

# **Florence Overlook Homeowners Association ( FOHOA )**

## **Annual Meeting 2025**

### **Sunday, November 16, 2025**





# Pre-Meeting Activities

- Please fill in the ‘Sign-In’ sheet
- Please kindly review your information on the FOHQA roster
- **Enjoy some wine and visit with your neighbors!**



# Meeting Agenda

- Quorum call to convene meeting
- BOD votes on the 2026 Budget & previous Minutes
- Update of new residents/pending sales in 2025
- ARB Report and new ARB Chair
- FOHOA document revisions
- Common areas
- Finances
- Social events
- Overview of Sentry Management services
- Update on Web site – [WWW.FOHOA.NET](http://WWW.FOHOA.NET)
- Community Changes – surrounding area
- New board membership
- Open Forum
- Adjournment





# Meeting Convenes

- Quorum: 10% of members should be present
- Call to Order @5:00 pm
- Board Members
  - President: David Connor
  - Vice President: Monica Medel
  - Secretary/Treasurer: Aaron Willey
- Architectural Review Chairperson
  - Ann Sturner



# BOD Votes on Budget and Minutes

- Board Members vote on 8/25/25 Minutes
- Board Members vote on 2026 Budget

2026 Budget increase is *de minimis*.

Sentry Management Fee for 2026 is \$4016.40.

Sentry's contract ends on December 31, 2027.

The BOD must consider renewing Sentry's contract in 2027 or finding alternative management arrangements.





# New FOHOA Members in 2025

- **NEW NEIGHBORS:**  
No new neighbors



- **FOR SALE:**  
None at this moment



# ARB Membership/Report

- BoD Formalized Appointment of ARB Members in Memo
- Current ARB Memberships
  - Ann Sturner (Chair)
  - Donna Connor (Member)
  - Susanna Kavanaugh (Member)
  - Ruddy Gainer (Member)
- We need new ARB Members to come forward
- ARB Report
  - Next walk-around





# FOHOA Document Revisions

- FOHOA Roster update
  - See hard copy
  - Will finalize after meeting
- FOHOA ARB Home Improvement Review Application Form update
  - See hard copy
- FOHOA Complaint Form (for being inconsistent with applicable laws and guidelines) pursuant to Section 55-530(E) of the Code of Virginia, 1950, as amended.
  - See hard copy



