

**SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION
ANNUAL MEETING 2010**

Agenda

Greeting / Introduction of the SSHOA Board

SSHOA Financial Status

2009-2010 SSHOA Success Stories

Web Site

Capital Improvements to be Done

Vote for New Board

Review of Actions to be Taken

Closure / Next General Membership Meeting



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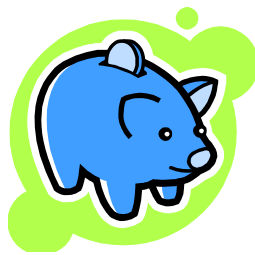
A Few Words About the SSHOA



- **We maintain the Common Areas**
- **We carry liability insurance on all Common Property**
- **We upgrade the Common Areas 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**

- **We do not settle disputes between neighbors**
- **We do not enforce Fairfax County's regulations**

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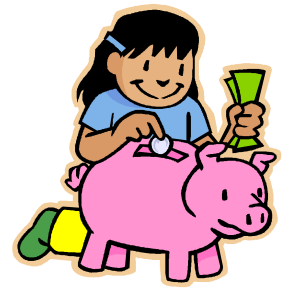
**Accounts
Receivable**

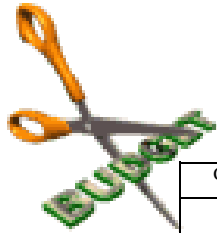
**General Fund
= \$2,786**

**Mini-Court
Fund = \$144**

Station Homeowners Association			
Financial Statement			
May 2010			
Checkbook Balance			\$41,184.58
Minicourt Account Balance	\$18,265.81		
General Account Balance	\$22,918.77		
Income			
Money Market Account Interest		\$24.17	
Minicourt Share	\$8.22		
Dues Collection		\$14,088.00	
Minicourt Share	\$576.00		
of Homeowner's Packets		\$0.00	
Total Income		\$14,112.17	
Sub-Total			\$55,296.75
Expenses			
Nationwide Insurance		\$1,386.00	
*		\$75.00	
Connection--Yard Sale Ad		\$21.00	
Yard Sale Exp.		\$77.18	
Total Expenses		\$1,559.18	
Sub-Total			\$53,737.57
Ending Bank Statement Balance			
BB&T Checking		\$12,020.42	
BB&T Business Investors Account		\$41,717.15	
Total Bank Statement Balances			\$53,737.57
Outstanding Checks			
None			
Ending Checkbook Balance			\$53,737.57
Less Minicourt Balance			\$18,850.03
General Account Balance Available			\$34,887.54

* Annual Meeting Room charge





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Proposed 2010 SSHA Budget

Code	Budget Item	2009 Budget	Actual 2009	2010 Budget	2010 to Date
1	Insurance	\$1,285.00	\$1,284.00	\$1,284.00	\$1,386.00
2	Office and Bookkeeping Supplies*	\$700.00	\$675.79	\$200.00	
3	Treasurer's Salary	\$1,200.00	\$1,350.00	\$1,200.00	
4	Legal and Collecting Fees and Audit	\$500.00	\$200.00	\$500.00	
5	Real Estate Board Fees	\$110.00	\$109.42	\$110.00	\$93.13
6	State Corporation Commission Charter Fees	\$25.00	\$25.00	\$25.00	
7	Taxes and Tax Preparation	\$400.00	\$391.00	\$400.00	\$161.00
8	Grass Cutting	\$3,800.00	\$2,232.00	\$3,000.00	
9	Common Grounds Maintenance (tree removal, landscaping, etc.)	\$5,750.00	\$4,204.47	\$4,000.00	\$110.00
10	Spring Cleanup and Yard Sale	\$3,700.00	\$2,377.50	\$3,000.00	\$98.18
11	Neighborhood Watch	\$100.00	\$0.00	\$100.00	
12	Capital Improvements	\$40,000.00	\$18,718.00	\$19,718.00	\$19,229.70
13	Other--Web Site, Annual Meeting			\$150.00	\$75.00
	Total	\$57,570.00	\$31,567.18	\$33,687.00	\$21,153.01

