

GOVERNOR'S GROVE HOMEOWNERS ASSOCIATION, INC.

October 30, 2013; 7:00PM

Cameron United Methodist Church

3150 Franconia Road

Alexandria, VA 22310

2014 ANNUAL MEETING MINUTES

Board Members Present: Harvey Johnson, Bill Powell, Barry Neulen

Board Members Absent: Jason Knapp

Armstrong Representative: Charity Ave-Lallemant

Quorum: Charity Ave-Lallemant verified that a quorum of Governors Grove homeowners (or their proxies) was present.

Annual Minutes: The homeowners reviewed of last year's minutes, and voted to accept last year's minutes without edit.

Administrative Comments: President Harvey Johnson called the Governors Grove Homeowners Association annual meeting to order at 7:09PM. After welcoming comments, he turned to the agenda to begin the meeting.

- Fairfax County Police Officer Allie Eggers, Crime Prevention Officer for the Franconia District. MPO Eggers indicated that Governors Grove was a very safe neighborhood. She discussed crime trends and offered suggestions for home safety. Attending homeowners offered many questions; speeding on Franconia, the traffic light at Franconia/Telegraph, Solicitors, traffic on Telegraph, and calling the non-emergency line. MPO Eggers provided her card to a number of homeowners and asked for e-mails that would start a paper trail on issues of concern.
- Long & Foster Realtor Elfie Biankini provided an overview of the housing market in the 22310 zip code and then more specifically for Governors Grove. She indicated that most realtors view Governors Grove as a very desirable community, often shown as complementary to Old Towne. She indicated that housing prices leaped ahead in 2013, and that they continued to increase in 2014 though not at the pace of the prior year. She provided tips on when to enter the market, considerations on preparing to show a home and emphasized the importance of pricing the home correctly for the market at the time that it is placed on the market.

Board Reports:

- President Harvey Johnson provided the President's Report. He noted that property values were increasing, perhaps in part because of the homeowners attention to their property and the actions of the Board to conduct LARC inspections. He noted that the Board was focused on ensuring value for every dollar. He noted that the Board changed out most every major contract and found savings with each new contract. He pointed out a number of improvements in landscaping and the overall appearance of the community. As topic areas, he discussed the improving relationship with Governors Hill, the turnover in the summer that brought many new homeowners, and reviewed changes in Board composition. Finally, he drew attention to Sandye Blaylock prior to her December departure. He lauded all the contributions she has provided to the community by her dedicated involvement on the Board and on several committees.
- Vice President and Grounds Committee Chair Bill Powell provided an overview of the many projects that had been completed in 2014; new contracts for landscaping, irrigation, and arbor services. He discussed the planting of 21 new trees in the major areas of the community and the very nice repairs made on the tennis court. He was very open regarding the rough start of the new landscaping company but noted their improvement. In looking toward 2015, he and Harvey Johnson discussed actions being taken to award the first contract in our community's history of a pond contract to better manage that major asset. He concluded with a very positive assessment of 2014 and outlook toward 2015
- Barry Neulen, Chairman of the Landscape and Architectural Committee (LARC) introduced the new members of the LARC: Carrie Tilley and Eileen Milner. These new members join long time members Holly Worthington and Sandye Blaylock. He reviewed the recent LARC inspections noting that they were comprehensive but resulted in only a very small number of challenging issues. A number of repairs and re-inspections have already been accomplished. A number of homeowners offered very positive comments and extended appreciation for the conduct of the inspections. He closed by reviewing a three-page Governors Grove Home Improvement Guide that briefly highlights 14 specific actions that can be taken by homeowners to ensure their property looks good and is well maintained.
- Harvey Johnson provided the Treasurer's Report on behalf of Jason Knapp. He provided a detailed discussion of the 2105 Operating Budget. He noted that the \$164,605 budget maintained dues at the 2014 level – no increase for 2015. He noted the savings indicated by the new ground maintenance contract, noted higher cost in water due to the expanded irrigation system and as well highlighted the

existence of a \$4,000 Reserve Contingency – pointed to a budget well-raftered to provide some flexibility to meet emergencies that may arise.

- Many homeowners asked questions and offered comments; a thin buffer between Governors Grove and Burgundy Woods; the need for new planting in areas now bare as a result of last year's removal of stumps and vines; concern for the fountain; desire for more plantings behind the east entrance homes; clover and weeds in some common areas; some wood and debris left near one home; and, some consternation at the grass mowing of Springfield Nursery versus Premium. All comments were offered in a most positive manner, with some homeowners offering to partner with regard to tree plantings.

Elections: Three Board positions were open for election: that of Bill Powel and those vacated by Jason Knapp and Scott Pearl. There were no volunteer and no candidate nomination prior to the meeting. After some discussion, there was a nomination for Carrie Tilley, who accepted the nomination. There was no nomination or volunteer for the fifth position. A motion was offered from the floor to approve the both Bill and Carrie by a single voice vote. Following a second, the motion was approved. Both candidates were unanimously elected to serve on the board. Bill Powell and Carrie Tilley were elected to three-year terms. Then Board will operate with four members until such time as a candidate is appointed by the Board. A follow-on meeting of the board members will occur in November to determine among themselves who will serve which position on the board.

New Business:

- The Board indicated that they were considering a number of new projects for 2015: improved landscaping of the east and west entrance; re-establishment of flower beds adjacent to the pond; expansion of the irrigation system and planting of additional trees.

Adjournment: Having accomplished the full agenda, the annual meeting was adjourned at approximately 9:05 PM.