

**SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING 2011**

**Agenda**

**Greeting / Introduction of the SSHOA Board**

**SSHOA Financial Status**

**2010-2011 SSHOA Success Stories**

**Huntsman Dam Upgrade**

**Alternatives for Tennis Court Area**

**Review of Actions to be Taken**

**Elect new SSHOA Board**

**Closure / Next General Membership Meeting**



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**A Few Words About the SSHOA**

- **We collect dues and will pursue Liens against non-payers**
  - ✓ **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 comply with State and Federal laws**
  - ✓ **IRS**
  - ✓ **Homeowners Packets**
  - ✓ **Chesapeake Bay Watershed Act & Fairfax County restrictions**
- **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**





# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011



## SSHOA Budget 2011-2012

Code	Budget Item	2010 Budget	Actual 2010	2011 Budget	2011 to Date
1	Insurance	\$1,284.00	\$1,386.00	\$1,386.00	\$1,396.00
2	Office and Bookkeeping Supplies	\$200.00	\$133.13	\$200.00	\$34.18
3	Treasurer's Salary	\$1,200.00	\$1,200.00	\$1,200.00	\$600.00
4	Legal and Collecting Fees and Audit	\$500.00	\$0.00	\$200.00	\$100.00
5	Real Estate Board Fees	\$110.00	\$93.13	\$100.00	\$91.45
6	State Corporation Commission Charter Fees	\$25.00	\$25.00	\$25.00	\$0.00
7	Taxes and Tax Preparation	\$400.00	\$161.00	\$100.00	\$33.00
8	Grass Cutting	\$3,000.00	\$3,095.00	\$3,200.00	\$1,488.00
9	Common Grounds Maintenance (tree removal, landscaping, etc.)	\$4,000.00	\$1,101.33	\$3,000.00	\$980.00
10	Spring Cleanup and Yard Sale	\$3,000.00	\$3,218.18	\$3,200.00	\$2,100.00
11	Neighborhood Watch	\$100.00	\$0.00	\$0.00	\$0.00
12	Capital Improvements	\$29,818.00	\$29,413.90	\$645.00	\$644.76
13	Other--Web Site, Annual Meeting	\$150.00	\$162.22	\$150.00	\$0.00
	<b>Total</b>	<b>\$43,787.00</b>	<b>\$39,988.89</b>	<b>\$13,406.00</b>	<b>\$7,467.39</b>

Capital Improvements for 2011

Playground Stairs, replace mulch, handrails \$644.76

General Fund Balance

**\$41,954.13**

2011 Dues included in Balance

\$22,656.00

Minicourt Account Balances as of 8/31/11

2010 Income:

Interest \$338.10

Dues Collection and Sale of Disclosure Packets \$23,208.00

Total Income \$23,546.10

Anticipated 2011 Income:

Interest \$200.00

Dues Collection and Sale of Disclosure Packets \$23,000.00

Total Estimated Income \$23,200.00

2A \$3,680.30

2B \$3,645.75

3A \$2,114.17

3B \$1,578.85

3C \$873.30

4A \$3,238.50

5A \$1,652.27

5B \$2,551.86

Total Minicourt Balance

\$19,335.01

\*Includes Forever Stamps purchased for 2010 & 2011

# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011

<b>Springfield Station Homeowners Association</b>			
<b>Financial Statement</b>			
August 2011			
Checkbook Balance July 31, 2011			\$61,283.48
Minicourt Account Balance		\$19,329.35	
General Account Balance		\$41,954.13	
<b>Income</b>			
Money Market Account Interest		\$17.35	
Minicourt Share	\$5.66		
Dues Collection		\$120.00	
Minicourt Share			
Sale of Homeowner's Packets		\$0.00	
<b>Total Income</b>		<b>\$137.35</b>	
Sub-Total			\$61,420.83
<b>Expenses</b>			
Premium Lawn Care		\$279.00	
American Disposal Service		\$2,000.00	
<b>Total Expenses</b>		<b>\$2,279.00</b>	
Sub-Total			\$59,141.83
<b>Ending Bank Statement Balance</b>			
BB&T Checking		\$8,173.15	
BB&T Business Investors Account		\$51,068.68	
<b>Total Bank Statement Balances</b>			<b>\$59,241.83</b>
<b>Outstanding Checks</b>			
Paul Lippe, Auditor		\$100.00	
<b>Ending Checkbook Balance</b>			
			\$59,141.83
Less Minicourt Balance			<b>\$19,335.01</b>
<b>General Account Balance Available</b>			
			<b>\$39,806.82</b>
*Delinquent Accounts	0		
Total Amount Delinquent	\$0.00		



SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION  
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## 2010 - 2011 Accomplishments

- **SSHOA Books have been audited with 100% approval!**
- **Three Eagle Scout Projects to fix the stairs on the paths and at the playground, and added new mulch layer to the playground**
- **Collected ALL dues in 2011...we have no "accounts receivable"**
- **Cleaned the leaves from the Common Areas**
- **Landscaped the entrance to our neighborhood**
- **Cut dead trees by the playground and two fallen trees behind Cuttermill**
- **Each year conducted Neighborhood Cleanup Day**



# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011



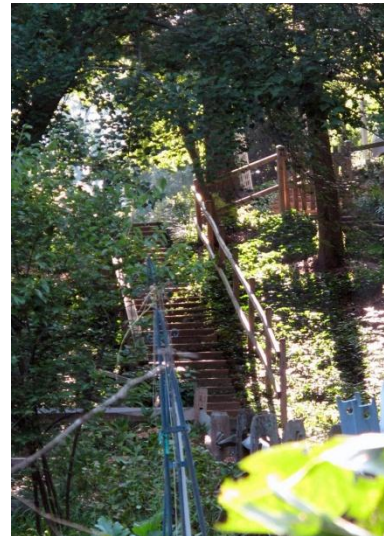
\*Most work was in  
2010 and continued  
Into 2011



New Stairs by Aquary



New Stairs up to the Playground



New Stairs and  
Rails by Cuttermill

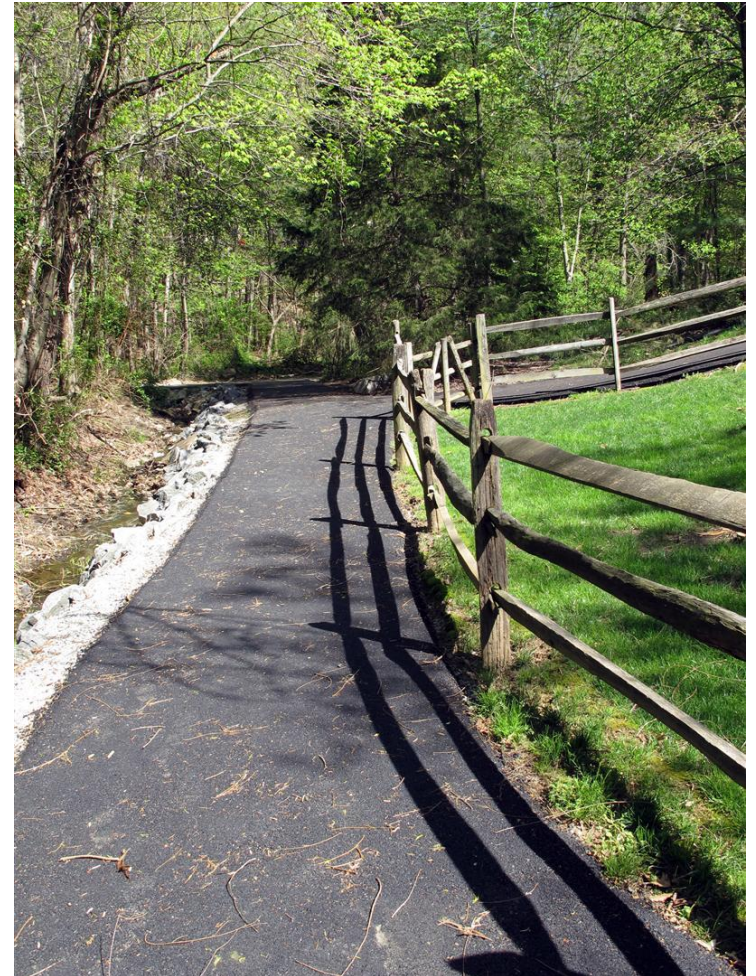


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## Addressed Path Drainage Issues



