking to build an addition to the school that would increase the square footage by 25%. They want to build a 6500 sq. ft. ball court. They are looking to create a circular drive to allow people to come in and out easily. MSA currently has a permit for 99 students and they want to add a day care option and increase the permit for 120 students. They are currently allowed up to 180 vehicle trips to the school per day and are not looking to increase that number. We will try to inform you when we hear of any changes and Community meetings regarding MSA.
- d. FFX CO. Updates regarding county trash collection:
 - i. Note: we currently have our sanitation/trash removed by the County. We are part of the about 10% of Fairfax County residents for whom the County collects trash. The County now wants to cease its trash collection services.
 - ii. Over the past year or so the County has considered having Unified Sanitation Districts by about 2030. With this approach, the County would be divided up into a number of districts for trash collection. The County would then contract with a trash collection company for each district. (This would be much like VDOT's hiring private companies to plow our streets.)
 - iii. Because of strong opposition, especially from large condominiums who want to contract for their own trash collection services, the Unified Sanitation District idea has been set aside. However, the County still wants to cease its trash collections in coming years.

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- iv. If indeed the County stops collecting trash, each property owner will need to make their own arrangements. Should this be the case, the FOHOA would have to contract for trash collection for our 31 homes. We might contract with Huntington Forest HOA for trash collection.
- e. CY2026 BOD Meetings – Tentative Dates
 - i. August 24, 2026 BOD Meeting - 7:00 pm @ 3404 Rebecca Jane Way
 - ii. November 8, 2026 Annual Meeting - 4:00 pm @ 3404 Rebecca Jane Way
- f. NRP Pitch for management of FOHOA
 - i. NRP Community Management: we have been in communication with NRP Community Management regarding the possibility of using their services in lieu of Sentry Management. Some of the problems addressed in their proposal are our complaints regarding:
 - Unusable portal with poor search functionality and no document previews.
 - Significant delays in vendor payments.
 - Unresponsive dedicated manager.
 - Opaque and difficult-to-decipher monthly reporting.
 - ii. The Board is actively looking for a responsive and reasonably priced alternative. See the 11/16/2025 Annual Meeting minutes for additional reasons why.
 - iii. Ann Sturner will develop important metrics for comparison so that an informed decision can be made between potential bids.
 - iv. The NRP Community Management Proposal must be evaluated and presented to the FOHOA before adoption. Volunteers are needed to evaluate the proposal.

VII. Open Forum

VIII. Adjournment (7:35 PM)