

# Cavanaugh Crossing Homeowners Association (HOA) Meeting Notes

March 28, 2024 at 6:30pm-8pm

Lorton Library, 9250 Richmond HW. Lorton, VA 22079

In attendance: 12 total. See sign-in sheet

Led by Robert Bolluyt and DJ McCann (Board President and VP, respectively)

Paul Ginnetti (ARC chair), Abby Phillips (Scribe)

**A: Welcome** done by Robert, problem with start time due to email not working appropriately, waited till 7 to start- to be fixed by Abby Phillips (Volunteer Secretary/Scribe)

## **B: New Business:**

1. Delinquent accounts: after this weekend, we should have no delinquent accounts. Next quarter dues soon. Make sure payment is made to Cavanaugh Crossing HOA, not AAA. And can mail to the correct address PO BOX 823 Lorton, VA 22199 or drop off to board members' houses.
2. Spring cleaning,
  - a. Can get a dumpster supplied by Patriot for large items at one of the cul-de-sacs, to be paid by the HOA. Decided not needed as can call Patriot for large items for either free pick up or pick up for a fee depending on item. Can also ask neighbors help to take to nearby dump.
  - b. Paul Ginnetti /Greg Bibbs to call around for group discount for power washing of the houses, which is badly needed for some houses. Will get list/ cost and present to group via email
3. Patriot Recycle update-expect price increase over the year for this service. At the dump they are not really separating trash from recycling. And anyone can go to dump to take HAZMAT (oil, paint etc.), batteries and glass for proper disposal for free.
4. Election of HOA board of directors: need president, and VP. Can self-nominate, fill form out and add biography. (probably by next quarterly meeting). Will inform community and plan for election October to serve from January- December 2025. Board members can appoint treasurer (not filled- DJ is acting) and secretary (Abby Phillips as acting)
5. Adherence/ compliance with HOA rules and Guidelines- this was updated to add:
  - a. Vinyl fencing- Paul recommended professional grade (virgin vinyl) over home grade (recycled material which will fade, crack over time). Styles need to be consistent with neighborhood – options are 6 foot high or low picket, lattice top, solid or scalloped top. Wings beside each house are made of virgin vinyl and have held up great after 20 years. Also have wood grade vinyl but need to be

- wood tone colors (Very expensive). Can also use normal wood as before. Per guideline, fence needs to be at least 15 feet behind the wings
- b. Lamps/ lanterns that need replacing- need to match current style- can get from Progress lighting (\$300-\$500). Paul priced out cheaper option with same look. This will be available in new HOA rules and Guidelines packet. Paul will look at LED options. But all light fixtures (lanterns and lamps) should match (by doors and posts).
  - c. Power washing houses - discussed as above- will get cost to power wash signs/ brick structures in neighborhood as well. Or may go out as group to clean is possible to save cost.
  - d. Sump pump drainage- 2 homes in community have drainage into community property which poses a hazard. Please make sure your sump pump drainage is pointed towards your property and not the community. HOA will start issuing violation notices for this.
  - e. Post mailbox. Some are leaning and need to be fixed. You can add sand or rocks to ground. HOA will start issuing violation notices for this.  
Some lights on the street were doing the same - fixed by Members. But can call VDOT to have this fixed. Call Dominion Electric if streetlights are out- it's Dominion's responsibility to light the streets and change lightbulbs
  - f. Rey Forte brought up point that seal in transoms windows are failing, he has contact (Woodbridge Glass) for glass replacement. Easy to do if you are handy. Significantly cheaper than window replacement.
6. Next quarterly HOA meeting to be held around June 3-5 time frame. Mark your calendars. Will try to get room in new Police Station next to neighborhood- walking distance.
7. Reduce cost for HOA/DUES- **Need your email and phone number.** This will be kept private and will only be used for communication purposes. Plan to move more to email to avoid postage cost with mailing quarterly bills. Will need approval of community members that they are accepting to receive-quarterly dues bills in this way. Plan to send email out and with authorization by responding yes via email response. Plan to set up future ACH transactions for dues payments. Can also still request paper bill and we will also continue to accept checks as before.
8. Fairfax County Police non-emergency: 703-691-2131- FYI

### **C: Old Business**

- 1. Management company- still looking for new one. -Dismissed AAA Management due to poor service. Current Management is Robert and DJ for the past couple of years.
- 2. Attorney – still looking, last one not helpful and charged a lot. Waiting to hear who Hollymead uses.

3. Architecture Review Committee (ARC). Looking for members. Last meeting- members volunteered were Paul Ginnetti (acting chairperson), Sabrina Boyd, Heidi Harrison. Need one more- Navneet Asri -volunteered. – members now complete.
4. Adherence/compliance with HOA rules and Guidelines
  - a. Garbage/ recycle – make sure lid is closed all the way to avoid animals getting into them. Trash needs to be in receptacle and not on side. Hit or miss if they will pick it up if not in the trashcan. Yard waste to be picked up on certain days. – looks like some Saturdays, but still unclear. Will need follow up with Patriot
  - b. Parking- avoid prolonged parking on the street due to narrow roadways. Reminder guest parking in cul-de-sac except end of Haywood as that is a turnaround point for large vehicles. Will start giving out violations April 1.
  - c. Home modifications- normally will be approved if keeping the look and style of present layout of neighboring homes. Need to discuss within board and ARC about adding screened in porch on deck with roof, pergolas options and Solar panels on roof (need not to be in front of house)
  - d. Violation process discussed- first will get violation letter with time frame for correction, then 2<sup>nd</sup> letter, then hearing with Board with time frame for correction, if not in compliance you may incur either a single amount or daily amount fine until corrected. If not paid, can cause lien on the house. (Board has never had to do this). Violation fines are not steep enough to have the action corrected. – Need to research the severity of the fine to prevent noncompliance.
5. Speed limit and stop signs discussed. 25 MPH. please share with visiting guests and workers.
6. Need to get HOA website working. Hoping to get volunteers to get this done. Not in budget to pay for this.
7. Land Use across Ox Road- still debating. Looks like now 24 single family homes to be created. Will tear down few homes to clear space for these new homes. Still need traffic/ transportation study to see how this will affect roads. May need more lights. Hoping zoning will stay like Hollymead (only 8 homes) instead of changed to our CC lots size. Probably more meeting to come.
8. Resale Package- every new homeowner gets this and signs that they are responsible for reading large packet. – plan to put in highlight/summery sheet for awareness for new owners.

**Conclusion,** plan for next meeting tentative June 3-5-with information to follow