

**Shaker Woods Homeowners Association**  
Annual Meeting Minutes  
October 22, 2018 | Armstrong Elementary Library | 7:30 PM

**Presidents' Welcome and Report of activities for the past year**

The annual meeting was well attended (30), filling every chair in the Armstrong Elementary Library.

**Business Items**

**Architectural Review Committee (ARC) Report**

The ARC aims to maintain the architectural integrity of the neighborhood, while recognizing that people want to improve their property. Renovations are likely to be the way of change for the future. The best thing that neighbors can do before considering a major renovation is to talk to your neighbors.

Solar panels are the latest change to architectural upgrades. There is one property owner planning on installing solar panels soon. Another owner is planning to very large renovation (nearly double the size of their house) to the rear of their property. In preparation for this change, they consulted the ARC and presented in front of the zoning board (approved). The view of the house from the street will change very little, with the bulk of the renovation happening behind the existing structure.

Barbara Elwell is retiring from the ARC (after many years) and she was presented with a certificate of appreciation. There is an opening on the committee.

**Treasurer's Report – Gary Timm**

Checking	12,424
Money Market	95,391
CD	101,297
Total	209,112

The financial position will be nearly unchanged for 2019. Doing our best to keep cost down by changing insurance, adjusting money market and CD funds, turning off electric and water at entrances. We are also saving \$800/year by doing our own taxes.

Disclosure income came to about \$1000. Grounds maintenance runs about \$22K/year. Our balance for 2019 is projected to be between \$210K - \$215K. We have been repaving sidewalks that run through easements. Capital Reserve Report/Review will be coming up in 2019, at which time the amount of reserve will be adjusted to accommodate expected/unexpected expenses to HOA property.

**Election**

69 votes were cast (achieving the quorum of 40 votes with 34.5% of the members). All three board members (Bibhash Das, Sheldon Jones and Konrad Huppi) on the ballot were re-elected. Some ballots were sent back empty, and others had votes for only two of the three members.

**Gas Pipeline Initiative**

There is some interest in the gas conversion project for houses with new owners who might be eligible to connect to the gas pipelines (along Gilman Lane and Gilman Court).

A question was raised as to whether there is supposed to be a painted crosswalk at Southington Lane and Shaker Drive after the repaving of Reston Avenue. We don't believe so. Walk fast.

**Website, Facebook communications and SWHoA Directory**

To minimize postage expense for dues collection and ballot voting, we are considering options for conducting those activities electronically. An online directory would also be cheaper to distribute and maintain electronically and allow us to keep it more current when house owners or tenants change. Turnover

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in the neighborhood is about 20% making printed directories out of date quickly. The directory would be password protected to protect privacy.

A PDF email blast was suggested as an alternative to password protecting the directory. Not everyone in the community is interested in receiving the directory every time it changes. Allowing people to access the most up-to-date version online may be less invasive.

Google Docs is another option for maintaining a current directory. Some people expressed concern about the privacy of using Google Docs because Google requires permission to access your data in exchange for using the service. In any case, a letter sent through the postal mail should be sent to let people know where to go to update personal information.

PayPal is one proposed way to collect dues. You cannot, by law, charge people for the privilege of paying online. We can legally process the collection of dues through PayPal as a non-profit.

Most people in attendance were amenable to paying electronically. It was agreed that the option to pay with a paper check would be maintained in addition to any electronic payment method which might be offered.

Many attendees spoke up in favor of electronic payments and directories.

#### Updates on the condition of paths, woods, entrances, and the Shaker Woods Park

There is a problem with water erosion impacting the region surrounding the main bridge south of Wiehle Ave. The erosion has progressed far enough to affect the area immediately adjacent to Wiehle Ave. including road hazard signs in danger of falling over. into the ditch. VDOT has begun repairs (per a request from the HOA) to alleviate the problem, but we are not sure the Fairfax County Watershed is involved yet in the process.

The SWHoA has assumed the maintenance of the Deer Forest entrance (with the departure of Reston Association) and solar lights were installed at the entrance to Deer Forest. The success of solar lighting encouraged us to turn off electric and water service to all the entrances, a savings of about \$800 to the association. We have now installed solar lights and replaced many of the plants with hearty (drought resistant) plants to maintain attractive entrances without the added expense of electricity and water.

Parcel K cleanup: Parcel K is the treed area between Shaker Woods Drive and Pellow Circle Trail and is SWHOA common ground. We contracted Progrounds to have many trees that fell or partially fell cleaned up after the heavy rain season.

Shaker Woods Park: There are two sidewalks that go towards Shaker Woods Park a short distance and then stop (one along the edge of Shaker Woods Road and the other running opposite Pellow Circle Trail). Some neighbors behind the Fairfax Water Authority (Admiral Zumwalt Ln., Sugarland Rd. and Caris Glenne) are interested in connecting with our neighborhood by completing those trails. We are in talks with the Fairfax Water Authority to make that happen and are seeking neighbors to advocate that development. The park does not have a “futures plan” and there is concern that the park may be repurposed or sold to developers by the county if no plan is put into effect. There is a county drain that empties into that park and the area is

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perpetually wet. Because it is a flood plain area, it would require a zoning change but it could happen if there is no future plan. The county sponsored deer hunting program is the only activity the park sees now.

Hornets building a nest in hollow tree next to walking path. Konrad will ask ProGrounds to have a look.

**Real Estate**

11678 Gilman Lane is newly vacant due to water damage/mold.

**Crime Report**

The question was raised as to whether there are any plans for street lights in the neighborhood. There are no such plans and past requests to procure them were declined. Residents are encouraged to install and use lights on their own property to deter crime.

**Halloween Party**

The Browns, adjacent to the gas line, have graciously offered their driveway for the Halloween property in the past, but they will not be home this year, so We will set up next to that property on the gas line.

**Adjournment**

The meeting concluded just after 8:30 PM.