

Florence Overlook Homeowners Association [FOHOA]

Annual Meeting 2022 Sunday October 30, 2022



Pre-Meeting Activities

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



Meeting Agenda

- Quorum Call to Convene Meeting
- Introduction of New Residents in 2022
- ARB Report and New ARB Chair
- FOHOA Document Revisions
- Common Areas
- Finances
- Social Events
- Overview of Sentry Management Services & New Contract
- New Web Site Under Development – WWW.FOHOA.NET
- Community Changes – Surrounding Area
- Election of a New Board Member
- Open Forum
- Adjournment



Meeting Convenes

- Quorum: 10% of Members should be present
- Call to Order @5:00 pm
- Board Members
 - President: Jeff Bobich
 - Vice President: Daniel Elder
 - Secretary/Treasurer: Carol Joyce
- Architectural Review Chairperson
 - Susanna Kavanaugh



New FOHOA Members in 2021-2022

- **NEW NEIGHBORS:**

- **Daniel and Alexandra Elder**
6124 Stegen Drive (Lot #13)
- **Ruddy Gainer**
6132 Stegen Drive (Lot #17)
- **Nick and Laura Harlambakis**
6142 Stegen Drive (Lot #22)
- **Will Weissert & Monica Medel**
3405 Rebecca Jane Way (Lot #26)

- **FOR SALE:**

Elliott Dahlberg & Marcia Staimer
6128 Stegen Drive (Lot #15)



ARB Membership/Report

- Current ARB Memberships
 - Susanna Kavanaugh (Chair)
 - Donna Connor (Member)
 - Ann Sturner (Member)
- ARB Report
 - Recent ARB Inspection
 - Notices Issued

Florence Overlook



Architectural Review Board

FOHOA Document Revisions

- FOHOA Plat Update
 - See Hard Copy
 - Will finalize after meeting
- FOHOA Roster Update
 - See Hard Copy
 - Will finalize after meeting



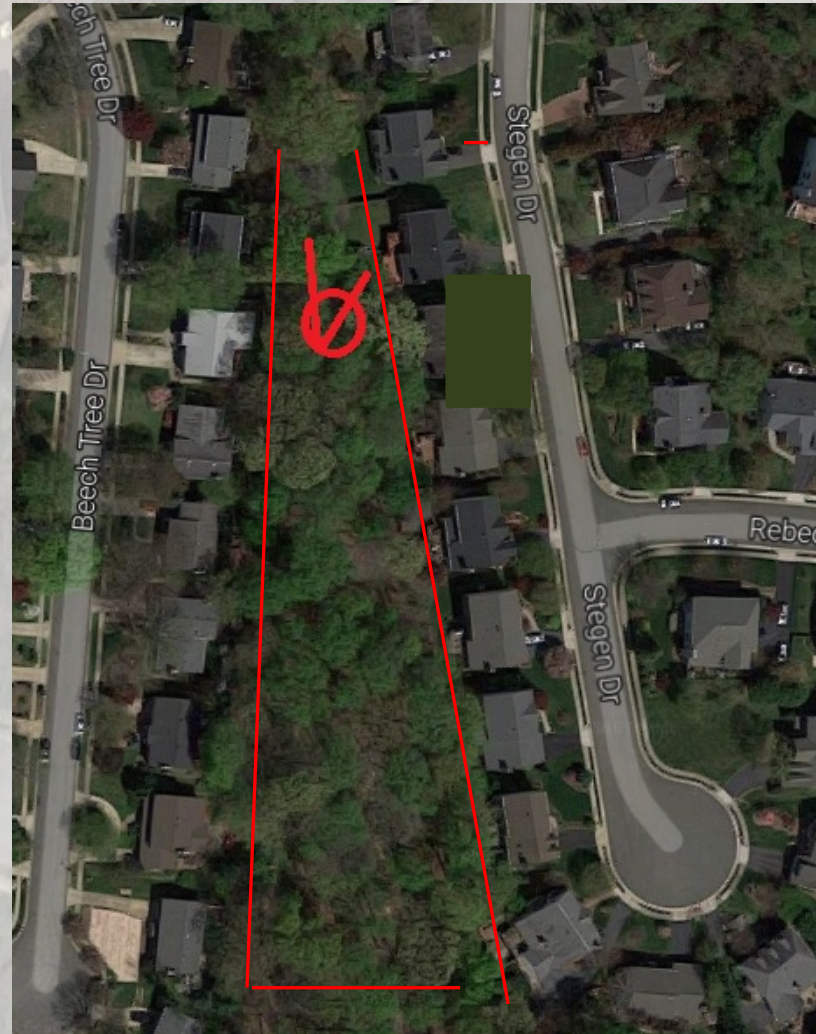
Common Area Parcel A

(Wooded Area/Ravine Behind of Stegen Homes)

