

Seneca Ridge Homeowners Association, Inc.
Minutes of Monthly Meeting of the Board of Directors

Date: September 8, 2022

Time: 7:00pm

Location: Zoom Meeting

Call to Order:

- Steve Honard, President called the meeting to order at 7:02pm
- Presence of a quorum was established.

Board Members Present:

X	Valerie Faircloth	X	John Lee
	Raphael Gonzalez	X	Paul Southwick
X	Steve Honard	X	Debbie Voloshin
X	Keith Hunsberger	X	Keith Weber
X	Andy Koch		

Non-Board Members Present:

X	Don Scipioni	X	Sheridan Hacay
X	Kevin Ahearn	X	Tyler Person
X	Fatah Hagassa	X	Rebekah Person
X	Mrs. Hagassa	X	Ashton Lee

Approval of Agenda – A motion to approve the agenda was seconded and passed.

Approval of Minutes – A motion to approve the June 2022 minutes was seconded and passed with changes.

Officer Reports:

- **President’s Report** – Working with Loudoun Supervisor regarding RPPD and the parking issues of DHS students parking in Seneca Ridge instead of at DHS. Parents at pickup time are a large problem. There are cars double parked on both sides of the street and residents have difficulty getting in or out. Kevin Ahearn said that he went to Langley HS and did see that designated parking, as we are looking into, did work there. Don Scipioni suggested dropping a line to Dr. Brewer at DHS. Perhaps he could help.
- **Vice President’s Report** – Looking into people hunting in the woods
- **Secretary’s Report** – NTR
- **Treasurer’s Report** –
 - **Financial Update:** Total assets are \$81,530.46, of which \$30,000 are Replacement Reserves
 - **Reimbursements Requests:** Steve \$52.35 for printer ink.
 - **Dues Report:** 4 homeowners are outstanding
 - **Home Sales:** 709 Riverview – Sold; 802 Potomac Ridge – Sold; 336 Silver Ridge – for Sale

Member’s Open Forum –

Non-board members Kevin, Ashton, Fathaa, Tyler, and Sheridan came to speak only about the

house on Silver Ridge. Discussions of the specifics on the house, from multiple people, were heard and the board declined to discuss specifics. Mrs. Hagassa also made her statement to the board. Fatah made a lengthy statement. Steve stated that he can address the process but not the specifics surrounding the house. Kevin brought up the attorney costs and John added that the attorney costs cover many different things, not just this one house.

Tyler 316 Silver Ridge, wants to learn the process. He believes the bi-laws are ambiguous and wants the process public. Steve clarified the process and bylaws are public and are ambiguous, by design, and can be changed. Tyler wanted to talk about the house on Silver Ridge again. Steve again stated that it is not a topic of discussion at the HOA board meeting.

Kevin A. brought up that the house next door has an above ground electrical wire running from the house to the shed. Debbie added that if you have an issue, like this electrical line, please submit a formal complaint to the Board and we will investigate, and we will do something about it.

Rebekah complained about the colors of houses being old and outdated. Paul invited her to join the Board.

It was requested that the Board post the link to the Board meeting on Facebook. He will start posting on Facebook Group, but not on the website since the website is open to anyone.

Committee Report –

- Social Activities

Oktoberfest, Andy to coordinate, Paul and Steve to assist, scheduled for Saturday, October 1, 2022, 2pm-6pm. Judy sent information out for the cookout to the community. It will be a BYOB. We will put a letter together for what requirements will be to inform Facebook residents. Steve asked Andy to create a budget. Hot Dogs, buns, potato chips, and present it to the board. Andy has two tables. Steve will put out the sandwich sign.

- Common Grounds: Will treat Trail Ridge for poison ivy. Tree removal of 4 trees; 2 on 17 March 22; 2 on 19 August 22. Repaved $\frac{3}{4}$ of the pathway adjacent to 135 Seneca Ridge.
- Architectural Review – A few applications received; roof, siding, gazebo applications approved. Debbie will send a list to Paul of the four homeowners who have not paid so that if they submit any applications, they will not be approved until the dues are paid. Keith H. reported on the inspections. Second round of inspection was the first week of August; the third round of reinspection soon. A dozen or so outstanding.
- Newsletter – Need date for next newsletter to go out.

Unfinished Business –

- Residential Permit Parking District (RPPD) – Steve working with the Supervisor. Steve likes Kevin A.'s idea for the Board to pitch in for the cost of the parking permits.

New Business –

- Upcoming Elections – Need to put out the proxies in advance. Val will step down; John may do one more year; Steve to talk to Rafael. Steve to put out a notice for the 3 openings by 3 October to meet the requirements. Need 37 proxies. Annual meeting set for November 3.
- We have had 2 addresses, 153 and 157 Seneca Ridge, have formally submitted requests to permanently store their trash cans in alternate locations. Motion to approve both; Approved.

Don requested to temporarily store his trash cans in front of his garage. This is because there is construction going on next door and the construction folks, as seen on his Ring

video, are loading up his trash cans with construction debris when the trash cans were on the side of the house. He is requesting a “pass” to retain the trash cans in front of his garage until the construction next door is completed. At that time he will return them to the side of his house. This was permitted as it was temporary until the construction is completed next door.

- Fall Yard Sale – John would like to see a Fall Yard Sale. He will post on FB and Steve will put out the sandwich board. Will post on Craigslist because it’s free. Likely October.

Adjournment –

- Adjournment at 8:17pm
- Next meeting: 13 October 2022, Zoom Meeting
- Will schedule for the annual meeting at the library.