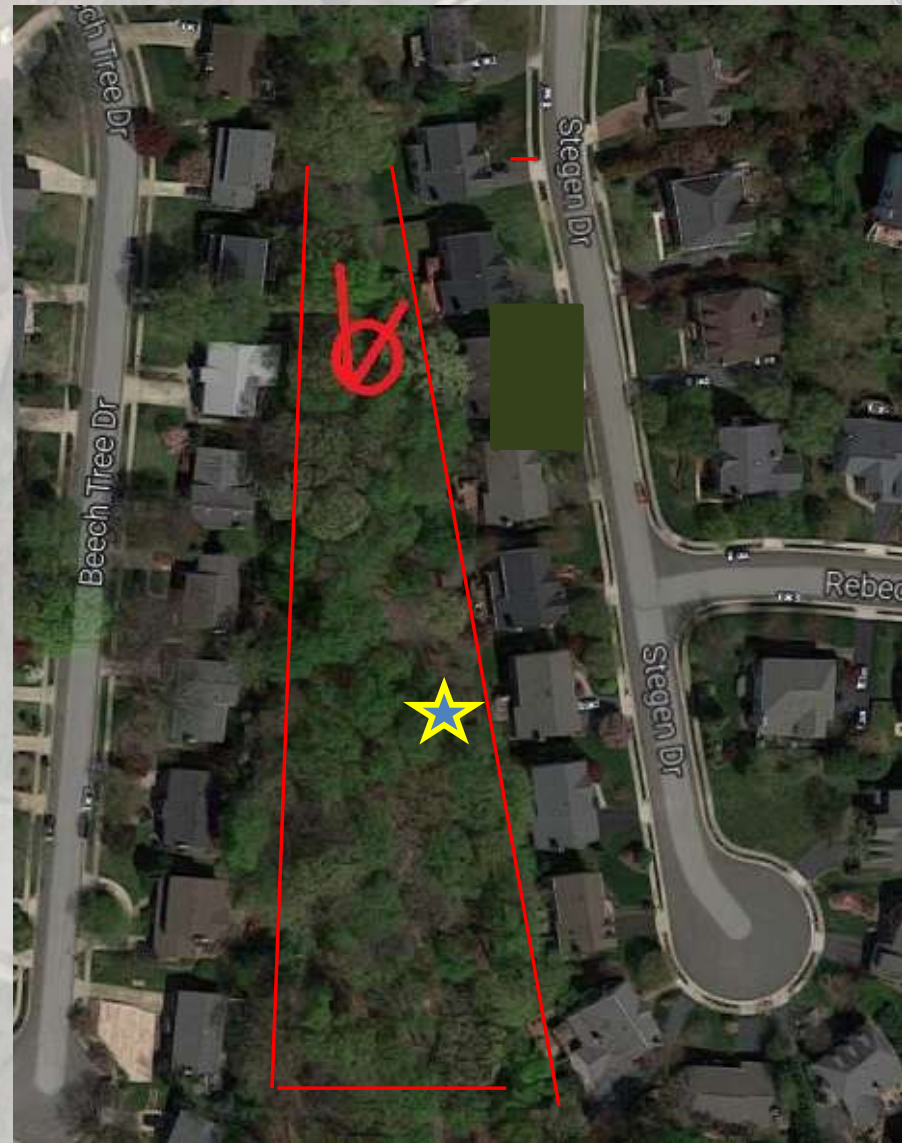
# **Common Area Parcel A**

## **(Wooded Area/Ravine Behind Stegen Homes)**

- **“Natural Habitat” wooden signs in Parcel A installed in 2022 have been lost or knocked down.**
  - Board inquired with original surveyor (LPD Inc.) to re-mark area, approximately \$1500.
  - We can install metal C-channel posts with metal signs bolted on posts for longevity.
- **Montessori School Survey in 2025**
  - Conducted survey to possibly extend a platform or playground. No permits pending. Said they would notify adjacent homeowners if a project is imminent.
- **Tree removed behind 6134 Stegen Drive Rear (Lot 18)**
  - Board approved, removal cost \$600.



# Common Area Parcel A



## **\*NATURAL HABITAT\***

PROPERTY OF  
FLORENCE OVERLOOK HOMEOWNERS  
ASSOCIATION

As Directed By Fairfax County -

- Persons using this Property do so at Their Own Risk
- No Construction Authorized at any time
- No Disturbing or Changing Vegetation at any time
- No Littering Allowed

**NO LOITERING & NO DUMPING ALLOWED**

★ Indicates removed tree.  
New metal posts and signs estimate  
pending.

Red lines depict approximate boundary

Map

Google

Florence Ln

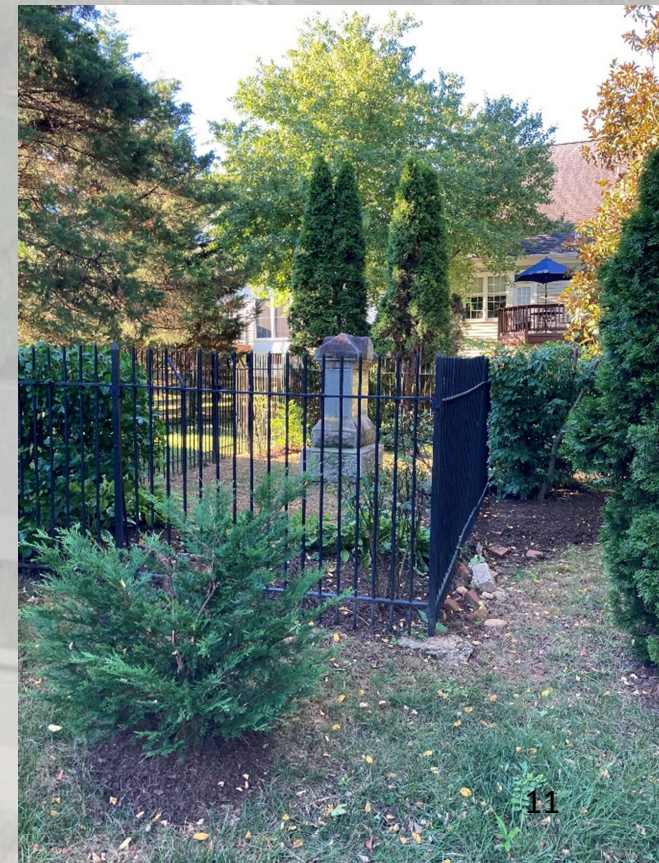
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# Common Area Parcel B (Cemetery)

