

# Florence Overlook Homeowners Association [ FOHOA ]

## Annual Meeting 2023

Sunday October 29, 2023



# 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
- Introduction of new residents in 2023
- ARB Report and new ARB Chair
- FOHOA document revisions
- Common areas
- Finances
- Social events
- Overview of Sentry Management services
- New web site – [WWW.FOHOA.NET](http://WWW.FOHOA.NET)
- Community changes – surrounding area
- Election of new board member(s)
- Open Forum
- Adjournment



HOA  
Meeting



# 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 2023

- **NEW NEIGHBORS:**

**Ben and Hanna Yilma**  
6128 Stegen Drive  
(Lot #15)



- **FOR SALE:**

None at this moment.



# ARB Membership/Report

- Current ARB Memberships
  - Susanna Kavanaugh (Chair)
  - Donna Connor (Member)
  - Ann Sturner (Member)
- ARB Report
  - Recent walk-around

*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



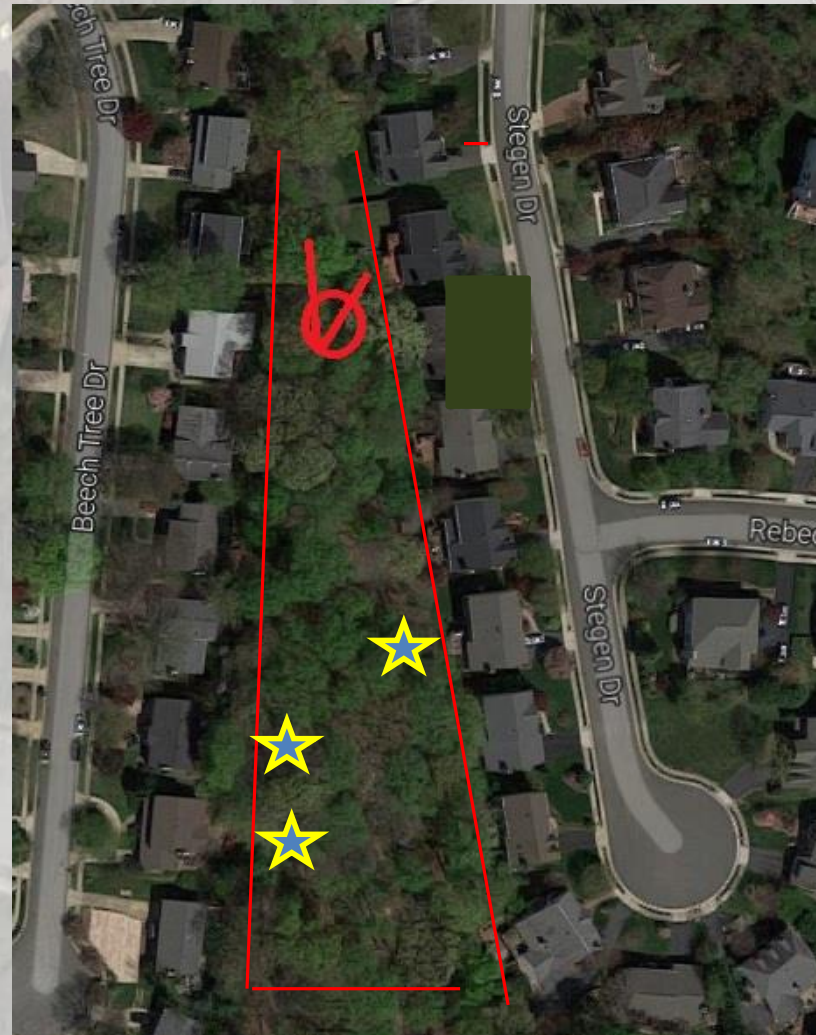
# Common Area Parcel A

## (Wooded Area/Ravine Behind Stegen Homes)

- **Late 2022: BoD installed new “Natural Habitat” signs throughout the common area.**
- **Several trees have died and removal was/is needed**
  - Rear of 6127 Beech Tree – 2 Trees
  - Rear of 6125 Beech Tree – 1 Tree
    - All 3 cut down October 23, 2023, Destiny’s Tree Service, \$2,000
    - Logs will remain in ravine to return to natural state
  - Rear of 6134 Stegen Drive Rear (Lot 18)
    - Dead tree appears to require removal.
    - Rough order of magnitude - \$1,000.
    - Board approval required.
- **Survey Markers – Lost or Overgrown**
  - Board may hire original surveyor (LPD Inc.) to re-mark area.
  - Montessori School Survey completed early 2023.