Culvert on Cuttermill Side



Path Shoulder Drainage



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**Neighborhood  
Cleanup  
May 21<sup>st</sup> 2011**

**We used American Disposal Services this year and got a better price...saved \$1,000 over 2010 😊**





# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011

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

## SPRINGFIELD STATION HOME OWNERS' ASSOCIATION

Neighbors Helping Neighbors

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

### News

#### [SSHOA Annual General Membership Meeting](#)

Where: Hunt Valley Elementary School Cafeteria, 7107 Sydenstricker Road  
(across from the swimming pool)

When: Wednesday, 28 September 2011  
7pm - 9pm

#### [Update on Arley Court Tennis and Basketball Court Project](#)

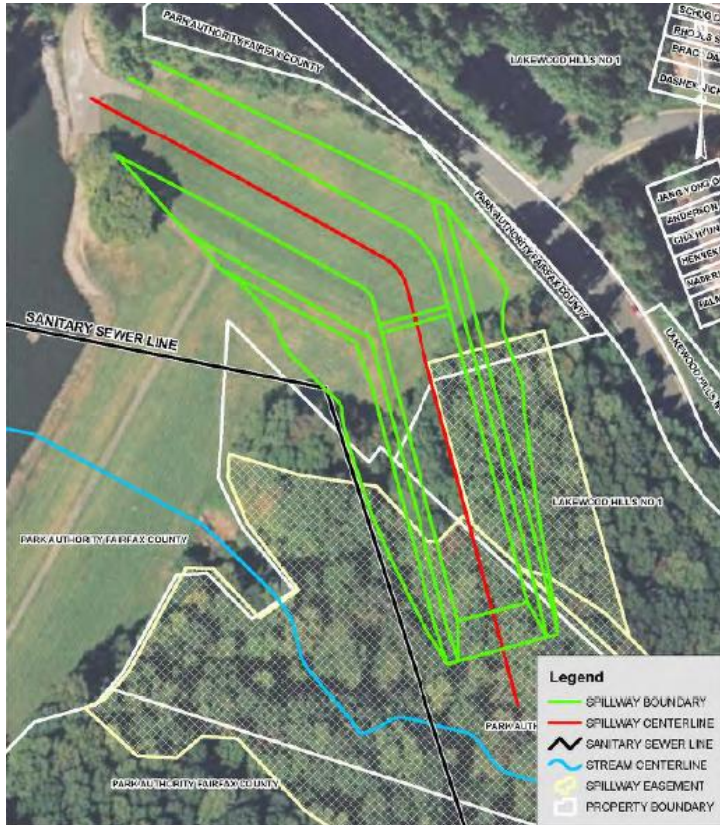


Please visit us  
often at this  
web site to see  
what is going in  
your HOA 😊

September 28th, 2011

# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011

## Huntsman Dam Upgrade and Renovation Project by Fairfax County, State of Virginia, and the US Government



Source: Aerial Photo obtained from ESRI Online Service (BING)  
Projection: NAD83, State Plane (Feet) Virginia North (FIPS 4501)



HUNTSMAN LAKE DAM  
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 10716002

AUXILIARY  
SPILLWAY LAYOUT

FIGURE C-4

The Huntsman Lake Dam Rehabilitation Plan has been finalized by the Natural Resources Conservation Service and presented to the Fairfax County Board of Supervisors.

Construction is expected to begin in September of 2012 and last approximately nine months.

Funding has already been allocated (65% Federal and 35% Fairfax County).

58,000 trees will be removed (22,000 belong to Lakewood Hills and 36,000 belong to Fairfax County Park Authority).

