

CAVANAUGH CROSSING HOMEOWNERS' ASSOCIATION (HOA)

MEETING AGENDA

JULY 9 @ 6:30-8:00 PM

LORTON LIBRARY, 9520 RICHMOND HWY, LORTON, VA 22079

In attendance: Robert Bolluyt, DJ / Denise McCann Family, Cathy/ Scott Walker, Paul/ Sue Ginnetti, Brian/ Theresa Walsh, Bill Muldoon, Jimmy Canlas, Helen Duhaney-Bryce, Greg Bibbs, Abby Phillips

A. Welcome-introductions made for all

President: Robert (Bob) Bolluyt

VP: DJ McCann

Treasurer: Barbara Bibbs

Scribe/Secretary: Abby Phillips

ARC committee volunteers: Paul Ginnetti (Chair), Brian Walsh, Jimmy Canlas, Heidi Harrison, Sabrina Boyd.

B. New Business

1. Quarterly HOA fees

- a. Proposed discount for paying for the entire year- possibly 5% saving if pay up front. Need to look at the 2025-year budget because if everyone does this, it could affect our reserves.
- b. Reserve study which is mandated by the state and needs to be done every 5 years is to be done this year. Money set aside for this already through last year's budget. The reserve study determines how much money is needed to be set aside to pay for incidentals/assets in the community.
- c. Proposed increase of HOA Dues late charge from \$10 to \$25 and to possibly be charged each month payment is late. Payment is due every quarter on the first day of January, April, July, October with a 15 day grace period.
- d. Still working on receiving electronic payments. Possibly receiving through Zelle but may need to have extra fee added to the payer for the convenience because Cavanaugh Crossing is a business entity
- e. Considering new bids for trash collection as Patriot is up for renewal. Although not too many problems seen with Patriot.

2. External home modifications (includes back, front and sides) ARC application needs to be submitted BEFORE any work is to be completed. If there is a change in look, color, elevation - this includes all the following:

- a. Driveways with grass removed from middle median - if visible in front of house it is an issue
- b. Painting must blend or compliment existing colors
- c. Structures, e.g., pergola, shed
- d. Entry door with sidelights
- e. Entry door color

3. Violations will be addressed and will result in letters and possible fines if not corrected. NEED NEW ATTORNEY. The HOA is looking to interview 2 legal groups this week. For violations, there is a process that needs to be followed. Letters, then hearing.

Mailing address – Cavanaugh Crossing HOA, P.O. Box 823, Lorton, VA 22199

Email address – cchoa22079@yahoo.com

CAVANAUGH CROSSING HOMEOWNERS' ASSOCIATION (HOA)

MEETING AGENDA

Other violations – exterior home not maintained

Examples: cleaning of exterior house and fences, upkeep of fences and stairs, Windows with unattractive window coverings that are visible to the outside that may affect the attractiveness of the neighborhood, make sure shrubbery/ trees not obstructing sidewalks, or the road, specially making a left from Old Ox Road to Hooes Road. Letters to be sent by HOA. We request that everyone look around their house and see if any of these are occurring and to make adjustments to correct the violation and of course to make our community attractive.

4. Requesting mailer to be sent with upcoming website to include copy of Architectural review guidelines (ARC) and ARC application with upcoming Dues Bill. I will also send email with the documents attached

5. All new owners will get RESALE packet with all of HOA rules etc. The new owners need to sign that they read and understand it.

6. Website- Steve / Bailey Phillips & Abby Phillips are working on this. Will come out soon. This will have links to important HOA documents, meeting notes, calendar and we are working on ecommerce to accept HOA payments (need to figure out security)- Still working on receiving electronic payments. Possibly receiving through Zelle but may need to have extra fee added to the payer for the convenience because Cavanaugh Crossing is a business entity

7. Yard Sale- all in favor. Consider to make it same date as Crosspointe yard sale.

8. Other

- f. Bike path by police station is not safe currently. Robert sent letter to Dan Stork and now it has bene widened and a rail will be put up
- g. Community Room at police station won't be available until 2025. It does not have staffing for the police station to date. We do plan to move our HOA meeting there.

C. Old Business – None

1. Patriot

- a. Trash collection – Monday and Thursday
- b. Recycle – Wednesday
- c. Yard waste – Saturday, April 1-December 24- inconsistent -Robert to call. Yard debris needs to be in yard bags.

2. Window Seals are breaking – call Woodbridge Glass is one choice (affordable and Rey Forte had good experience with them)

3. House cleaning- power wash Power washing of the house needed for some: call Power Wash Plus at 703-690-2002 and tell them you are with Cavanaugh Crossing and that you intend to have several neighbors have their house power washed on the same day and want to get the 10% discount. They are currently booking for Sept. A few of us have done this or are already scheduled. Get with neighbors on your SAME STREET in order to get the discount.

Mailing address – Cavanaugh Crossing HOA, P.O. Box 823, Lorton, VA 22199

Email address – cchoa22079@yahoo.com

CAVANAUGH CROSSING HOMEOWNERS' ASSOCIATION (HOA)

MEETING AGENDA

4. Violation fines – looking at national and what Virginia allows- violation can be upward to \$10,000, but need attorney to work on this and plans for increase to make an impact. Propose increase fine and making it accrue daily, eventually putting a lien on the property until the violation is corrected.
5. Architecture Review Committee (ARC) volunteers (see above)
6. Adherence/Compliance with HOA Rules and Guidelines
 - a. Parking- Haywood still has multiple issues. The streets are very narrow. Blocking resident's driveways when backing out, could result in accidents. Residents need to have guests park in their driveways to prevent this.
 - b. With respect to having a business (daycare) in the community, this resulted in the loss of a contract on a sale on a house. The HOA has possible exposure to possible litigation and thus ALL homeowners will be responsible should this happen. This needs to be addressed.
 - c. Brian Walsh stated that the Daycare business on Haywood was approved for expansion by the county if it met 4 conditions:
 1. No parking on the street,
 2. No cut into private driveways- that is why cart is in front of house that has the driveway that cuts into Hooes road.
 3. No speeding
 4. All license plates of customers utilizing the business coming and going need to be given to HOA so that we know who is in our community. It is unclear if all have been met. Neighbors say they have not been met. – difficult to fight. – again, need attorneyNoise proximate to this unauthorized activity is also a factor affecting the neighboring homeowners in the mornings and the afternoons with coming and going of vehicles and children into the business.
 - d. Daycare on Haines is still in operation but was not allowed to grow during the last Fairfax County hearing. They were to get a traffic study done but was not done as they dropped their petition to expand. They are still operating as before.
7. Management company- looking for a new company to take over what Robert and DJ have been doing for years. We thank them for their efforts.
8. Attorney- will interview 2 this week
9. Other
 - a. Noise – Fairfax Code- need be under 80 db after 10 pm. Try talking to your neighbors for resolution. But you can call 703-691-2131 for nonemergency police line.

CAVANAUGH CROSSING HOMEOWNERS' ASSOCIATION (HOA)
MEETING AGENDA

10. Board of Director elections - position for president and vice president are to be elected. The Treasurer is appointed by the board. Plan to nominate someone (after talking to them) or yourself. We will do it in the mail and plan election to be held at NEXT meeting planned for October. The new president and VP will start Jan 1.

11. New neighborhood across the street from entrance is coming. The builder was proposing to have 77 townhomes, but now will be 21 homes. Builder wants more but not a lot of room for road space and parking. Still being negotiated by builder and county.

D. Closing- next meeting in October