

# **MWMHOA Monthly Board Meeting**

## **July 13, 2015**

Phone and E-mail Attendees: Angela Layman, President  
Jo Williamson, Vice President  
Lori Saxty, Treasurer

Secretary = Vacant

### **Continuing Business**

-Financial Report: A review of the monthly financials provided by Jeffrey Charles was conducted and no discrepancies noted. We have only one homeowner who has not yet paid the 1 April semi-annual dues. Our one court case continues to make timely monthly payments as agreed upon.

-Jo Williamson was successful in getting Fairfax Water to come out and fix the water leak at the entrance to our community in early June.

-On 15 June Hernan Rojas of Stone Landscape completed repair work or re-setting of approximately 22 pavers at a cost of \$1400.

### **New Business**

-The Board received a request from one homeowner regarding encroaching bushes. Both the President and Vice President went to the residence and saw that some bushes from a vacant lot (owned by a local church) were growing over the fence. As there was no indication of a physical safety problem, we explained to the homeowner that the Board would not approach the church with this small nuisance, but that they could speak to the church as private citizens regarding the problem. Alternatively the homeowners could cut the branches that grew over the fence, wearing protective gear in case of poison ivy.

-Discussion ensued regarding the need to increase the annual HOA dues to cover the cost of yearly inflation as regards our maintenance contracts. We also need to continue to recoup the additional annual cost of approximately \$8,000 for hiring Jeffrey Charles property management. The MWM Declaration of Covenants authorizes the Board to raise the annual HOA dues by 5% without a community wide vote. Current annual dues are \$660. A 5% increase would be an additional \$33 for a total of \$693. Divided into two semi-annual payments of \$346.50 creates an "awkward" figure for accounting. Thus the Board recommended rounding down the semi-annual payment to \$345.

A vote was cast and the Board **approved** the 5% increase of HOA dues with semi-annual payments at \$345. This increased amount will be effective with the 1 October 2015 semi-annual dues. Separate correspondence will be sent to all homeowners within the next 10 days.

-Discussion ensued regarding how to recapture the momentum regarding the asphalt renovation proposal. While over half of the homeowners voted for a one-time Special Assessment of \$1,000 to add to our Reserve Fund to finance the proposal, we did not obtain the minimum 47 of 70 homeowners to proceed. The suggestion was made to send an email to homeowners to seek future support/commitment of the \$1,000 Special Assessment before more money and time is expended on another official vote.

Meeting Adjourned. Next Board Meeting will be scheduled for September 2015.

1 Attachment: Letter of Increase of Semi-annual Dues, 23 July 2015

**MOUNT WOODLEY MANOR HOMEOWNERS' ASSOCIATION**

**PO Box 6675**

**Alexandria, VA 22306-6675**

July 23, 2015

Dear Homeowner,

This letter is to advise you of the Board's decision to raise the annual HOA fees by 5% effective 1 October 2015. The authority for raising our annual HOA fees is covered in the Declarations of Covenant, Article V, Section 2 and 3. Our web site has a copy of this document and other interesting facts at, [mtwoodleymanor.com](http://mtwoodleymanor.com). As we have discussed in the 2014 and 2015 Annual Homeowners' meetings, the annual fees must increase to cover the HOA management/legal fees and increasing cost of maintenance contracts. Unfortunately, the small increase will not significantly increase our reserve funds which are needed for capital improvements as recommended in the February 2015 Mason Capital Revere report.

The semi-annual fee of \$330 will be raised to \$345, payable on 1 October 2015 and 1 April 2016. The Board has instructed Jeffrey Charles & Associates to send out the semi-annual statements approximately 30 days before the due dates.

The recent debates/dialog and "voting" regarding funding for the proposed asphalt renovation clearly showed that over half of the homeowners supported the \$1,000 special assessment to fund the project. Of our 70 homeowners, 43 voted for the special assessment, 9 voted against and 18 homeowners did not bother to vote one way or another. The vast majority of our homeowners recognize the current and future benefits of improving the common area roads and parking lots. The Board will tackle this issue one more time, in an attempt to secure the necessary votes to approve the special assessment and proceed with the asphalt project next Summer. More information will be sent out shortly by email.

A good way to get involved with your HOA is to serve on our Board! We have two positions currently open: Secretary and the Architectural Review Chair. If anyone can spare a small amount of time to volunteer, the Board would be most appreciative. We especially need someone with computer skills. Safe summer!

ANGELA LAYMAN  
President

Jo Williamson, Vice President  
Lori Saxty, Treasurer