- Spring 2022: BoD Conducted Walk-Through
- No Trees are in Need of Immediate Removal
 - When necessary, will be removed at FOHOA expense
 - Logs will remain in ravine to return to natural state
- Survey Markers – Lost or Overgrown
 - Board May Hire Original Surveyor (LPD Inc.) to Remark Area
- 2018-2019 No Trespassing Signs Erected due to Concerns for Children and ad hoc Structures being Built
 - Those signs discovered fallen or missing.
 - New Signs Ordered – Will be posted after leaves are down



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

Red lines depict approximate boundary

Map

Google

Florence Ln

Florence Ln

Common Area Parcel B (Cemetery)

- Cast Iron Fence – Likely 100 years old
 - Replacement Cost Today \$10-15,000
 - Proper Maintenance – Fence Life Many More Years
- Prior Years, Board Organized Clean Up of Site (Vines and Fence)
- As of 2021
 - Hired “Lopez Landscaping”
 - \$132/month
 - Beautifully Maintains Parcel
 - No More Clean-Up Days



Finances: Taxes and Insurance

- Prepared 2020/2021 Fed & State Tax Returns (Carol)
 - Current to date with Taxes
 - **Next Tax Filing Date: NLT July 2023**
- Review of Insurance Coverage (Carol)
 - State Farm Insurance Agent: Steve Sandoval
 - Base Insurance: \$215.00
 - Umbrella Insurance: \$746.00
 - **TOTAL ANNUAL PREMIUM \$791.00**



Finances: Current Balances

- All 2022 Homeowner Dues Paid
 - Sentry reimbursed those with credited balances
- Balances at September 30, 2022
 - Operating (Pac West Bank): **\$ 6,930.09**
 - Capital Reserve (Pac West Bank): **\$ 30,167.05**
 - **TOTAL:** **\$ 37,097.14**
- Merged All Bank Accounts to Pac Western Bank
 - NO MORE BANK CHARGES
- Remaining 2022 Expenses:
 - Holiday Party (~\$300)
 - Continued Lawn Maintenance of Cemetery



Reserve Study and Finances 2022–2027, 5 year Master Budget

- In 2016, BoD developed a 5-Year Master budget
- 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)
 - To maintain a more precise balance between income (annual dues) and real operating expenses
- **Met Goal: \$30,167.05 in Reserve**
- **BoD Considering “0” Input 2023**

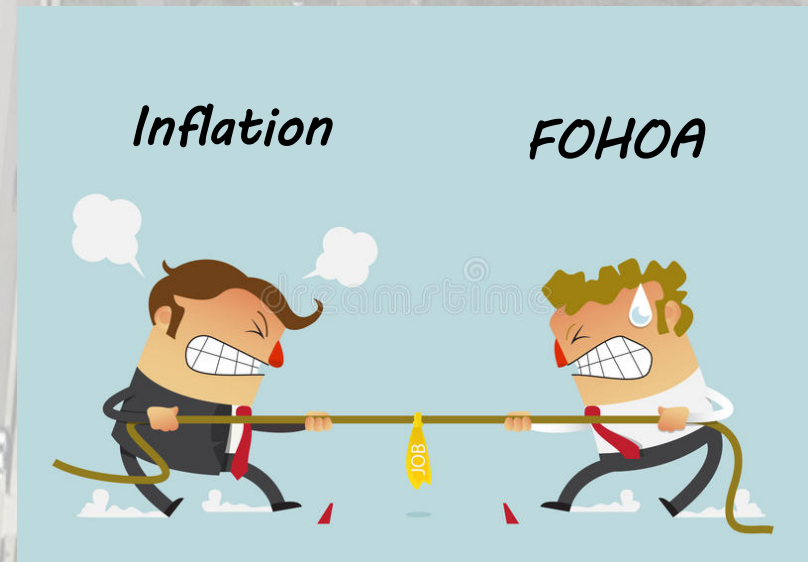


Reserve Study and Finances

2020–2025 Annual Dues

- Annual Dues for homeowners

- 2020: \$300 (actual)
- 2021: \$300 (actual)
- 2022: \$300 (actual)
- 2023: \$300 (approved)
- 2024: \$300 (planned)
- 2025: \$300 (planned)



- Subject to annual reevaluation by the BoD

- **Goal - Hold the line on dues despite inflation!**

Social Events

Spring and Fall Picnic



- Spring Picnic: June 4, 2022
- Fall Picnic: September 17, 2022
 - Both Successful Events with 35-50 attendees and the Bounce House “Big Hit” w/Kids
- Thanks to all who Led and Helped
- Recommendation for the Future:
 - Possible Joint Event with Huntington Forest HOA and the Montessori School in Spring 2023





Social Events

Upcoming Holiday Party



- Scheduled for December 10, Saturday Evening
- The flyer is to be sent out to the neighborhood via email followed by an Evite invitation
- Thanks to the Sturners (main course) for offering to host this year's Holiday Party.
 - A second host is desired to host dessert.



