

**SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION  
2<sup>nd</sup> ANNUAL MEETING 2009**

**Agenda**

**Greeting / Introduction of the SSHOA Board**

**SSHOA Financial Status**

**2009 SSHOA Success Stories**

**Web Site**

**Capital Improvements to be Done**

**Possible Bylaw Changes**

**Communications / Arley Drive Incident**

**Review of Actions to be Taken**

**Closure / Next General Membership Meeting**



December 3<sup>rd</sup>, 2009

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**SSHOA Board for 2009**

**Pres – Jim Askew (Since1989)**

**Vice – Donna McCraith**

**Secretary – Jerilynn Anderson**

**Members:**



**John Giuliani**

**Rich Riordan**

**Rick Atchison**

**Bob Personette**

**Dan Germain**

**Tom Verdin**

**Greg Milonovich**

**Mary Anne McClelland – we pay Mary Anne to be our Registered Agent/Treasurer and she is non-voting HOA Board member**

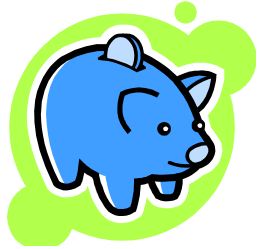
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**A Few Words About the SSHOA**



- We maintain the Common Areas
- We carry liability insurance on all Common Property
- We keep the Common Areas upgraded over time
- We enforce the By-Laws and Covenants
- We collect dues and starting this year will pursue Liens against non-payers
- We comply with State and Federal laws
  - IRS
  - Homeowners Packets
  - Chesapeake Bay Watershed Act & Fairfax County restrictions
- We support the Neighborhood Watch program
- We are trying to establish an email roster to keep all informed...please sign up
- *New – we have created a SSHOA Web Site*
  
- **We do not settle disputes between neighbors**
- **We do not enforce Fairfax County's regulations**

# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION 2<sup>nd</sup> ANNUAL MEETING 2009



Springfield Station Homeowners Association			
Financial Statement			
October 31, 2009			
Checkbook Balance September 30, 2009			\$79,610.08
Minicourt Account Balance	\$18,051.84		
General Account Balance	\$61,558.24		
<b>Income</b>			
Money Market Account Interest		\$67.43	
Minicourt Share	\$15.22		
Dues Collection		\$575.00	
Minicourt Share	\$64.00		
Sale of Homeowner's Packets		\$0.00	
<b>Total Income</b>		<b>\$642.43</b>	
Sub-Total			\$80,252.51
<b>Expenses</b>			
Premium Lawn Care Services		\$279.00	
<b>Total Expenses</b>		<b>\$279.00</b>	
Sub-Total			\$79,973.51
Ending Checkbook Balance			\$79,973.51
Less Minicourt Balance			\$18,131.06
General Account Balance Available			<b>\$61,842.45</b>
<b>Outstanding Checks</b>			
None			
<b>Ending Bank Statement Balance</b>			
*BB&T Checking		\$11,454.95	
*BB&T Business Investors Account		\$68,518.56	
<b>Total Bank Statement Balances</b>			<b>\$79,973.51</b>

**Mini-Court funds are not for general SSHOA use**



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## 2010 SSHOA Budget

	Budget Item	2008 Budget	Actual 2008	2009 Budget
1	Insurance	\$1,300.00	\$1,450.00	\$1,285.00
2	*Office and Bookkeeping Supplies	\$500.00	\$190.07	\$700.00
3	Treasurer's Salary	\$1,200.00	\$1,200.00	\$1,200.00
4	Legal and Collecting Fees and Audit	\$500.00	\$412.50	\$500.00
5	Real Estate Board Fees	\$80.00	\$80.00	\$110.00
6	State Corporation Commission Charter Fees	\$25.00	\$25.00	\$25.00
7	Taxes and Tax Preparation	\$1,500.00	\$1,532.00	\$400.00
8	Grass Cutting	\$3,800.00	\$3,125.00	\$3,000.00
9	Common Grounds Maintenance (tree removal, landscaping, playground repairs, etc.)	\$2,000.00	\$1,600.00	\$5,750.00
10	Spring Cleanup	\$3,700.00	\$4,141.60	\$4,200.00
11	Neighborhood Watch	\$100.00	\$0.00	\$100.00
12	**Capital Improvements	\$0.00	\$0.00	\$38,436.00
	***Total	\$14,705.00	\$13,756.17	\$55,706.00