- Cast Iron Fence – likely 100 years old
  - Replacement cost today \$10-15,000 (in 2023)
  - Proper maintenance – fence life many more years
- Prior years, Board organized clean up days on site (vines and fence)
- As of 2025 – Contract In-Place
  - Using “Lopez Landscaping” services
  - \$132/month
  - Beautifully maintains parcel
- May need to Repaint Fence in 2026?





# Finances: Taxes and Insurance

- Current to Date with Taxes
- 2024 Fed & State Tax Returns Completed
  - **Next tax filing date: Spring 2026**
- Review of Insurance Coverage
  - State Farm Insurance Agent: Steve Sandoval
  - Contract Valid to 14 September 2026
  - Base insurance: \$215.00
  - Umbrella insurance: \$804.00
  - **TOTAL ANNUAL PREMIUM \$1,019.00**





# Finances: Current Balances

- Almost all 2025 homeowner dues paid.
- Balances as of 30 September 2025
  - Operating checking: \$ 10,083.65
  - Reserve money market: \$ 30,239.23
  - **TOTAL:** \$ 40,322.88
- Remaining 2025 expenses:
  - Sentry Management Fee (\$331.41/mo.)
  - Cemetery maintenance (\$132/mo.)
  - Holiday party ?? (~\$300)
  - Other/Miscellaneous (~\$100)



# Reserve Study and Finances

## 2022–2027, 5-year Master Budget

- In 2016, BoD developed a 5-Year master budget
- In 2022, BoD documented reserve fund needs
- Master budget goals
  - ~ \$15,000 in Reserve for Cemetery Fence Repair
  - ~ \$15,000 in Reserve for Tree Maintenance and other authorized expenses (not for legal fees)
- **Currently at Goal: \$30,239.23 in Reserve**
  - **Roughly \$1,000 per Home**
- **Board Projected No 2025/2026 Reserve Contribution**

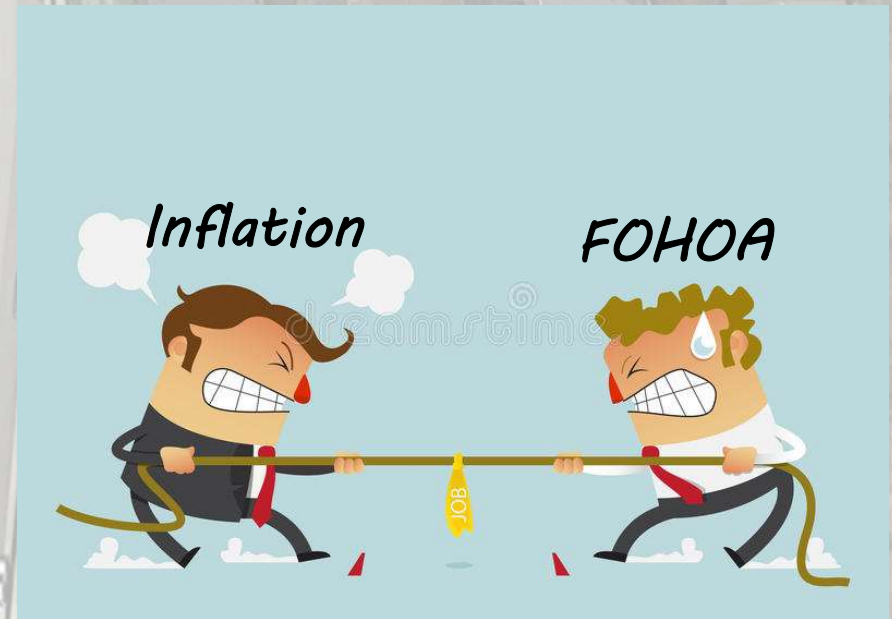




# Reserve Study and Finances

## 2020–2025 Annual Dues

- Annual dues for homeowners
  - 2020: \$300 (actual)
  - 2021: \$300 (actual)
  - 2022: \$300 (actual)
  - 2023: \$300 (actual)
  - 2024: \$300 (actual)
  - 2025: \$300 (planned)
  - 2026: \$300 (planned)
- Subject to annual reevaluation by the BoD
- **Your Board is holding the line on dues despite soaring inflation!**