Florence Ln

Google

Florence Ln

Florence Ln

Sentry Management Inc.



Our Community Management Company

- **Sentry Management acquired Abode Management in 2016**
Account Manager: Ms. Mika Abrera
- **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
- **Currently Negotiating New 5-Year Management Contract – To be signed by Nov 1, 2022**
- **Annual Contract Cost:**

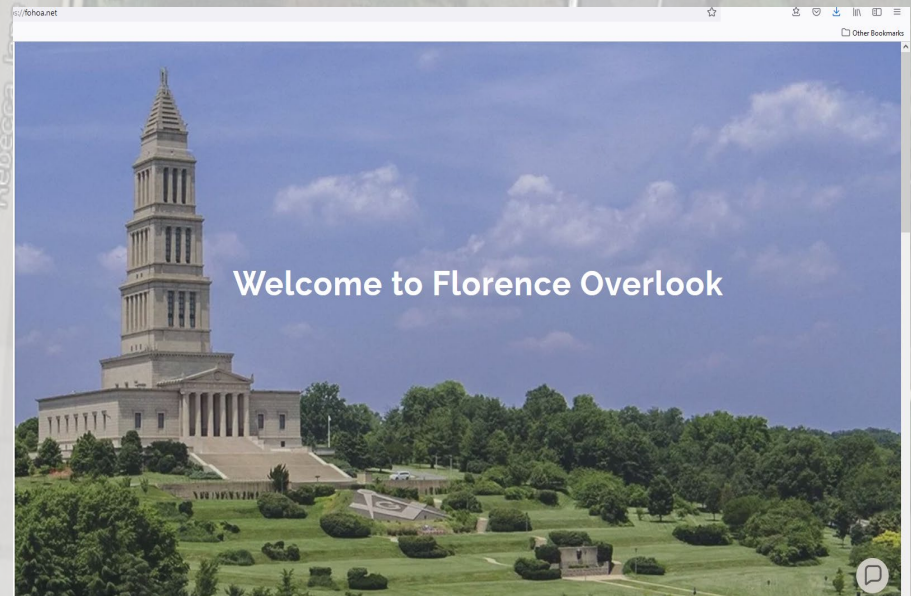
– 2018 = \$3,624	2020 = \$3,699	*2022 = \$4,037.25
– 2019 = \$3,660	2021 = \$3,734	
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- **New Information**
 - Any Modification to By-Laws and Declaration “may be amended by a two-thirds vote of the lot owners.” *See also 18 Va. Code § 55.1-1829.D, Amendment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



New FOHOA Web Site



- WWW.FOHOA.NET
- Currently Under Construction
- Will Include:
 - Neighborhood Information
 - Board Members & Contact Form
 - Meeting Minutes & Calendars
 - Members Only Section (Future)



Community Issues

- Speeding on Florence Lane
 - Recent Joint Letter with HFHOA President to Franconia District Supervisor Rodney Lusk
- Updates from Supervisor Rodney Lusk at HFHOA Meeting
 - New full-service hospital in 2026 – near Manchester Lakes S.C.
-
- South Alex Development (Old Shoppers Food)
 - Rebuilt after major fire in February 2020
 - Will Feature an ALDI Grocery Store
 - Townhouses occupied; apartments now leasing
- Huntington Club Redevelopment (Huntington Ave. – Near Metro)
 - Approved by Fairfax Co. Board of Supervisors
 - On hold pending financing
 - Urban transit-oriented development (Arlington-like)



Proposal for New Stop Sign #1



South Alex – the old Penn Daw S.C. New townhouses are in the rear



Proposal for New Stop Sign #2



Huntington Club Condo Redevelopment



Huntington Avenue (Looking East from Telegraph Road)

Neighborhood Watch Program

- BACKGROUND:

- Previous Owner 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**
- 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 a New Board Member

- Start of 2022: Jeff Bobich, Carol Joyce, and Daniel Elder Stepped to fill vacancies.
- **It is Now Time to Elect a new BoD member for a 3-year Tenure**
- Carol Joyce and Daniel Elder will continue to serve, as their terms last through 2022 and 2023, respectively.
- Jeff Bobich's term expires December 31, 2022.



Open Forum

Thank you!



Back-Up Materials



Resale Disclosure Package

To obtain a package:

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



FOHOA Online Media

- Website: Google Sites

<https://sites.google.com/site/fohoasite>





Stegen Dr

Stegen Dr

Rebecca Jane Way

Florence Ln

Google

Florence Ln

Florence Ln

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Map