

WOODSTREAM HOMEOWNERS ASSOCIATION (WHOA)
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY, APRIL 29, 2014

The following WHOA Board members were present:

- Michael Hoover, President
- Phil Kanzleiter, Vice President
- Elizabeth Ogden, Treasurer
- Steve Kewer, ACC Co-chair
- Keenan Smith, Director
- Bobby Evans, Director (new member; see below)

A quorum of five or more members of the WHOA Board of Directors is required to conduct official business. The meeting was held at the home of Phil Kanzleiter, 8017 Park Lane Court. A quorum being present, the President called the meeting to order at 7:30 p.m. Given the lack of a Secretary, the President agreed to keep the meeting minutes.

(1) Approval of Minutes from the March 25, 2014 Meeting

The minutes of the March 25, 2014, WHOA Board meeting were reviewed and approved.

(2) Addition of New Board Member

The President introduced Mr. Bobby Evans, a homeowner at 7918 Forest Path Way and a member of the U.S. Air Force. The President nominated Mr. Evans to fill a vacancy on the WHOA Board of Directors, and the Board approved Mr. Evans' addition to the Board as a director.

(3) Treasurer's Report

Treasurer Ogden discussed the financial report for April 2014. Total expenses for the month of March were \$7,932.56, and the HOA had a net income of \$14,450.41 for the month. The HOA has \$66,677.99 in its checking account and \$103,580.50 in its capital reserve (CDs) fund, for a total of \$170,258.49 in assets.

Mr. Kanzleiter moved to approve the Treasurer's report, and Mr. Smith seconded the motion. The Board approved the Treasurer's report unanimously.

Uncollectable dues: Ms. Ogden also discussed the matter of HOA dues that are now uncollectable since the properties in question have been foreclosed on (7919 Bubbling Brook Ct; 7935, 7956, and 7958 Pebble Brook Ct; and 8023 Parklane Court). Per the Board's discussion at

its last meeting, Ms. Ogden presented a resolution authorizing the removal of these uncollectable debts from the HOA's books. Mr. Kewer seconded the prepared motion, and the Board approved it unanimously. A copy of the resolution directing our billing service, MJF Associates, to remove these debts from our books is attached.

Other back HOA dues issues: (A) The President reported to the Board that the large back dues debt for a home on Pebble Brook Ct. has been paid per the negotiated agreement. The Board decided to be sure that the homeowner's check clears before authorizing removal of the liens against the homeowner's property. (B) The President and the Treasure also reported that they visited a home on Bubbling Brook that also has a large unpaid HOA dues debt and they received the homeowner's verbal promise to pay \$200 per month towards that debt. The situation will be monitored for compliance.

(4) ACC Report and Annual Home Inspections

Mr. Kewer presented the monthly ACC report detailing approved changes to home exteriors submitted by HOA homeowners. During April, the ACC approved four exterior home improvement projects in the community (7909 Bubbling Brook -- new landscaping and storm door; 7916 Pebble Brook -- new storm door and stain deck and fence; 8215 Running Creek -- concrete and flagstone walk from driveway to back gate; and 8221 Running Creek -- flagstone front walk and over existing porch).

The Board members also turned in their Annual Spring Inspection Reports for their assigned streets. Mr. Kewer stated that he will make copies and mail the reports to the homeowners in question.

(5) President's Report

(A) The President updated the Board on his efforts to get Dominion Power to repair two of the HOA's streetlights. Dominion had previously entered the wrong addresses for these two lights; Dominion now has the correct addresses and will fix the lights within the week.