The lake will be drained and the riser replaced. This improvement should last 75 years.

108,000 sq. ft. of re-forestation will be initiated.

The construction work will definitely impact the neighborhood traffic.

More information is available on-line at:  
[www.fairfaxcounty.gov/dpwes/watersheds](http://www.fairfaxcounty.gov/dpwes/watersheds)



**As Directed by You  
We Have Researched  
Alternatives for Improving the  
Tennis Court Area**





# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011

Based on your feedback and approval we awarded a contract to GeoEnv Engineers to study the TC/GP Court Site and recommend alternatives for remediation. They have developed the following alternatives:

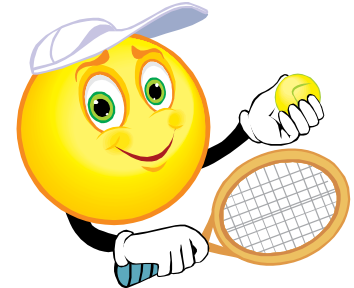


Alternative One: Remediate the Site to fix drainage issues and replace with one Tennis Court and one Basketball Court, and landscape the rest of the Site at a cost of \$163K

Alternative Two: Remediate the Site to fix drainage issues and replace with one Basketball Court, and landscape the rest of the Site at a cost of \$115.5K

Alternative Three: Remove all pavements and landscape to grass the Site at a cost of \$72K

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



# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011

The SSHOA Board reviewed the GeoEnv alternatives and decided to offer some less expensive alternatives for consideration as well



## Board Researched Additional Capital Improvement Options

Option 1: Do nothing, use at your risk

Option 2\*\*: Patch all three courts again using the firm that did our paths at a cost of \$4,100 – should last two or three years and up to five years?

Option 3\*\*: Resurface using a Versa Court product (overlay covering)  
Part 1\*: One TC and the Basketball Court for \$50,392  
Part 2\*: Just a Basketball Court for \$32,000

\*Abandon the original Basketball Court – use as a Tot Lot

\*\* Does not address any below surface remediation of the drainage issues



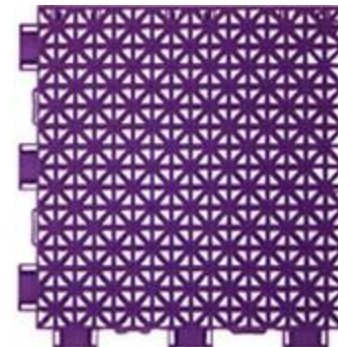
# SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION ANNUAL MEETING 2011

## Versa Court Samples

Tennis Court →



← Basketball Court





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## Capital Improvement Alternatives: Discussion

- The GeoEnv alternatives are permanent fixes but are very expensive
  - ✓ Will take years to implement
- The Do Nothing option could put SSHOA at risk
- The patch option is a band aid fix and problems will return
- The Versa Court option is a better band aid fix at a higher cost, and future maintenance will be required to address returning cracks under the Versa Court overlay material
  - If we go this route then which Versa Court option we select will be determined by the General Membership
- In any case we do not have the funds on hand now to do anything but patching the existing courts

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# How to Pay?

- Current dues are **\$120** per year
- To do any alternative in one to two years will require
  - Either a one time assessment of **\$862 to \$265** per household\*
  - Or raising the dues to **~\$500 to \$250** per year\*



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

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



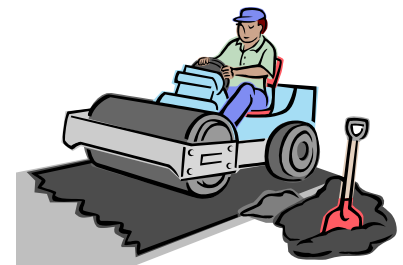
**\*Depending on the Alternative you select to execute**

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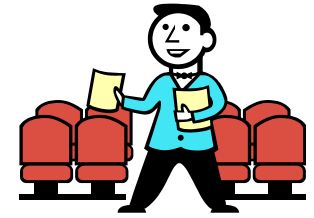
# The Board Recommends:



