

Meeting Minutes: Annual Southgate Square Cluster HOA Meeting

Date/Time: April 16, 2018 7-8pm

Location: Reston Association

Board attendees: Deah Hester (President), Annette Lowery (Treasurer), Maria Larkins (Secretary)

I. Parking Pass Handout - 6:00-7:30

II. Establishment of Quorum – Yes; around 40 people attended the meeting.

III. Call to Order - Called to order at 7:00 pm.

IV. Introduction of Board/Management

V. Approval of meeting minutes from 2017 Annual Meeting

VI. Old Business:

- a. Old parking tags expire on April 30, 2018
- b. Cluster dues went toward the following in the past year:
 - Landscaping and beautification
 - New speed limit/pet signs
 - Electricity
 - Management contract
 - Snow removal
 - Playground mulching
 - Tree pruning and removal
 - Mosquito control
 - Parking lot number repainting and crack-sealing

VII. New Business:

- a. Budget:
 - Approximately \$100,000 in reserves for future projects such as parking lot paving or new playground equipment
 - Assessments were increased 2.5% to cover increases in some of our monthly contracts
 - Budget of \$90,000 to cover our monthly contracts (landscaping, snow, trees, electricity, management, etc) plus a major project or two

- b. Community Day:
 - Community Day on Sunday, June 3rd at 5pm at the small playground. Event will take place if at least five families sign up. Children must be accompanied.
 - Idea for international theme
- c. Feedback on Management Contract/Board
 - Previous board signed a 2-year contract with Gates Hudson. Deah has extended this for one more year. Do we want to continue this?
 - We need more board members if we want to go back to self-servicing

VIII. Owners Forum

- a. Several residents expressed interest in becoming Board members. One volunteer has agreed to be the webmaster for our new website.
- b. Stucco problems prevalent in the neighborhood - Is it possible to phase that out?
- c. Paint palette has updated to 2018 colors, all houses should be updated
- d. Email is best way to contact Maria, our new president:
maria.southgatesquare@gmail.com
- e. Premier Cleaning comes weekly to empty the 3 small doggy bins and the surrounding area, currently at \$65 a week - Should we increase to \$100 a week and expand the area serviced? Increase the number of community trash bins present on site.
- f. Food distribution from Southgate Community Center causes boxes and bags to blow all through SGS (once a month)
- g. Stop signs at the T intersection? Yield signs?
- h. Drainage issue at the storm drain by small playground.
- i. Ladders and trash in front of houses (inside porch area).
- j. Pictures painted on side of house? Talk to Reston and find out.
- k. Items outside of back fences not allowed.
- l. Watch lights belong to Dominion Power - Need one more light near Pinecrest tunnel. Perhaps a watch light that turns on/off with motion?
- m. Who cares for the strip of land between Reston Parkway and the bike path? Reston Association is responsible for that. Maria has written to them about that.

- n. Gully area between 2300 and 2400 - We still qualify for the grant, but need a committee to work on the area - It's too big of a project for one person.
- o. Trash containers - Lids must be able to close on the garbage bins, if not, homeowner needs to get a new one. Fairfax County will get you one for free. Open containers attracts raccoons and squirrels, which affects homeowners. Sprinkle raccoon repellent along walkways?
- p. Absentee owners - How do we get the message to their renters about these matters?
- q. Is it possible to write into the covenants to cap a percentage of renters? It is VERY difficult to change the covenants by way of voting. If you set multiple meetings, and do not reach a quorum, what happens? Can you set the cap so that if a house sells, it can't be rented out by the next owner? Do we even know who rents their property? Is it illegal to regulate renting?
- r. If your neighbor has mattresses, washing machines, etc: call the Health Department and they will come out.
- s. Next meeting is on May 21 (3rd Monday of the month) at Southgate Community Center at 6:30. Show up if you want to help or have something to discuss.
- t. If your neighbor's house is an issue, please let the board know!
- u. Sending newsletters electronically - We would like to capture emails on our new website.
- v. Speed limit signs? Facing traffic as people leave?
- w. Broken glass on sidewalks - Speak to homeowners to get it cleaned up.
- x. Is it legal to charge a deposit to owners renting out their house?
- y. Suggestion for a dog park by small playground behind rows of houses
- z. Trash that requires special pick up must have house number attached
 - aa. Request for a spring/summer dumpster day.

IX. Adjournment