

KEENE MILL VILLAGE IV
MINUTES OF THE ANNUAL MEETING 1996

The meeting was held on June 4, Tuesday evening at 7:30 P.M. at the Keene Mill Elementary School library. President, Steve Cantrell opened the meeting by introducing himself and other board members. He thanked all those who have contributed their time to the Association this past year. As he is moving, he has submitted his resignation effective June 15.

Present board members include: Mike Weilmunster, V. President and Grounds; Sally Schneider, Secretary; Dean Caldwell, Architectural; Tim Speidel, Playgrounds; Richard Smith, Newsletter; Missy Stevenski, Social. Steve Odendahl has resigned as treasurer. Dean would like to be replaced as chairman of the Architectural Committee. The meeting agenda was announced.

DUES: Our dues are the lowest of all the Keene Mill Villages with the same services. The reason is that some of our homeowners volunteer services that other associations pay for. We continue to need volunteers for the board and committees.

BUDGET: Bill Smith, bookkeeper, displayed our proposed budget and explained all items. It is essentially the same as last year with the exception of snow removal. This item was well over budget last year due to the unusual winter. The current financial report was reviewed. Steve Cantrell explained that there was a loss of dues from one homeowner whose house was foreclosed by the bank. The CPA firm of Wilkins and Associates has reviewed our financial records for the past year.

ROAD REPAIR: Missy Stevenski has received one estimate to replace 1200 sq. feet of road on Tiffany Park Ct. and is expecting two more bids. The cost will be between \$2300 and \$4000.

CRIME AND LIGHTING: There has been a surge of auto related crime in our parking areas. Dean Caldwell reminded us that good lighting does deter crime. The type of crime we are experiencing does not rate a high priority with the police. We need to address this problem. Porch lights do not extend to the parking area because of the maturing trees.

Two alternatives were suggested: 1. Have VA Power and Electric install additional street lights in the darkest areas of our community. Costs could be met by special assessment of each homeowner and the electric bill covered by additional dues. Other Keene Mill Associations have gone this route. It would require a special vote. 2. Have homeowners who wish to participate install individual, timed light lamps on posts at the front of their yards. A special price could be negotiated for uniform lamps and installation costs. We need someone to price these options and present them for a vote.

TENNIS AND RECREATION ASSOCIATION: We are members of this association which maintains the tennis court. They have raised annual dues to \$10 for each unit and wanted further increases for a complete restoration of the court in three years. Our president objected as the court has just been repaired at substantial cost and is adequate for non-professional use. The Tennis Association also asked for reimbursement for painting the redwood entrance signs. Our association refused, as this was done without consultation. Because of the type of finish and wood of the signs, they should not have been painted and may need to be restored.

PLAYGROUNDS: The basketball court equipment has been repeatedly damaged and games have been attracting non-residents. Property damage, profanity and littering have been a problem. The board decided not to continue to replace the hoop. A privately owned portable hoop is now being used there with the supervision of the owner. It was suggested that this area be used in all or part for other recreational purposes. We need a volunteer to organize this project.

GROUNDS: Mike Weilmunster reported that our new landscaping company, AG & E, has been doing a good job for us. They do not provide lawn services for individual units, only for common areas. They will be doing some tree removal. They also offered to professionally trim overhanging limbs from front yard trees for a reasonable fee. These are hazardous to those walking on the sidewalks and the board may have to trim them if owners do not. More residents joined Mike on clean up day this year. Dean was thanked for the use of his truck.

Missy Stevenski arranged for the dumpster from Aragon, which was filled to overflowing. We are entitled to a dumpster four times a year, but we need a resident to make arrangements.

OFFICERS: If volunteers can not be found, a management company must be hired to handle Association affairs. A board of directors would still be required, but there would be additional costs for the company, employment insurance, etc. Our Association dues would be considerably higher. Steve encouraged those present to volunteer and to speak to their neighbors. We also need homeowners who rent out their units to be more involved. None were present at this meeting.

OTHER: The problem of parking on both sides of Fieldmaster, narrowing the road to one lane, was discussed. The State will not restrict parking here. We may be able to get the fire chief to assess the situation. A volunteer is needed to pursue a solution to this problem.

We have asked the Fairfax Police to cruise our roads occasionally. If you see an abandoned or unregistered vehicle on Fieldmaster, call the police. They can ticket it, and after 10 days it can be towed. They need someone to call and complain in order to get the process moving.

Beltway towing will install signs with their phone number.

Other problems are: 1. speeding on Tiffany Park Ct. and 2. residents parking regularly in parking spaces marked "visitor". These will be mentioned in the next newsletter.

NEXT BOARD MEETING: will be held at Mike Weilmunster's house, 9075 Tiffany Park Ct., July 9 at 7:30 P.M.

Attendance lists and volunteer sheets were collected. There were several volunteers for various positions and projects. New officers, committee and project chairpersons will be listed in the next newsletter.

Respectfully submitted;

Sally Schneider