\*Includes Forever Stamps purchased for 2010 & 2011



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**\*\*Proposed Capital Improvements**

<b>Repair of Stairs to neighborhood paths</b>	<b>\$3,000.00</b>
<b>Path Repairs</b>	<b>\$37,436.00</b>
<b>Total</b>	<b>\$40,436.00</b>

**2008 Income:**

<b>Interest</b>	<b>\$1,482.58</b>
<b>Dues Collection and Sale of Disclosure Packets</b>	<b>\$22,567.00</b>
<b>Total Income</b>	<b>\$24,049.58</b>

**Anticipated 2009 Income:**

<b>Interest</b>	<b>\$600.00</b>
<b>Dues Collection and Sale of Disclosure Packets</b>	<b>\$22,000.00</b>
<b>Total Income</b>	<b>\$22,600.00</b>

**\*Note: Less Major Capital Improvements, we need ~\$13,000 in operating funds**

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**Proposed Immediate Capital Improvements  
(approved at our June 2009 meeting)**



Repair of Stairs on to neighborhood paths



**\$ 3,000.00**

Path Repairs



**\$37,436.00**

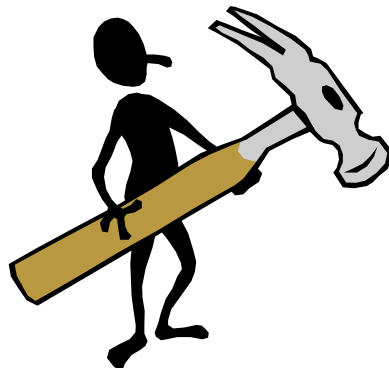
Replacement of tennis court nets and wind screens



**\$ 3,000.00**

**Total**

**~\$43,500.00**



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## Recent Accomplishments

- Prototyped “Repaired” the crack in the Tennis Courts (as a Self-Help Project)
- SSHOA Books have been audited with 100% approval!
- New nets for the Tennis Courts
- Initiated an Eagle Scout Project to fix the stairs on the paths and at the Tennis Courts
- Signed a \$37.5K contract to repave the paths and address the drainage issues
- Collected ALL back dues...we have no “accounts receivable”
- Cleaned the leaves from the Common Areas
- Landscaped the entrance to our neighborhood



December 3<sup>rd</sup>, 2009



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**Demo - SSHOA WWW Page**

<http://mysite.verizon.net/sshoa1/default.htm>

**SPRINGFIELD STATION HOME  
OWNERS' ASSOCIATION**

Neighbors Helping Neighbors

[Home](#) [Meetings & Events](#) [Board of Directors](#) [Documents](#) [Photos](#) [New Members](#) [Links](#)

**News**

**Event: General membership meeting**  
**Date: Thursday, December 3rd at 8pm**  
**Location: Hunt Valley ES, Cafeteria**



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Future Capital Improvement Plans

- Replace the Tennis Courts
  - Replace the General Purpose Court
  - Add SSHOA Sign at main entrance
  - Improve landscaping
  - Others??
  - **Can't do it all at once – too expensive (\$150K+)**
  - **We put \$\$ into savings at a rate of ~\$11.5K per year**
- Income from collections: \$24,762
  - Income from interest: \$800
  - Income from packets: \$200
  - Total Income: \$25,762
  - Expenses: Anticipated other than repaving: around \$13,000
  - **Net: \$11,762**



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**Possible By- Law Changes – Discussion Points**