# 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 dead tree.

Red lines depict approximate boundary

Map

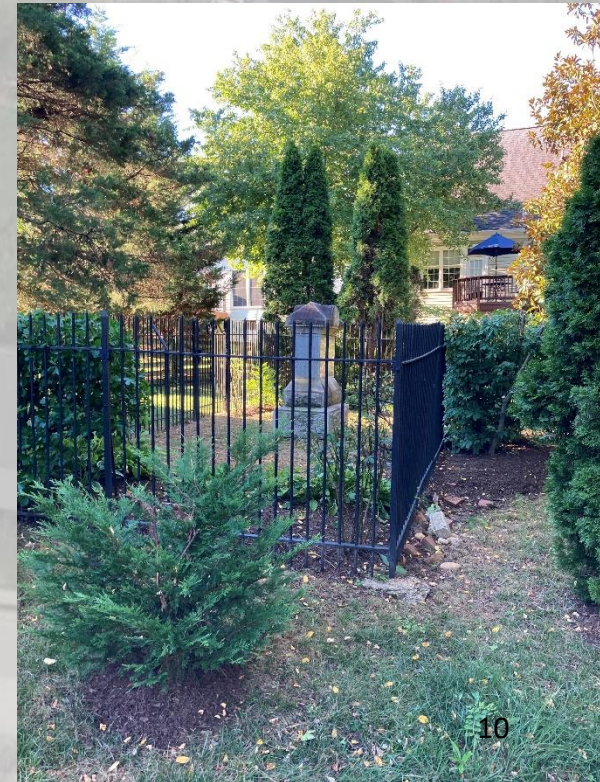
Google

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 days on site (vines and fence)
- As of 2023
  - Using “Lopez Landscaping” services
  - \$132/month
  - Beautifully maintains parcel
  - May need to repaint fence in 2024



# Finances: Taxes and Insurance

- Prepared 2022 Fed & State Tax Returns (Carol)
  - Current to date with taxes
  - **Next tax filing date: Spring 2024**



- Review of Insurance Coverage (Carol)
  - State Farm Insurance Agent: Steve Sandoval
  - Base insurance: \$215.00
  - Umbrella insurance: \$750.00
  - **TOTAL ANNUAL PREMIUM \$791.00**



# Finances: Current Balances

- All 2023 homeowner dues paid.
- Balances at September 30, 2023
  - Operating checking: \$ 8,959.53
  - Reserve money market: \$ 5,474.11
  - Reserve C/D 13-Mo 5.50% (due Sep-24, \$26,375): \$ 25,000.00
  - **TOTAL:** \$ 39,433.64
- Remaining 2023 expenses:
  - Sentry fees (\$320.48/mo.)
  - Cemetery maintenance (\$132/mo.)
  - Beech Tree Dr. tree removal (\$2,000)
  - 6134 Stegen tree removal (~\$1,000)\*
    - \*Pending board approval
  - Holiday party ?? (~\$300)
  - Other/Miscellaneous (~\$100)



# Reserve Study and Finances

## 2022–2027, 5 year Master Budget

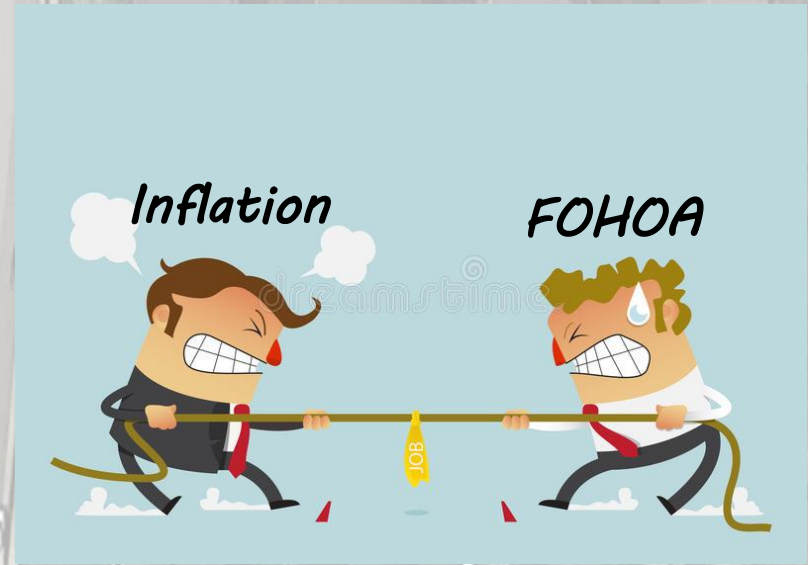
- In 2016, BoD developed a 5-Year master budget
- In 2022, BoD documented reserve fund needs
- Master budget goals
  - ~ \$15,000 in Reserve for Cemetery Fence Repair
  - ~ \$15,000 in Reserve for Tree Maintenance and other authorized expenses (not for legal fees)
- **Currently at Goal: \$30,474.11 in Reserve**
  - **Roughly \$1,000 per Home**
- **Board Projecting No 2024 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 (planned)
  - 2025: \$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 10, 2023
- Fall Picnic: September 16, 2023
  - Both successful events with 30-50 attendees and pleasant weather
  - Bounce House again a “Big Hit” w/kids
  - Fall Picnic featured *BBQ Chicken* in addition to the usual burgers, sausage, and hot dogs!
- Thanks to all who led and helped.



