

CAVANAUGH CROSSING HOMEOWNERS' ASSOCIATION (HOA)

MEETING NOTES

AUGUST 13, 2025 @ 6:30-8:00 PM

LORTON LIBRARY, 9520 RICHMOND HWY, LORTON, VA 22079

IN ATTENDANCE ROBERT, SAM, DEE, ABBY, REY, NICK. GREG, JIMMY, JASON, TAYLA, SANT,
BRIAN, PAUL

Welcome

Recurring (Old) Business

1. Attorney (Robert)- reached four law firms, only heard back from 2 and are reviewing their proposals.
 - a. Both have experience in HOAs/county and VA law. Mostly assessing how they can help us with dealing with our ongoing issues (home business/ daycare, and those who are in non-repeated non-compliance).
 - b. Need to sign an agreement. One is more expensive than the other, plan to pay for service per hourly rate and with non-retainers.
 - c. Board to get together and decide and obtain representation before the end of September 2025.
2. Management company- since have a website, and treasurer Dee- no need for management company as this is an added expense to the homeowners.
 - a. We did budget to hire management for 2025 but will take it out for 2026 budget.
 - b. Have extra money saved for expected attorney fees. Also, extra money for potential snowy winter/plowing (e.g., a 12-inch snow can cost upwards of \$1,000).
3. Violation letter (Sam) email about neighborhood upkeep.
 - a. Trying to set up a cadence to remind neighbors of the guidelines and not to sound contentious or mean.
 - b. Letters to be sent out (in 1-2 weeks) and not via email. But consider doing both. Need paper trail and follow process with proper documentation. Not done by phone call.
 - c. Aesthetic vs Safety violation. Violations are not prioritized currently but good idea to do as safety concerns need to be addressed faster. Examples of safety: excessive water run-off or double parked.
4. ARC (Paul)
 - a. Discussion about building out concrete slabs in middle driveway – from an aesthetic view, and keeping in unique neighborhood look, not a good idea to add concrete to front of driveway by sidewalks. People can turn into driveway without messing up grass.
 - b. In the back towards the garage, there is not enough room to pull in and out of the garage without messing up grass. Therefore, allowing extra concrete can help with this. This measurement needs to be uniform and will address this with the ARC committee to avoid any ambiguity. This will be added to the ARC guidelines.
 - c. Much of the ARC guidelines have ambiguous language. The ARC committee will look at it and try to lessen the ambiguity as it can be interpreted in many different ways.

Website: CavanaughCrossingHOA.com

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

Email address – cchoa22079@yahoo.com

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- d. ARC committee members are Paul (lead), Jimmy, Sabrina, Heidi, Brian, and Dee. Each will look at the guidelines and make suggestions and send them to Paul and then will adjust ARC GUIDELINES based on consensus. Paul to send guidelines out to committee members and posted on the website as well.
- e. ARC/Board can amend guidelines if they feel it is helpful to the community and does not need to be voted on.
- f. Paul has already updated fence and lamppost lighting options on the guidelines to give more affordable options. For example, clear glass approved for lamppost as frosted glass is very expensive.
- g. Discussed shrubbery near the front of the driveway – attention to VDOT language of easement rules when building up areas/making changes to the front of the driveway.
- h. For existing violations – HOA needs to pick the battles/prioritize violations.
- 5. Garbage container (Robert).
 - a. Please make sure lids are closed all the way and taken out after 5 pm night before and removed after trash/recycle have been collected the same day.
 - b. All trash should be in the containers.
- 6. Block party (Abby) scheduled for Saturday, September 27, 3-6 pm, will have sign up for essentials and will have nametags.

New Business

- 1. HOA dues (Dee) due quarterly
 - a. Letter to be emailed with PDF attachment. We no longer will use USPS mail.
 - b. Please mail check and ACH also accepted - \$225.
 - c. Remit payment to Cavanaugh Crossing HOA, P.O. Box 823, Lorton, VA 22199 and in memo area please add lot number or address or account number.
 - d. Next dues will be sent out in the first week of September and will be due Oct 1. Late fees will be assessed.
- 2. Fairfax County Landfill – costs have gone up and there will be changes in the dues for 2026 to reflect cost increase. It has gone up before, but there were no changes in our dues but this time more dramatic.
- 3. Coming up – Violations will all be sent via letter not e-mail.
 - a. Any changes to exterior of the house requires you to submit an ARC application approval form (on website)
- 4. Website up and running. (Abby) Very basic as Abby had her family put it together for free. No cost to the community. Enhancement may be difficult as Abby is not that computer savvy.
 - a. Few suggestions given like adding FAQ and announcement banner/ribbon.
 - b. If time allows, will TRY to add FAQ to website for the unusual information that may be helpful to the community.
 - c. If time allows, will TRY to add banner with latest announcements.
 - d. If anyone would like to volunteer their time to do these enhancements, please reach out to Abby.
 - e. If you feel **information** should be added to the website, let us know.

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5. Noise (Robert)
 - a. Lawn services need to start after 7am.
 - b. Noise link FFX County noise ordinance. Will add to website:
<https://www.fairfaxcounty.gov/planning-development/zoning/noise-ordinance>
 - c. Quiet hours 10 pm -7 am
6. Lawn maintenance with recent reminder email sent
 - a. Lots of brand new homeowners recently and not so recent new homeowners. HOA packet was given but too much to read/absorb. But homeowners are responsible for reading and knowing it.
 - b. Sabrina suggested welcome letter with tips – plan to send to all as we have brand new and not so recent new homeowners – she will draft.
7. South County Federation (Robert) will send payment this week
 - a. They can help with property across the street,
 - b. Plan 23 homes in 8 acres
 - c. Need to discuss overflow parking into our neighborhood, as the field across the street will no longer be accessible and where is the overflow parking from the NEW neighborhood going to go.
8. Next meeting in November 2025

Closing

To do for next meeting and who is the Lead

- Lawyer to be hired by end of September (Robert/Sam, Dee and Abby to give input and possibly interview)
- Block Party (Corey/Abby) – will send out evite/ sign up list
- Sabrina – to draft Welcome letter
- ARC committee to look at ARC guidelines to address ambiguous language (Paul)

To do list from the previous meeting

- Billing notices via email (Dee) - OLD
- Get everyone's email (Dee/Abby – only need 2 more) – OLD
- Await a developer proposal for the new density – make recommendations, sign petitions and send
- Join South County Federation (Robert) – OLD
- Communications via email and website (Abby) – OLD
- Common Offenses Document (Corey) – not discussed from last meeting in April

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