Capital Improvements for 2010		General Fund Balance 5/31/10	\$34,887.54
One half of Path Repairs	\$18,718.00	2010 Budget Expenditures not yet made	\$12,533.99
Repair of Stairs to neighborhood paths	\$1,000.00	Uncollected or not included in 5/31 Balance	\$8,690.00
Tennis Courts?		Anticipated end of year balance	\$31,043.55
Total			

		Minicourt Account Balances as of 5/31/10	
2009 Income:		2A	\$3,467.65
Interest	\$766.08	2B	\$3,457.17
Dues Collection and Sale of Disclosure Packets	<u>\$26,450.00</u>	3A	\$2,877.01
Total Income	\$27,216.08	3B	\$1,426.18
		3C	\$676.89
Anticipated 2010 Income:		4A	\$3,052.31
Interest	\$300.00	5A	\$1,475.30
Dues Collection and Sale of Disclosure Packets	<u>\$22,000.00</u>	5B	<u>\$2,417.51</u>
Total Income	\$22,300.00	Total Minicourt Balance	\$18,850.02



*Includes Forever Stamps purchased for 2010 & 2011

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ANNUAL MEETING 2010



2009 - 2010 Accomplishments

- Prototyped “Repaired” the crack in the Tennis Courts (as a Self-Help Project)
- SSHOA Books have been audited with 100% approval!
- New nets and wind screens for the Tennis Courts
- Initiated two Eagle Scout Project to fix the stairs on the paths and at the Tennis Courts – **Update: First Project is complete and the 2nd Project starts in July**
- Signed a \$37,000 contract to repave the paths and address the drainage issues – **Update: Paths are completed**
- Collected ALL back dues in 2009...we have no “accounts receivable”
- Cleaned the leaves from the Common Areas
- Landscaped the entrance to our neighborhood
- Supported Community Garage Sale
- Conducted Neighborhood Cleanup Day

June 16th, 2010

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New Stair Treads



Path by Tennis Court



Thick
Overlay

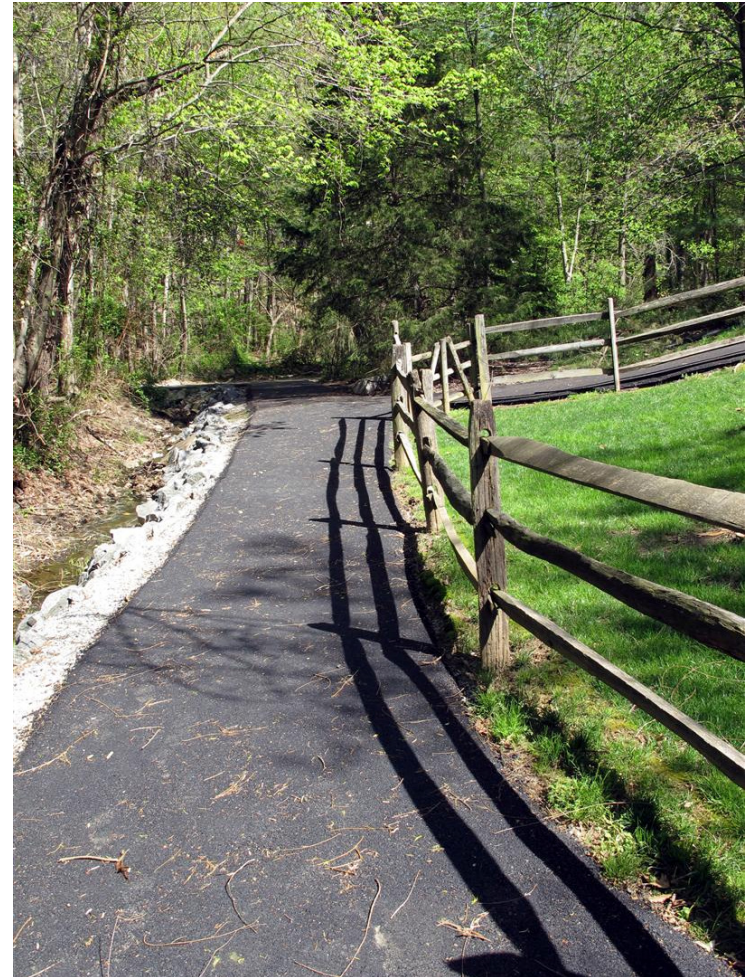
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Addressed Path Drainage Issues