- ✓ Repair the cracks now by patching for a cost of \$4,100 (**we have the \$\$ to do this now**)
  
- ✓ Start an escrow savings account to accrue money to add the Versa Court Alternative with one Tennis Court and one Basketball Court for \$50,392
  - **Consider** the Versa Court Alternative in the 2014 – 2015 timeframe
  - **Consider** making the existing Basketball Court into a Tot Lot at that time
  
- ✓ Report back to the General Membership annually on how the repairs are holding up
  - Do a second patching of cracks if the need arises
  - When we have sufficient funds accrued reaffirm that you still approve the Versa Court Alternative







# Alternatives Discussion

## Motion to Approve

### Vote



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**SSHOA Board for 2011-2012**

**Review and vote on the list of Applicants for the  
2011-2012 SSHOA Board**

***List of applicants\****

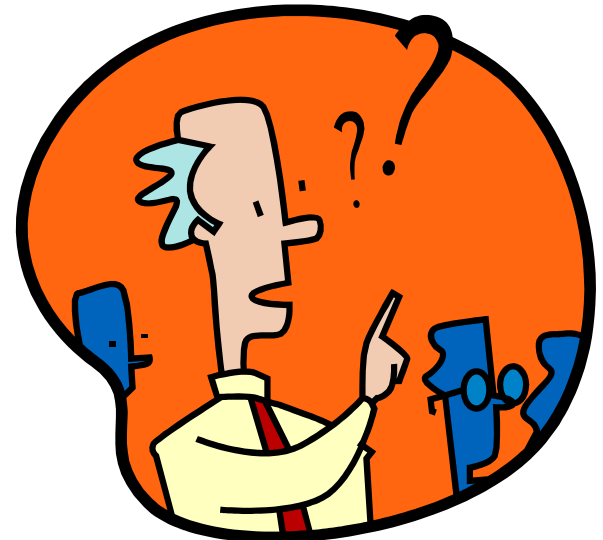
- John Giuliani
- Rich Riordan
- Donna McCraith
- Dan Germain
- Greg Milonovich
- Amy Verdin
- Stephen Buckner
- Jim Askew

***\*We can have nine Board Members and we are  
looking for a volunteer Treasurer***

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## Other Discussion Topics

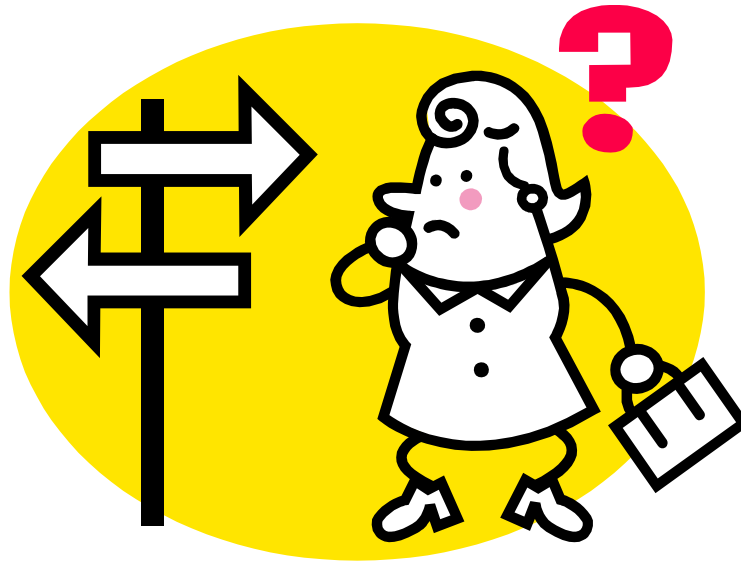
- **Common areas**
  - **No dumping**
  - **No encroachment**
- **\*Dogs – leash them, clean up after them**
- **\*Please trim Trees and Bushes that encroach sidewalks**
- **Snow removal & sidewalks cleanup**
- **Tackle Bylaws Update in 2012**



**\*Fairfax County Law**

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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**