- **Increase the current annual dues (\$120 per year) to a higher cost...say \$200?**
- **Charge a one-time assessment to address the Tennis Courts and General Purpose Court -- ~\$800 per household**
- **Increase the penalty for late payment of SSHOA dues**
- **Change the requirement for an annual audit to a bi-annual audit (recommendation of our auditor)**
- **Others??**

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**Communications / Arley Drive Incident**

- **Arley Drive incident – need to keep the neighborhood informed quickly**
- **SSHOA Proposal – our policy:**

**"It shall be the policy of the Springfield Station Home Owners Association, upon majority SSHOA Board approval, to inform the membership of notable events which have occurred within the Home Owners Association boundaries. Any such notification will be made using information provided by official sources such as law enforcement and other government organizations. If notification is deemed appropriate then the official SSHOA Web Site may be used to disseminate such information. Events which directly affect the Springfield Station Home Owners Association Covenants will, upon majority SSHOA Board approval, be investigated and appropriate corrective action, where applicable, will be taken."**

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## **Open Discussion**

**Dumping in the common areas**

**Dogs – leash them, clean up after them**

**Annual Cleanup Day  
– no more “white goods”**

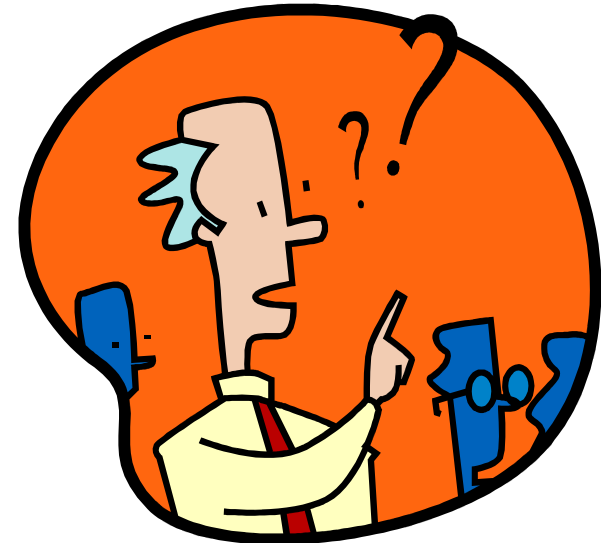
**Annual Yard Sale Day – Any interest??**

**Trimming of Trees and Bushes that encroach sidewalks**

**Inoperable Cars in Mini-Courts**

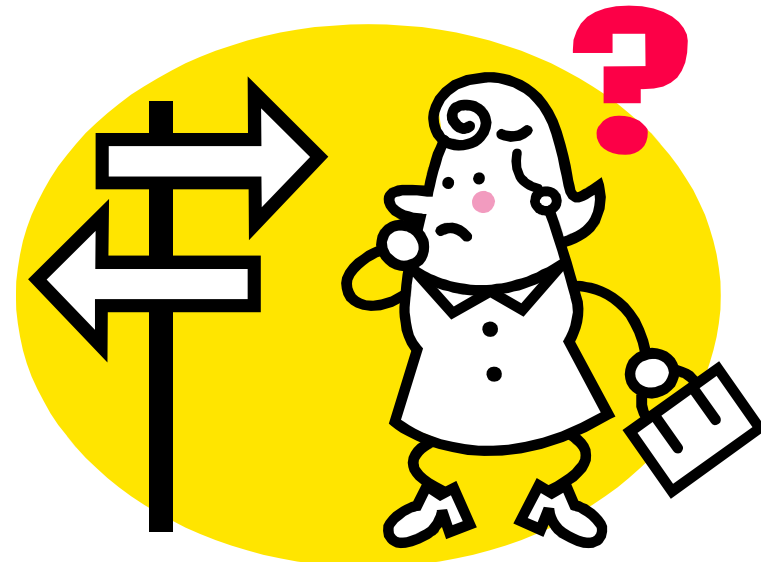
**Trailers in Driveways/Side Yards**

**Others?**



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**RECAP of Decisions and Motions Carried by Membership  
(Jim Askew leads the recap)**



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**Questions?**

**General Discussions?**

**Adjournment**