Culvert on Cuttermill Side



Path Shoulder Drainage

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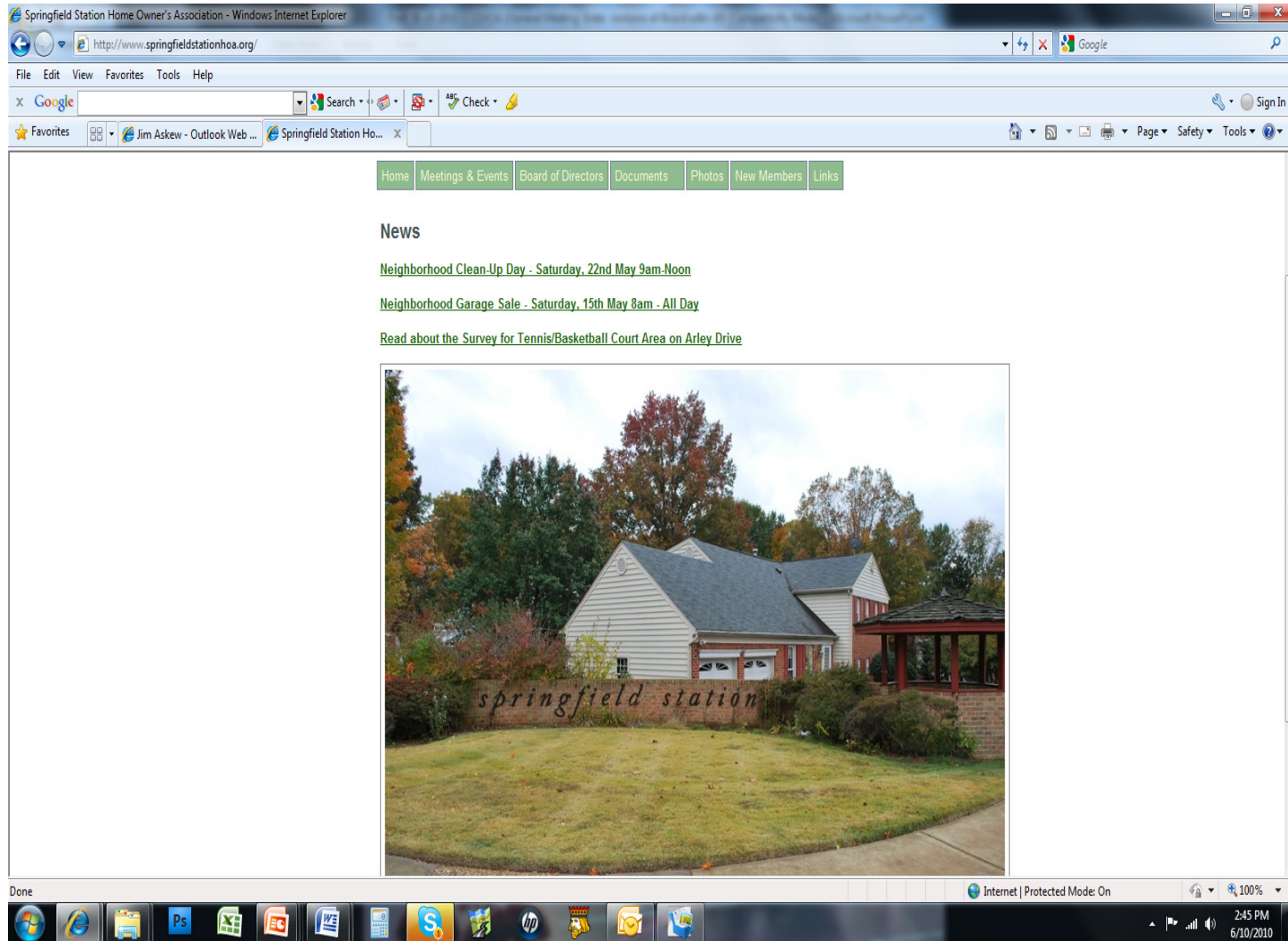
**Neighborhood
Cleanup
2010**



