

KEENE MILL VILLAGE IV HOMEOWNERS ASSOCIATION
ANNUAL MEETING

Minutes of the meeting held May 13, 1998, 7:30 P.M.

Twenty-three residents attended the meeting at the Keene Mill Elementary School.

Introductions: President, Missy Longo, introduced herself and the other board members. She distributed copies of an agenda, newly typed by-laws, and proposed budget and road fund information.

1. Playgrounds: The small playground equipment was not torn down, and the commercial grade swing set order was canceled after a resident distributed flyers objecting to these actions. Missy Longo received 7 petitions to keep the old equipment out of a total of 108 residences. It was noted that the Board has authority to take action in any matter regarding the Association, especially when safety is a consideration.

Missy asked State Farm Insurance to make a safety inspection of both playgrounds. Replacement of the rusted hinges on the swing set and the wooded roof of the playhouse as well as timbers and mulch were recommended for the small playground. Mulch and replacement of some of the wood within two years was recommended for the small and large playground. State Farm offered to inspect each year. A committee formed to make these repairs to the small playground equipment, which has been freshly painted. A motion from the April Board meeting minutes authorizing \$4000 for playground improvements was read.

Motion: John Helbig moved that the \$4000 allotted to playground improvements be divided evenly, \$2000 for each playground. Rich Lieber seconded the motion, which passed.

Motion: Bill Smith moved that a double load of quality mulch be ordered for delivery Saturday, June 6th. The motion was seconded and passed. Volunteers were asked to be available to spread the mulch at both playgrounds on June 7th.

The boardmembers recommends that supervision of your children for their safety when they are using the playground.

2. Budget: Questions were asked about funds for the playgrounds and the amount now set-aside for roads. The proposed budget was discussed. (Enclosed)

Motion: Rich Lieber moved that an accruing fund be set up for playgrounds to hold for future use any money budgeted but not spent. Teresa Fulp seconded the motion, which passed.

Motion: Teresa Fulp moved that the details of the road fund be printed in the next newsletter. Rich Lieber seconded the motion, which passed.

Motion: Dick Schneider moved that the proposed budget be accepted. Mike Weilmuenster seconded the motion, which passed.

Missy reviewed the Homeowners insurance coverage. She also invited any interested homeowner to read the minutes of past meetings or review the financial records, which she keeps at her home.

3. Roads: The continuing problem of road deterioration on one side of Tiffany Park Ct. was discussed. Various causes have been explored and it was suggested that returning the road to two-way might reduce the asphalt slippage. It was noted that residents speed and sometimes now disregard the one-way markings. Mike Weilmuenster has checked twice with the Springfield Fire Chief and there appears to be no problems with this change.

Motion: Mike Weilmuenster moved that we restore two-way traffic on Tiffany Park Ct., leaving the visitor parking areas and the mail boxes as they now are configured. Abdiel Paz seconded the motion, which passed. Jill Barney volunteered to contact Aragon and Fastran of the change, which will take place on Memorial Day. Pam Lieber volunteered to remove the one-way signs. Pam Lieber and Teresa Fulp will send out notices to residents. Road patching, and painting of arrows on the roads as well as any peeling parking lines will be redone as soon as temperatures allow.

There was discussion of the very narrow passage on Fieldmaster and noted that there was an accident there earlier this year. Mike will speak to Supervisor, Elaine O'Connell about this problem. Mike will also check on a boat illegally parked on our property. *Please report any abandoned vehicles to a board member.*

Please obey the 25 mph restriction in Keene Mill Village.

4. Lighting: There are about 18 homeowners interested in the option of having a photocell operated lamp post installed in their front yards. One bid and descriptions of three colonial style fixtures were discussed. Paul Fraunfelter suggested that we get bids for a higher quality light fixture than those presented. Three other bids were not yet available at the time of the meeting. As Paul is very knowledgeable about electrical fixtures, he was asked to consult with Greg Carlen who is replacing Sally Schneider on this project. Progress will be reported in the newsletter.

5. Board Vacancies: Several Board members are resigning at this time and our president, Missy Longo will be resigning in September. The following people volunteered to serve:

Secretary- Lilly Dawidowicz
Architectural – Jill Barney
Treasurer - Sabrina Fraunfelter
Small Playgrounds - Ed Windhausen
President - open

There was little interest in continuing the social committee. The Board meets the second Tuesday evening of each month at the president's house. Anyone is welcome to attend.

6. By-law Change:

Motion: Sally Schneider moved that we add the following paragraph to our by-laws as requested by Fairfax County:

“The Keene Mill IV Homeowners Association gives its approval to the Animal Warden of Fairfax County, VA to enforce the Fairfax County Leash Laws and other related animal control laws on the private property of the Association.”

The motion was seconded by Dick Schneider and passed.

Please amend you personal copy of the By-laws to reflect this change.

7. Open Discussion: Window Grids: Sally Schneider displayed a plastic window grid which is available from “New Panes Creations” of Yorba Linda, CA. The purchaser cuts and assembles plastic strips to fit his windows. Brochures were provided and will be included in the next newsletter.

Pool Membership: Call 569-9880 for membership information at the Shannon Station pool.

Neighborhood Watch: An adjoining association would like us to join them in their watch. No crimes have been reported recently and the members present expressed no interest.

Newsletters: Jill Barney and Pam Lieber volunteered to prepare information for the next newsletter for Richard Smith. It was requested that the newsletter be distributed with the quarterly billing.

The meeting was adjourned.

Respectfully submitted,
Sally Schneider