

Florence Overlook Homeowners Association (FOHOA)
Minutes of Board of Directors Meeting 2023/2
March 9, 2023
7:00 PM
Bobich Residence, 3401 Rebecca Jane Way
Website: FOHOA.net (Still a work in progress)

Called to Order: This BoD Meeting began at 7:01PM.

In Attendance: Jeff Bobich (President), Daniel Elder (Vice-President), Carol Joyce (Secretary/Treasurer). Homeowner Aaron Willey (Lot 16) attended.

Agenda Approval: The meeting agenda for 19 January 2023 prepared by the Secretary was approved by the Board.

Minutes Approval: The minutes for this Board Meeting was approved.

TREASURER'S REPORT

- a. **Review of Current Fund Balances.** The current state of the association funds (from the January 2023 Financial Statement) are good. A discussion regarding funding for landscaping service by Lopez Landscaping will continue monthly to include the winter months because he based the cost on an annual fee.
- b. **Review of Status of Homeowners Dues.** To date, all homeowners paid their dues, and two homeowners (Lots 4 and 23) informed the Board that they paid, but it is still pending with Sentry Management. The Secretary/Treasurer will check on their status with Sentry Management to ensure their payment is recorded.

OLD BUSINESS

- a. **Architectural Review Board (ARB) Report.** ARB Chair was unable to attend the meeting, so the President passed that the ARB plans to do a Spring Walk-Around soon.
- b. **Ongoing Initiatives.**
 - i. **New Contract w/Sentry Management.** Completed. Signed by all Board Members on 31 December 2022.
 - ii. **FOHOA Website Modernization.** Vice-President led the Board to FOHOA.net to show the status of the website. It will be announced to the homeowners in the near future. The Board also discussed the Disclosure Packages provided by Sentry Management, and to find a copy of the Covenants.
 - iii. **BoD Handbook Update.** President is still working on this.
 - iv. **Signs in Common Area A/Request from Montessori School.** Montessori School sent a letter to the FOHOA stating that our signs are on their property. They just had the

property surveyed, and believe FOHOA signs are encroaching their property. The President indicated that he would check the area on Saturday (11 March) to see if we went outside Common Area A with the signs.

- v. Re-Survey and Marking of Common Area A. The Secretary plans to schedule something with LPD, Inc. as we begin to approach the warmer months.
 - vi. Florence Lane Traffic Calming. The President has been coordinating with Huntington Forest HOA President, Montessori School Representatives, and the County to minimize speeding on Florence Lane. County denied traffic lights and stop signs. The President informed the Board that there is a plan for a 5-member Task Force to represent both Huntington Forest and Florence Overlook homeowners. The President thinks we should have two members from Florence Overlook, and will send out an email for volunteers. The Board discussed such options as: (1) speed cables, speed humps, and even chicanes; (2) yellow lines; (3) speed limit signs; (4) Children Playing signs; and (5) School Bus Stop Ahead signs.
- c. **Social Events**. The only event discussed was the upcoming Spring Picnic. It is still scheduled for Saturday, 10 June, and no issues thus far. There was a discussion about the Bounce House and liability insurance coverage. The Secretary had contacted State Farm and was informed that there is liability coverage for such an item at a FOHOA event.
- d. **Parking Lot Events from 2022.**
- i. Welcome Committee. The Board discussed how it would be a good idea to have a Welcoming Committee. The Board agreed that it should start by presenting a gift basket to new neighbors. The Vice-President agreed to take the lead on this. The President said he would send out an email for volunteers for this committee.
 - ii. Signs at Entrance to Community. Board discussed putting up at least two signs at the entrance ways of Florence Overlook homes. One sign would be on Stegen Drive just by Lot 13, and the other sign would be at the entrance of Rebecca Jane Way from Florence Overlook by Lot 6 or Lot 28. The signs would be on a post. The Board asked whether the County would have to approve such signs.
- e. **Other Old Business**. None.

NEW BUSINESS

- a. **Fairfax County 2023 Real Estate Assessments and FOHOA Impact**. The President presented a document showing how the last set of taxes increased significantly. President recommended a letter to the State.
- b. **ARB Future Considerations**.

- i. Formal Appointment of ARB Members. It was discussed that ARB Chair and Members should be formally appointed via letter.
- ii. Potential Refresh of Guidelines. This appointment letter would outline the roles and responsibilities of the ARB Chair and Members, and their relationship to the Board of Directors.

OPEN FORUM: Homeowner Aaron Willey raised two issues before the Board. First, he recommended a dog dispenser service in the neighborhood, and second, he discussed how Florence Lane lacked sidewalks in certain areas of the road. The Board was concerned with the dog dispense service in that it may attract several outside residents to frequent the neighborhood. As for the latter issue, the Board would look into it more.

Next Board Meeting Date: Thursday, May 11, 2023, at Elders' home.

Meeting adjourned at 8:20PM.

**Respectfully submitted,
Carol Joyce
FOHOA Secretary/Treasurer**