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Demo of the SSHOA Web Page
<http://www.springfieldstationhoa.org>



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Where Do We Go Next?

We Need a

Capital Improvement Plan



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Future Capital Improvement Plans

What we discussed in Dec 2009 at our 2nd General Membership Meeting

- **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**
- **We put \$\$ into savings at a rate of ~\$10K per year**



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Basketball Court



Notes:

- Size 54' x 81'
- Close to stream
- Some cracks
- Far from street

**Regulation BB
Court Sizes:**

**Jr HS 72' x 42'
HS 84' x 50'
College 94' x 50'**

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Tennis Courts

Notes:

- Possible to avoid major cracks to overlay “new” Basketball Court here**
- Will require new backboards or move old boards



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You asked the Board to survey the Neighbors and we did so...here are the questions and the responses (we had **91** responses distributed as follows) :

The survey asked members to vote on two areas: 1) Options for the court area and 2) Options to fund the project

1) Survey Results: Options for the court area

- The Survey Question...
 - Suggestions for the court area include:
 - Tear up the whole area to create a green space or park
 - Maintain, refurbish or rebuild the sport courts to include tennis, basketball and/or other sports
 - Other
- The Survey Results...
 - Tear up the whole area to create a green space or park (All Park) = **34**
 - Included no comments on saving the basketball or tennis courts
 - Keep Basketball court only = **16**
 - Included specific mention in comments of getting rid of tennis courts
 - Note: that this was NOT a choice in the survey, but so many votes had comments on this that a separate category was added for the results
 - Maintain, refurbish or rebuild the sport courts to include tennis, basketball and/or other sports = **24**
 - Counted here were votes with no specific comment on the tennis courts
 - Repair Existing = **7**
 - Other= **10**
 - Includes votes with comments like "no decision without a costing", "whichever costs less", remove crepe myrtles and all screens, sell courts to a club, boy scouts do work with a dog run, no dog run, no opinion,...

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ANNUAL MEETING 2010**

2) Survey Results -- Options to fund the project (again 91 responses distributed as follows)

- **The Survey Question**

- Any solution to the park will come at a cost. Without committing to support either, which method of financing would you favor?
 - Increase in dues
 - A one-time assessment per household

- **The Survey Results...**

- INCREASE DUES = **32**
- ONE or TWO TIME ASSESSMENT = **21**
- OTHER = **38**
 - Mix of dues and assessments, no change in dues or assessment, no opinion,...

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Based on your feedback in December and the survey results we identified the following options for detailed study:

Capital Improvement Alternative Options

1. Keep the courts “as is” and keep patching them. 7 votes. Doesn't solve the problem or improve the capabilities of the area.
2. Remove courts, Repair drainage, Rebuild the courts and area to original configuration. 24 votes. Very high cost. Need two tennis courts?
3. Remove courts, Repair drainage, Rebuild a tennis court and the general purpose court, Landscape the rest. Board Member Option. Retains a tennis court, Higher cost.
4. Remove tennis courts, Overlay/Rebuild general purpose court, Landscape the rest 16 votes. Lower cost, Retains general purpose court
5. Remove courts, Landscape entire area. 34 votes. Lowest cost, Fewest use options.