# Social Events

## Upcoming Holiday Party



- Scheduled for December 9, Saturday Evening
- The flyer is to be sent out to the neighborhood via email followed by an Evite invitation
- At this time, no volunteers have stepped forward to host the party in their home.
  - *If no volunteers, we will cancel for 2023.*





# Sentry Management

## Our Community Management Company



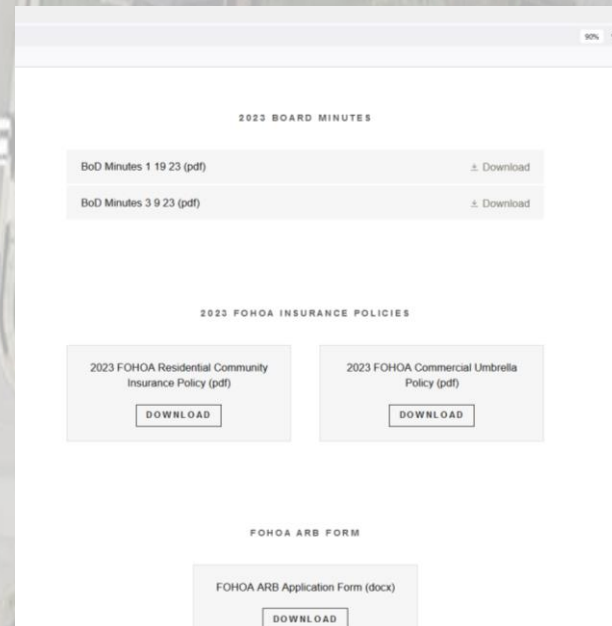
- **Sentry Management acquired Abode Management in 2016**  
Account Manager: Ms. Noelle Starner
- **Key Duties**
  - Handles Resale Disclosure Packages & All Other HOA-Related Real Estate Settlement Issues
  - Processes All Financial Transactions & Generates Monthly Financial Reports
  - Requires Copies 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
– 2019 = \$3,660	2021 = \$3,734	2023 = \$3,845.76
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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 In Service
- Now Includes :
  - Neighborhood Information
  - Board Members & Contact Form
  - Meeting Minutes
  - HOA Documents
  - Members Only Section (Possible-Future)



# Community Issues



- **Speeding on Florence Lane**
  - 2022: FOHOA and HFHOA began engagement with County.
  - Traffic fatality involving neighborhood cat has increased urgency.
  - Speed control device temporary installed Aug-Sep 2023.
  - Task Force starting soon (A. Clayton and J. Van Zyl – FOHOA Reps)
- 
- **South Alex Development** (Old Penn Daw Shopping Center /Shoppers Food)
  - Rebuilt after major fire in February 2020
  - ALDI Grocery open, apartments leasing, townhomes occupied.
- **Rose Hill Shopping Center Redevelopment**
  - Proposed large retail/apartment development similar to South Alex.
  - Significant community opposition.
  - Fairfax County Board of Supervisors deferred approval pending more “community engagement”.
  - Supervisor Lusk requesting more retail, less residential (8/31/23).
- **Huntington Club Redevelopment** (Huntington Ave. – Near Metro)
  - Approved by Board of Supervisors, paused indefinitely due to funding.



## Rose Hill Shopping Center Redevelopment (Deferred by County)



## South Alex – North Kings Highway (Aldi open – apartments leasing)



## Church Sold on Telegraph Road



## Huntington Club Condo Redevelopment (Project paused indefinitely)



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 New Board Members

- Start of 2022: Jeff Bobich, Carol Joyce, and Daniel Elder Stepped to fill vacancies.
- Since Nobody Stepped Forward to Volunteer for the Board at the Start of 2023, Jeff Bobich served as President for a second year.
- **It is Time to Elect one or more new BoD members for a 3-year Tenure.**



# Open Forum

Thank you!





# Back-Up Materials



# 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
  - 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) & Reserve Memo (2022)
  - FOHOA Commercial Liability Umbrella Insurance Policy
  - FOHOA Information Brochure
- The fee for this service is around \$300.