# Social Events

## Spring and Fall Picnic



- Spring Picnic: June 21, 2025
  - Successful event with  $\approx 30+$  attendees and pleasant weather
  - Monica and Will lent their shaded backyard and deck for picnic
  - Picnic featured vegan, vegetarian, and non-gluten foods in addition to the usual burgers, sausage, and hot dogs!
- Fall Picnic: September 21, 2025 (ditto)





# Social Events

## Upcoming Holiday Party



- **December 6, Saturday Evening**
- The flyer is to be sent out to the neighborhood via email followed by an Evite invitation
- At this time, looking for new volunteers to step forward to host the party in their home.
  - *If no volunteers, we will cancel for 2025.*



# Sentry Management

## Our Community Management Company



- **Sentry Management acquired Abode Management in 2016**  
**FOHQA Representative: Keri Dunlap**
- **Key Duties**
  - Handles Resale Disclosure Packages & All Other HOA-Related Real Estate Settlement Issues
  - Processes All Financial Transactions & Generates Monthly Financial Reports
  - Requires Copies of Annual Federal and State Tax Filings
  - Requires Copy of State Farm Insurance Coverage
  - Will identify outside Legal Counsel, when requested/necessary
  - Retains Documents for 7 Years
- **New 5-Year Management Contract – Signed Dec 31, 2022 – Ends Dec 31, 2027**
- **Annual Contract Cost:**

– 2018 = \$3,624	2020 = \$3,699	2022 = \$4,037.25	2024 = \$3,922.92
– 2019 = \$3,660	2021 = \$3,734	2023 = \$3,845.76	2025 = \$3,976.00
- **New Information**
  - Any Modification to By-Laws and Declaration “may be amended by a two-thirds vote of the lot owners.” *See also 18 Va. Code § 55.1-1829.D, Amendment to declaration and bylaws.*





# Corporate Transparency Act

115<sup>th</sup> Congress, H.R. 3089

- **The Corporate Transparency Act (CTA) is a new regulation requiring community organizations to begin filing Beneficial Owner Information (BOI) with the Financial Crimes Enforcement Network (FinCEN) of the United States Treasury.**
- The CTA was enacted in 2021 to combat money laundering and terrorism financing by requiring corporations, including community associations, to disclose BOI to FinCEN.
- Community Organizations had a duty to file certain BOI with the FinCEN by the filing deadline of January 1, 2025, or face civil or criminal penalties.
- However, two preliminary injunctions have stayed the law from being implemented and a bill in Congress has been re-introduced to repeal the law.
- Sentry Management will proceed with supporting our association's reporting obligations if and when they become necessary.

