

Minutes  
 17 July 2024  
 Foxvale Farm Homeowners' Association (FFHA)  
 Homeowners' General Annual Meeting

HOA Board Members Present?					
Laszlo Zsidai, President	Y	Linda Koppier, Secretary	Y	Brian Kainec, Communications	N
Dolly Whelan, Vice President	Y	Josh Powers, Common Area	Y	Matt Westbrook	N
Megan Stinson, Treasurer	Y	Jordan Sembower, Web Site	Y	Larry Zmuda	Y
Architecture Control Committee (ACC) Members in Attendance					
David Clark, ACC Chairperson					
Community Participants					
Name	Address				
David Whelan	911 McMillen Ct.	Regina & Neil McPhie	10703 Schindel Ct.		
Tammy Zsidai	907 Riva Ridge Dr.	Ann Kainec	10704 Wynkoop Dr.		
Gerry & Sandie Dorfman	927 Riva Ridge Dr.	Aaron Gussman	10746 Wynkoop Dr.		
Brent Byers	1017 Riva Ridge Dr.	Tom Hixon	10748 Wynkoop Dr.		
Sante and Nancy Esposito	891 Van Dusen Ct.	Timothy McFadden	10750 Wynkoop Dr.		

Agenda:

- Nominating Committee Report
  - Introduction of candidates
- Appointment of Special Ballot Committee
- Call for Votes
- President's Report
- Treasurer's Report
  - 2023 Auditor's Report
  - 2023 Audited Financial Report
  - 2024 Year-to-Date Financial Report as of 17 July 2024
- Homeowners' Forum
- Election Results
- Motion to Adjourn

Discussion:

- Introduction of Candidates
  - Mr. Brian Kainec
  - Ms. Megan Stinson
  - Mr. Laszlo Zsidai
- Appointment of Special Ballot Committee
  - Mr. Brent Byers and Mr. Gerry Dorfman volunteered to count the proxies and ballots turned in during the meeting.

- Call for Votes
  - The call for votes was made and the special ballot committee started counting.
- President's Report and Treasurer's Report
  - The President's report was sent to the community in June 2024.
  - The Treasurer's report was sent 16 July 2024 and shows a savings account balance of \$79,909, a checking account balance of \$6,339 and uncleared payables of \$3,645. Ms. Ann Kainec asked if the reserve amount is sufficient. Mr. Zsidai stated that the pond work has been completed but if the pond needs to be dredged, that will need to be funded. The reserve fund will be analyzed to consider future infrastructure expenditures (e.g. drainage projects). Mr. David Whelan summarized the results of his audit of the 2023 Financial Report stating that all was in order.
- Election Results
  - There were 29 ballots.
  - Mr. Zsidai, Mr. Kainec and Ms. Stinson were elected to return to the board.
- Homeowners' Forum
  - Homeowners were encouraged to address the Board with their concerns or comments. All homeowners who wished to address the Board were given the opportunity to speak. Each speaker's comments were limited to five (5) minutes.
  - Mr. Sante Esposito asked what has been done to get our roads repaved. Roads in neighboring areas have been recently paved but ours have not and the roads are in bad shape. Mr. Zsidai responded that he has tried to get our roads addressed with VDOT. VDOT has a budget cycle for roadwork projects and Mr. Zsidai learned that Foxvale Farm is not on the plan until 2026. There is a VDOT website where we can report issues with the roads. Mr. Zsidai sent VDOT a pdf with many pictures of what needs to be fixed. Mr. Neil McPhie discussed that he contacted VDOT and then submitted pictures of an expanding pothole on Schindel Ct. VDOT did fill that pothole. Mr. Esposito suggested that we should ask VDOT for a meeting to address the need to repave our roads. We should also contact our representatives and possibly the governor.
  - Mr. Esposito discussed the fact that the stop sign at the corner of Riva Ridge Drive and Wynkoop Drive is not effective. Cars consistently run the stop sign. The drivers look only to the left as they roll through the stop sign and do not see the children in the road on the right side of the street. It was recommended that at least a temporary speed bump be installed near the stop sign. In addition, a lot of traffic speeds down Riva Ridge Drive are well over the 25-mph limit. A police car has caught a few speeders in the past. We can talk to VDOT to put up a speed radar sign.
  - Mrs. Regina McPhie asked if there had been a change in thefts in the FFHA after the discussion in the FFHA 2023 general meeting. Mr. Zsidai noted that thefts

have abated during the last year. However, the neighborhood still needs to remain vigilant (e.g. lock cars).

