

SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S QUARTERLY MEETING
13 JULY 2022
MINUTES OF MEETING

CALL TO ORDER

The quarterly meeting of the Springfield Station Homeowners Association (SSHOA) Board of Directors (BoD) meeting was called to order at 7:48 pm, July 13, 2022.

1) Attendance

Attending SSHOA Board Members: John Giuliani (President); Geoffrey Ballou (Treasurer); and members at-large: Jim Klein, Manny Pablo, Rick Kenney, Vicky Johnson, Dan Germain, and Taylor Chasteen. The meeting was held on Google Meet due to the ongoing coronavirus pandemic.

2) Approval of Minutes

Motion: Moved by Dan Germain and seconded by Jim Klein, followed by unanimous to approve the minutes of the previous SSHOA Board meeting on April 14, 2022.

Dan Germain can now post them on the SSHOA website www.springfieldstationhoa.org

REGULAR BUSINESS

3) Financial Report

3a) Geoffrey Ballou reported that as of the end of June there was a deposit of \$15,656.00 from annual dues received. The present total SSHOA fund is \$76,699.68 (including the dues deposited), of which \$19,905.30 is for the mini-courts and \$24,256 in the Capital Improvement fund. Based on spreadsheets presented at the October 6, 2021 Board Meeting for the long term SSHOA budget, the Capital Improvement Fund would be increased by \$8,724 by the end of 2022.

3b) Geoffrey Ballou sent out a Power Point financial report but not all members received it. He will re-send.

3c) Upcoming major expenses will be to repave the path and replace tot lot equipment. These costs need to be researched.

3d) Geoffrey said there was a delay on payment to American Disposal for the Spring Clean-up, or Chuck Brackett paid himself and has not submitted a reimbursement request.

4) Dues

4a) Dan Germain noted that there remain 13 members who have not paid their dues. He will send out reminders. If no response is received, then a letter outlining further action will be sent.

5) Insurance

5a) Dan Germain said that he received a cancellation threat on the HOA insurance even though he thought instructions had been put in place to prevent this problem. He will address the issue.

6) Sport Court

6a) Locks in place on pedestrian gates gone missing Rick Kenney initiated a long discussion on the court locking mechanisms and Chasteen Taylor commented on evaluating countermeasures to keep outsiders off the courts.

6b) Dan Germain sent a couple of web sites for a keyless gate lock: the Lockey GB2985 lock and the backplate (=“gate box”) from Wayfair. These appear to fit on round gate posts and require drilling into the stainless steel posts. From the Lockey catalog the closest available item is the Lockey GL2 surface mount lock. These items are about \$500. Installation presents a challenge. Lockey sells adapters but our posts are too large. For now, as a cheap fix to the locks walking off, Jim Klein and John Giuliani fixed a chain to the lock bar attached the chain to the fence. There was a lengthy discussion on this. It was decided that a lock should be put on the sport court to keep nonresidents from using it. The use will be observed. Jim and Taylor check the court nightly to ensure it is locked. There was concern over the durability of an electronic lock.

6c) Dan will look into taking over lock combo requests when Jim is away. They will work to verify valid requests. Dan Germain will change the software used for court access. such that and change to the numeric code on the lock triggers emails to those with valid access.

6d) A heavy duty Pickle Ball net has been purchased and installed on the courts with a chain to keep them in place.

6e) Vicky will checked into soccer nets to be placed in the grass area behind the Sport Court. The idea came when a Board member saw kids kicking soccer balls into the pickle ball net and if it continued, the net would be ruined. Two types of nets will be reviewed, one for little kids and one for adults. They will be secured to the fence. Vicky Johnson mentioned soccer nets that range from cheap to expensive and also noted the problem with grass cutting if the net is on the grass area behind the court.

6f) Wording on a permanent sign for the courts will be brought up at the General Meeting in September.

7) Landscaping Common Areas

7a) The water drainage issue between the Sport Court and 8724 Arley Drive is not as severe as in the Spring. Options are being reviewed. Other areas also have a drainage problem. Does the Board want to look at an overall approach? Chasteen Taylor says the problem starts from the hill by the path to the left of Sport Court. Discussion on using French Drains where the problem is, or drain pipes to take excess water to the back of the Sport Court. John Giuliani has not contacted a civil engineer yet. He will contact Elite Landscaping on Whitson Drive when the problem is clearly visible. Dan Germain will look for other possible landscaping companies for suggestions.

7b) Clean up tot lot, steps, other areas Jim noted: Grass around tot-lot – done. Premium has not been responding to requests to come and research landscaping problems. It was mentioned that the Board may consider looking at another landscaping company for future efforts.

7c) New mulch on playground after weather warms up – done.

7d) Beautify the entrance area with plants – done.

8) Paths and Stairs

8a) Steps leading from the path behind the Sport Court to Aquary Court look OK except for the moss. There is a safety concern as this can get slippery. Dan Germain will take a look.

Jim Klein redid the stairs from the path to Langsford Court .

8b) It may be time to seal the path, but it will be postponed for a while. Last time in 2013, the cost was about \$4000, and will be notably more now. Have to prepare funding for this.

9) New Business

9a) Jim Klein mentioned that three people outside of SSHOA membership have asked if they could pay to have access. Points for discussion including who could join, payment, and how often? If the Board does this, will it be a different level of membership? What happens if they want to leave? Although it could be another revenue source, it may open the door for more problems. There was discussion on the legality of letting others join, and this needs to be checked. Dan Germain noted that the official SSHOA members cannot legally leave the organization, so how would we deal with paying associates who decide not to renew. Rick Kenney noted that Section 1 households were given the option to join when the HOA was founded. Some did for a while, but none remain. No resolution was decided on this issue.

9b) An SSHOA member noted verbally to Joh Giuliani that 8800 Arley is building a shed parallel to front face of house. This neighbor talked to the owner of 8800 Arley and told them they need to get permission from the HOA. Article X, section 2 of the Covenants requires approval by the "Architectural Control Committee". The Board follows the rules of Fairfax County. This information is on the website, and Dan Germain sent it via email to the Board. The resident needs to follow those guidelines which outlines where it can exist on a property.

9c) There are several trees in the community that are either dead, broken in two and may be a safety consideration to homes. Dan Germain will get additional bids.

10) General Meeting

10a) The food trucks and proposed picnic will postponed until the annual meeting in September.

10b) John Giuliani brought up that he will not be around for the General Meeting now scheduled for Saturday, September 24. Vicky Johnson also cannot make this date. It was suggested and agreed upon with a verbal vote to move to Saturday, September 10, with a rain date a week later.

ADJOURNMENT

[Motion: Moved by Manny Pablo to close the Board Meeting, and seconded by Dan Germain. The meeting closed at 9:05 pm.](#)

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Respectively submitted
Vicky Johnson and John Giuliani



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