

Minutes of the Shaker Woods HOA Annual Meeting- October 15, 2023

In combination with the a potluck dinner, the SWHOA annual meeting was held on the meadow at the pipeline crossing on October 15, 2023 from 5-7pm. Approximately 60 residents attended including a number of new homeowners, that gave everyone and opportunity to meet and greet. The weather was perfect for the dinner and following dinner, Konrad Huppi (pres.) welcomed the attendees with a brief overview of the HOA activities for the year. Most of the budget for the HOA is dedicated to the landscaping contract that handles the mowing and maintenance of the common grounds. Additional expenditures come from tree maintenance and this cost is rising now that trees have become mature. Several thousand trees in the woods usually do not require any removal unless they fall into the path area. In the situation surrounding the path/common grounds on the north side of Wiehle ave., hazardous trees or fallen trees have had to be removed, and this has led to adhoc contracts with either Progrounds (landscapers on contract) or Sav-a-tree. This past year, reserve funds were also used to lay gravel along the path from Wiehle Ave. to the Shaker Woods Road (Fairfax County parkway). The cost of this effort was \$6200 and included the removal of another tree (surprise, surprise) that had fallen the night before the work was to begin.

The efforts of the ARC were acknowledged and it was emphasized that the philosophy of the ARC is a positive experience to assist residents rather than creating the negative respond to planned outside changes in architecture. Please apply to the ARC if you have proposed changes.

The treasurer's Report is attached. it should be mentioned that an expense of \$2900 in legal fees was the result of communication from a resident using the complaint policy resolution (12-001) to complain about property line and RV parking, both issues that are not the jurisdiction of the HOA. To avoid this misunderstanding in the future, the HOA has adopted a new policy (23-001) that requires all communication to go first to the Board before any further interaction (VA ombudsman). This policy (Complaint policy 23-001) replaces the previous policy and is now posted on the website and in all future Disclosure packages.

Finally, the Halloween celebration this year will take place on October 31st (the traditional date) rather than move it to a weekend. This year, residents should opt for their own preferences to have a driveway or front door event on All Hallows Eve.

SWHOA				
FY Oct. 1, 2023 to Sept. 30, 2024				
Budget 2023 Treasury				
Operating Fund				
	Actual 2022	Budget 2023	Actual 2023	Budget 2024
Beginning Balance	145,606	\$ 152,326	\$152,326	\$ 140,496
- Checking	10,783	\$ 13,122	\$ 13,121	\$ 17,018
- Money Market	84,771	\$ 137,694	137,694	\$ 36,676
- Certificate of Deposit	50,052			\$ 86,803
New Receipts				
Post FY Dues	0	585	1,586	420
Annual Dues	37,200	39,800	40,375	40,795
Bank Interest in MM acct	161	200	1,422	1,500
Interest on CD	21	0	1,802	2,000
Misc. Income	4		40	500
Disclosure packages	1000	800	700	600
Total New Receipts	\$ 38,386	\$ 41,385	\$ 45,925	\$ 45,815
Gross Balance (Accrued)	\$ 183,992	\$ 193,711	\$ 198,251	\$ 186,311
Expenses				
General Operations	\$ 23,718	\$ 24,170	\$ 24,320	\$ 24,250
Groundskeeping	23,203	24,120	23,768	24,000
Misc Expenses	515	50	552	250
Administrative	\$ 1,224	\$ 1,242	\$ 4,150	\$ 1,848
Legal Fees			2,908	600
Insurance	923	923	923	923
Taxes	0	0	0	0
Corp Registration Fee	25	25	25	25
PO Box Fee	276	294	294	300
HOA Communication & Activities	\$ 923	\$ 1,000	\$ 334	\$ 400
Communication	35	100	334	350
Webpage	888	900		
Social				50
Total Operating Expenses	\$ 25,865	\$ 26,412	\$ 28,804	\$ 26,498
MM (Capital fund) Contribution	10,000	15,000	10,000	15,000
MM (Capital Fund) Expenditure	7311	14,000	27439	10,000
Gas				
Net Balance	\$ 152,326	\$ 151,989	\$ 140,496	\$ 149,814
- Checking	\$ 13,122	\$ 13,095	\$ 17,018	\$ 17,835
- Money Market (Cap Reserve Fund)	\$ 137,694	\$ 138,894	\$ 36,676	\$ 43,176
- Certificate of Deposit			\$ 86,803	\$ 88,803