**Account Set-up/Profile Prep: \$75.00 per association**

**Annual Fee: \$395.00**

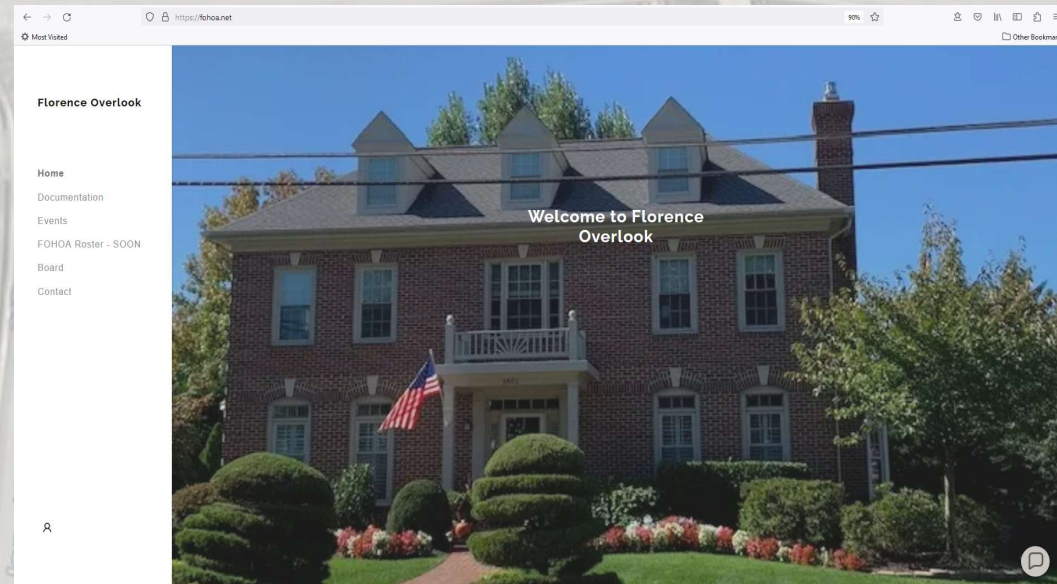
**Change Fee: \$40.00**

- Key Questions – “Beneficial Ownership” and 1X Requirement (?)



# New FOHOA Web Site

- WWW.FOHOA.NET
- Currently In Service
- Now Includes :
  - Neighborhood Events
  - BOD Members & Contact Form
  - Articles of Incorporation
  - By-Laws and Declaration of Covenants
  - FOA Plot Map
  - Insurance Policy Coverage
  - Current Approved Budget
  - Policy 2012-2 Complaint Procedures
  - Policy 2012-2 Complaint Procedures Form
  - ARB Home Improv Review Application Form
  - BOD Meeting Minutes



# Community Changes



- **Traffic Calming Initiative Update**
  - Task Force formed with J. Bobich, A. Clayton and J. Van Zyl as FOHQA Reps
  - Fairfax County proposed 3 locations (top, middle, lower) along Florence Ave – upper, middle, lower areas.
  - A resident vetoed the plan. So the initiative is currently dead.





# Neighborhood Watch Program

- BACKGROUND:
  - Previous Owners Had it Posted
- REQUEST:
  - Looking for Participants to Develop and Implement the Program
- HISTORY AND ACTIONS YOU CAN TAKE:
  1. Lock Doors (car, house, etc.)
  2. Offer your Time and Ideas to help Develop the Program
  3. Support the use of our Budget to Develop the Program
  4. Keep watch for strangers in our neighborhood and note personal characteristics and car model, color, license plate and time.
  5. Offer your security system footage to the police, if needed.





# Community Reminder

- Recycling – NO Glass in Blue Bins
- **Glass Goat Recycling**
  - Locally-Owned and Operated by Teens
  - Simple & Convenient Pickup
  - Free Bin Dropped Off w/in 24 hrs
  - First Pickup \$1.00
- Addresses for Glass Recyclables:
  - 4251 Eisenhower Avenue, Alexandria
  - 2511 Parkers Lane, Mt. Vernon
  - 6121 Franconia Road, Franconia
  - 3224 Colvin Street, Alexandria
  - Jones Point Park, Old Town Alexandria





# Election of New Board Members

- Start of 2025: David Connor, Monica Medel, and Aaron Willey stepped up to fill Board vacancies.
- Daniel Elder continues to manage our FOHOA.net website.
- We need additional Volunteers for the Board at the Start of 2027.



# Open Forum

Thank you!



Google

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# Resale Disclosure Package

To obtain a package:

- Submit an application to Condocerts through [condocerts.com](http://condocerts.com)
- Condocerts will notify Sentry and send you the following documents
  - FOHQA Common Interest Community Board Community Association Registration
  - FOHQA Architectural Review Board Guidelines
  - FOHQA Articles of Incorporation
  - FOHQA By-Laws
  - FOHQA Resolution Regarding Delinquent Assessments (1998)
  - FOHQA Complaint Procedures (2012)
  - FOHQA Cost Schedule for Providing Copies of Books and Records (2012)
  - FOHQA Declaration of Covenants
  - FOHQA Deed of Subdivision
  - FOHQA 5 year Reserve Study (2012-2016) & Reserve Memo (2022)
  - FOHQA Commercial Liability Umbrella Insurance Policy
  - FOHQA Information Brochure
- The fee for this service is around \$300.