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ANNUAL MEETING 2010



Capital Improvement Alternatives - Costs

- Option 1: Will continue to cost \$1,000 - \$3,000 per year
TOTAL **\$3,000 (Based on previous experience)**
- Option 2: Remove Courts, Plans and permits - **\$10,000 (Have estimate)**
Remove Courts Repair Drainage and Rebuild courts in
current configuration **\$135,000 (Informal estimate)**
TOTAL **\$145,000 (Informal estimate)**
- Option 3: Remove Courts, Plans and permits \$10,000 **(Have estimate)**
Repair drainage and Rebuild 1 tennis court and general
purpose court - **\$90,000 (Informal estimate)**
TOTAL **\$100,000 (Informal estimate)**
- Option 4: Remove Tennis Courts, Plans and Construction - **\$28,500**
Repair/Refurbish General purpose court and overlay - **\$15,000**
Install new basketball goals - **\$3000**
Landscape remaining area - **\$18,000**
TOTAL **\$61,500 (Have estimate)**
- Option 5: Remove Courts, plans and Construction - **\$28,500**
Landscape Area - **\$18,000**
TOTAL **\$45,500 (Have estimate)**

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ANNUAL MEETING 2010**



Capital Improvement Alternatives: Discussion

Options 1 and 2 are status quo options that continue the current use capabilities, sort of, and add no new use capability

Option 3 retains all the use capabilities we now have, reduces the court footprint and allows landscape options. Requires fixing the drainage, a costly item.

Options 4 retains the popular general purpose court. If we can site the refurbished court to reduce the impact of the drainage problem we avoid the cost of fixing it. We can then overlay a prefab general purpose court that bridges the cracks.

Option 5 avoids the drainage repair, gives lowest cost, removes any court usage option, and results in a park area at the center of our neighborhood.

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ANNUAL MEETING 2010



The Board Recommends:

Option 4; Remove the Tennis Courts and keep a Basketball Court (current court or perhaps use some of the existing Tennis Courts and remove the old Basketball Court)...we will need an Engineering Study* to make a final decision

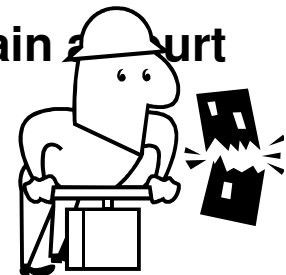
Option gives flexibility in usage for all ages, significant park area, court area

Avoids large investment in drainage repair

Is a compromise between votes for all clear option and retain a court capability

Is affordable

Can be logically phased within our income.



*** Engineering Study is required by Fairfax County regulations in any case**

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ANNUAL MEETING 2010

The Board Recommends:



Implement and pay in four phases

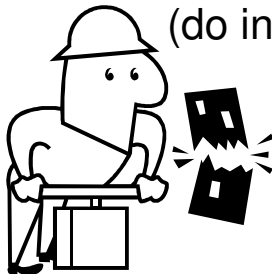
Phase I: Conduct Engineering Study as required by Fairfax County regulations due to potential impact on local watershed (study includes landscaping and impact of resurfacing the Basketball Court) and acquire Fairfax County approvals and Permits – Est Cost: \$\$6,000 to \$10,000 (do in 2010)

Phase II: Decide on best approach to Remove Tennis Courts and/or Basketball Court, grade to Engineering Specs, and then plant grass -- Est Cost: \$28,500 (do in 2011) ***Mowing will increase by ~\$800 per year**

Phase III: Repair the Basketball Court with an overlay – Est Cost \$15,000 (do in 2012)



Phase IV: Landscape the old TC area and make into a park – Est Cost: \$10,000 (do in 2013)



***Note Phase III and Phase IV could be reversed depending on how Phases I and II evolve**

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ANNUAL MEETING 2010

How to Pay?