- Mrs. McPhie pointed out that on Halloween night it is so dark on Riva Ridge Drive while the children are trick-or-treating. Mr. Zsidai stated that we can get street lights and those lights would need to be Dark Skies compliant. It was asked if it is possible to put up a temporary lighting for Halloween (e.g. motion system lighting). Mr. Zsidai said that the HOA board will look at options and the costs for lighting during neighborhood events.
- Mr. Zsidai spoke about the upcoming Fairfax County School Board vote on 18 July 2024 at 7pm at Luther Jackson Middle School regarding proposed school boundary policy changes. The proposed changes affect the whole county, not just Forestville Elementary School. The Foxvale Farm HOA Board cannot get directly involved (that type of activity is outside the HOA Board's responsibilities in the HOA charter.) However, Mr. Michael Baker is coordinating communication to the Foxvale Farm neighborhood and responses. There is also a website by "FairFacts Matters" that contains a poll and accepts donations. [Post meeting note: Mr. Powers provided the site address: <https://fairfacts.web.app/>]
- Mr. Zsidai spoke about the drainage issues in the common area between McMillen Court and Riva Ridge Drive from Wynkoop Drive down to the pond. We implemented a drainage project at the Wynkoop end of the area, which fixed the issue at that end of this drainage area. There is another drainage problem on Riva Ridge Drive near the pipestem on the western side of the road. These areas need to be addressed. Ms. Kainec suggested that a sketch of the drainage issue areas in the common areas be provided to the neighborhood. These issues are not clogged culverts. Over time the land has shifted and water is not flowing through as before. Stagnant water promotes mosquitos. Mr. Zsidai has applied for grants to help finance the projects. Dry wells can be financed by matching grants and he is pursuing that with Fairfax County. Mr. Dorfman stated that Fairfax County can provide advice. Mr. Zsidai is working to schedule a time for a county land development representative to come see the issues.
- Mr. McPhie is concerned about the dead trees in the common areas. Mr. Josh Powers is the contact person to report dead trees and tree limbs and there is a Common Area Maintenance Form on the FFHA website to report needed maintenance. Mr. McPhie stated there are 2 trees at the entrance to the common area from Riva Ridge Drive near Schindel Court. Mr. Powers stated that the white pines are coming to the end of their life cycle in the community. We have contractors who are responsive when a tree needs to be removed or pruned.
- Mr. Powers stated that we are going to address a community plan for the trees and common areas. Mr. Zsidai noted that we need to address dumping in the common areas. Mr. Powers recommended that the neighbors be a "demanding customer"

of the HOA Board to address these issues. Mr. McFadden is in favor of an initiative for 2025 for planting more trees and that some neighbors may be willing to individually invest in new trees. Mr. Powers wants to get an arborist to advise us. We want to remove invasive plants in the common areas during HOA cleanup days. We also plan to look at increasing the natural areas within the common areas. Mr. Dorfman suggested looking at the National Arbor Day Society as a resource. Also Master Gardeners may be a resource we can ask for help. [Post meeting note: Mr. Dorfman provided the following information via email: “The Arbor Day Foundation provides trees at excellent prices. They also support community tree planting efforts. You can learn more about them on their website, at URL <https://www.arborday.org/>. A donation of \$15 is enough to become a member and receive 10 bare root stock trees in the bargain.”]

- The HOA Board received HOA feedback from the recent 2024 Foxvale Farm Community Survey and is starting to look at the results. It was asked if the survey results will be posted. The HOA Board will post the results, at least in a summary form.
- Mrs. McPhie asked who pays for downed limbs that cross roads. VDOT will only clear the portion that falls on the road and leaves the rest for the homeowner to clear. Mr. Powers and Mr. Sembower will update the HOA website with information on who to contact about downed trees.
- Ms. Kainec suggested that clean-up days in the community be communicated well in advance so that more neighbors will get involved.
- The motion to adjourn was made, seconded and unanimously passed. The meeting was adjourned at 8:00 pm.

Action Items Discussed	
1.	Analyze reserve fund to consider future infrastructure expenditures.
2.	Contact VDOT and elected representatives to get more attention and action to repair the roads in Foxvale Farm.
3.	Contact VDOT to discuss the intersection at the corner of Riva Ridge Drive and Wynkoop Drive, including the possibility of using a speed radar sign.
4.	Look at options and the costs for lighting during neighborhood events (e.g. Halloween night).
5.	Provide a sketch of the drainage issue areas in the common areas to the neighborhood.
6.	Meet with a Fairfax County land development representative to advise us about our drainage issues.
7.	Contact the Arbor Day Foundation to get their support for tree planting in our common areas.
8.	HOA Board to post summarized results from the 2024 Foxvale Farm Community Survey on the website.