

Shaker Woods Home Owner's Association
Annual Meeting Minutes
October 21, 2019
Armstrong Elementary Cafeteria

Opening Remarks

President Konrad Huppi began the meeting promptly at 7:30 by introducing the Board members Gary Timm, Sheldon Jones, Bibhash Das and George Belt. The members of the ARC were also introduced including Jim Norman and Jane Morris (present) and members Donald Le and Vijay Agarwal (not present). The meeting was well-attended with an especially strong showing from Gilman Lane.

Erosion

In his opening remarks, Konrad described the two major issues facing the HOA this past year (and probably into the next couple of year)s; i) storm driven downing of trees and ii) stormwater driven erosion. Our maturing neighborhood has many old growth trees and we are witnessing a large number of trees falling in the common areas as well as on personal properties. Cleanup of the common areas has had a significant impact on our budget this year. For example, we have lost in just the past 2-3 weeks two very large trees; one had to be removed from the bridge near the berm and another just fell in the parcel K area. The latter will require cooperation from Fairfax Water Treatment to have it removed from the easement. During the past year, we saw VDOT remedy erosion affecting Wiehle Ave near the large bridge per our request. However, the problem of runoff from the Gilman Lane crest still is a huge impact on not the Southington Lane/Wiehle Ave. side but also the other side of Gilman including the Shaker Woods Park and Shaker Woods Road. We sent an inquiry to the neighborhood to assess how much erosion is impacting Shaker Woods residents and the response was overwhelming as nearly every homeowner appeared to be impacted. We forwarded tis concern to Fairfax County Stormwater management. A response finally came after the huge storm in July that closed many roads in Fairfax County (including Swinks Mill and Hunter Mill). The Fairfax County Supervisors announced that they would be assessing what measures could be done to lessen the storm related damage. Shortly afterwards, we received a message back from the Stormwater assessment program (Joe Sanchirico) that Shaker Woods HOA woud be the pilot program to begin this reclamation project. The stream assessment program will want to site visit some of our properties. Plans may be installing sewers/pipelines to correct the drainage problem from the streets, but there are areas such as Parcel C that have pipes already installed that may simply need to be cleared or widened to absorb the runoff in peak storms. Nevertheless, the watershed stream physical assessment program will be contacting us in the near future and assessing the neighborhood for possible drainage solutions.

In another aspect of water management, we have noticed a neighborhood wide low pressure problem affecting some residents of Southington, Gilman Pellow Circle and Shaker Dr. The water treatment plant on Monday am was supposed to be looking into widespread low water pressure reported by many of our residents on several streets and reporting back to us.

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Paths

While addressing a downed tree near Champion Lake, the board discovered an overgrown path that runs nearly $\frac{3}{4}$ of a mile to the Fairfax County Parkway is a potential walking area that is underutilized. If cleaned up, this path could be a nice area to extend walking paths in Shaker Woods from the berm.

*Note that it was not mentioned during the meeting, but the Board continues to pursue the aspect of Future Plans for the Shaker Woods Park with the Fairfax County Park System. We have not received any respond from the Park system to assist the HOA in presenting a Future Plan for the Shaker Woods Park but we continue to work on this.

Paving

Richard Barbieri, Steve Doyle , and Neil Cohen have been instrumental in keeping the pressure on VDOT to pave the streets of the HOA. So far, Shaker, Southington, Gilman Ln and CT, Pellow Circle CT and Shaker Woods Rd. have all been paved in the past 2 years. Next up for a request is Auburn Grove and Deer Forest for February of 2020.

Home Sales

Our community has seen a big turnover due in part to aging of the neighborhood (owners retiring) and Metro development, as well as the new Amazon headquarters moving into the Arlington area.

Dues

Finally, most importantly, our HOA Dues will remain unchanged at \$178 annually!

ARC – Jim Norman

We have seen a complete turnover in AR Committee membership this year (due to some members retiring). Applications don't always get to us. Any work done outside needs to go through the application process. It becomes a problem when houses come on the market after changes have been made. Enforcement is difficult because it is mostly voluntary as long as guidelines are adhered to. Our relatively relaxed rules make the community attractive to owners who want to make their own changes to their homes, while the guidelines help to keep some continuity in the community.

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People are sometimes confused about which website is for our HOA because of the other Shaker Woods community across the Fairfax County Parkway. Snail mail applications often go to the wrong association and run into delays. Our community website is:
<http://www.shakerwoods.org>

Buyers inherit any HOA violations, and many buyers are not interested in doing that, so it is in the sellers' best interest to follow protocol. Also, it is a good idea to talk to your neighbors about your planned property changes, especially for fences.

The Architectural Review Board tab on our website directs owners where to for information on changes to their property.

Treasurer's report

SunTrust Bank changed their interest rates resulting in a 90% decrease in interest and have changed banks to get a better rate. The upside to earning no money in interest, is that we don't have any taxes to pay. The SWHOA is now doing our own taxes to save approximately \$800 of costs to accountants.

One of our biggest expenditures this year has been for cleaning up fallen trees. Paths are showing wear and tear from tree roots and age. They will need some attention in the near future. Overgrowth of weeds along paths will also need to be addressed.

Directory

The huge turnover in neighborhood has impacted the directory effort. We recognize the need for a more dynamic directory in order to keep the directory current. Anyone with the skills and time to make that happen is encouraged to volunteer their services.

Debban Dodrill suggested a post card completed as part of the home sales packet as a low-tech way to get the new owner information to the association to help keep the directory current and Debban also volunteered to assist in Directory development using public information but making it Shaker Woods friendly..

10 – 12 disclosures have been requested this year and about that many last year, so 12% of the neighborhood has changed hands in the past two years.

Board Members

Gary Timm (Treasurer) and George Belt (Secretary) were voted-in by 33% of the community.

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Halloween Party

The Halloween Party will take place as scheduled on Sunday, October 28th, at 4:00 PM, as it does not conflict with the Washington Nationals baseball game.

Respectfully submitted,

George Belt,
SWHOA Secretary