- Current dues are **\$120** per year
- To do all required in one to two years will require
 - Either a one time assessment of **\$440** per household – Board can Direct
 - Or raising the dues to **\$205** per year – Requires approval vote by all members (75%)

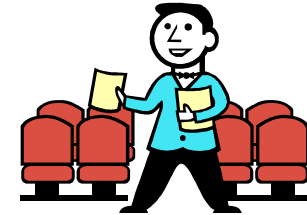


The Board feels that given the current hard economic times that it will be difficult to get our Members to either raise the dues or agree to a one time assessment!

So, we recommend we do this over time and work within our existing cash flow.



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Alternatives Discussion

Motion to Approve

Vote



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ANNUAL MEETING 2010**



SSHOA Board for 2010-2011

**Review and vote on the list of Applicants for the
2010-2011 SSHOA Board**

List of applicants

- Jim Askew
- Donna McCraith
- Rich Riordan
- Dan Germain
- Greg Milonovich
- John Giuliani
- Bob Personette
- Amy Verdin
- Yvette Dean
- Steve Buckner

**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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ANNUAL MEETING 2010**

Other Discussion Topics

Dumping in the common areas

Dogs – leash them, clean up after them

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

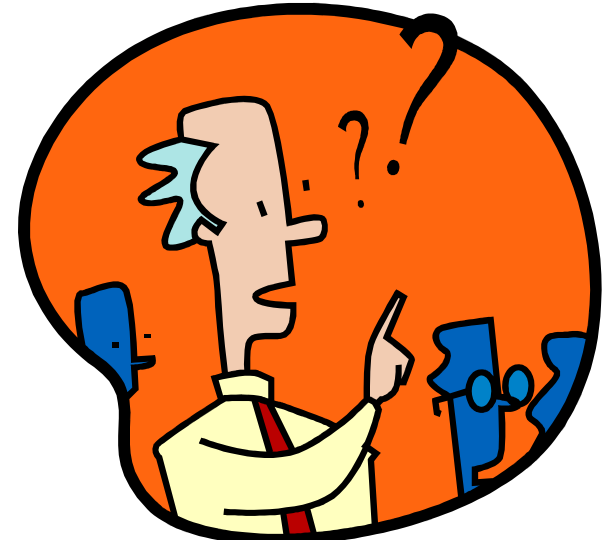
Neighborhood Watch – Time to restart! Volunteers?

Continue yard Sale – Only eight homes participated this year

Potential Bylaws Changes

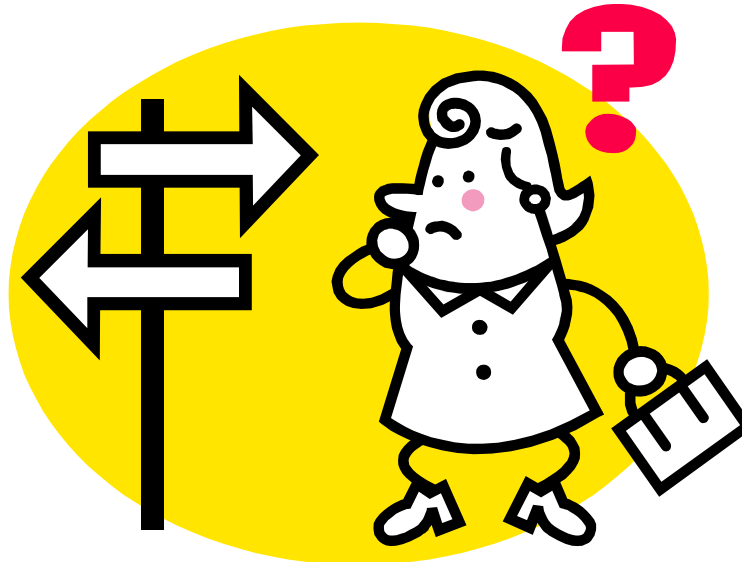
Dues Collection Increasing penalty for late dues.

Audit intervals



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



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Questions?

General Comments?

Adjournment