(B) The President reported that he attended a briefing on the ESI Lorton landfill held at the Newington Forest HOA community center on Sunday, April 27, 2014, which was also attended by Fairfax County Board Chairperson Sharon Bulova. The President briefed the Board on the meeting. In sum, ESI's current operating permit for its construction debris landfill on Furnace Road will expire in 2018, along with the restrictions on truck traffic to that landfill. ESI has asked the County to continue its operating permit to 2034, which would keep the current restrictions on truck traffic to the facility (currently trucks going to and from the ESI landfill are restricted to I-95 and the Fairfax County Parkway, and ESI-bound trucks are prohibited on Pohick, Rolling, Gambrill, and other area surface streets). After its ultimate closure, ESI has said it will build a "green energy" facility containing solar and wind power generation.

If the landfill extension is not approved, ESI has stated that it will open a transfer station on another Furnace Road property that it owns, which the County cannot stop and which would have no restrictions on truck traffic to and from it. If the landfill extension is approved, as part of that approval, ESI will give up its right to develop a transfer station on its Furnace Road properties.

The Newington Forest HOA has led the effort to rally the South County HOA's to support the ESI proposal. Many of the HOA's in the South County area, including those closest to the current landfill, were represented at the briefing and most stated their support for an extension of the landfill's permit in order to keep heavy truck traffic off of the area's surface streets.

Mr. Hoover proposed sending a statement of support for the landfill's permit extension to the Fairfax County Board of Supervisors, which is scheduled to vote on the matter very soon. The Board agreed to this proposal, and a copy of the WHOA letter sent to the County Board is attached. (Also see attachment below regarding this issue.)

(C) The Board held an Executive Session to discuss issues involving individual homeowners.

(6) Old Business

(A) The Board discussed the need for an additional Board member and a Board Secretary.

(B) The Board also discussed the pending Community Cleanup Day and confirmed the delivery date for the dumpster and the cleanup day to be held on Saturday, May 17th. Mr. Hoover stated that he would purchase some bottled water and breakfast snacks, while Ms. Ogden stated that she would purchase hot coffee for the cleanup.

(7) New Business

(A) The Board discussed the need for a capital reserved study, especially in light of the need to repave the townhouse streets and deal with serious erosion issues behind many of the townhome rows. Mr. Hoover, stated that he would invite Mr. John Halfhill, a professional property and HOA manager and long-time Woodstream homeowner, to a future Board meeting to discuss the capital reserve study and how to go about having such a study completed for the HOA.

(B) Since the repaving of the townhouse streets is a few years away yet, the Board agreed that the townhouse parking lots should be re-striped and the "reserved" parking spaces curb signs be repainted in the meantime since many are very or completely faded away after the harsh winter. The Board will soon act to solicit bids for this work.

(C) Mr. Hoover reported that the basketball hoop on the short pole at the playground is damaged and a net cannot be attached to it anymore. A motion was made by Mr. Hoover to replace the hoop at a cost of no more than \$50.00 and it was seconded by Mr. Kanzleiter. The Board voted unanimously to authorize Mr. Kewer to purchase and install a replacement hoop and net at a cost of no more \$50.00.

(D) In executive session, the Board discussed a damaged fence and the HOA's obligation to a home owner on Timber Brook Court.

(8) Next Meeting

The Board agreed to meet at 7:00 p.m. on Tuesday, May 27th at the home of Board President Michael Hoover.

(9) Adjournment

The meeting was adjourned by the Board president at 8:55 p.m.

Signed,

Michael Hoover
President, Woodstream HOA Board of Directors

SEE ATTACHMENTS BELOW:

Resolution Regarding Uncollectable HOA Dues Debts

Woodstream Homeowners Association

April 29, 2014

Whereas the following delinquent Woodstream Homeowners Association dues accounts are now uncollectable due to foreclosure:

- 7919 Bubbling Brook Circle
- 7935 Pebble Brook Court
- 7956 Pebble Brook Court
- 7958 Pebble Brook Court
- 8023 Parklane Court

Resolved: The Woodstream Board of Directors authorizes the HOA Treasurer to request and authorize MJF Associates, Inc. to remove the amounts owed for back HOA dues for the above listed properties from the Accounts Receivable of the Woodstream Homeowners Association.

-- Passed unanimously by the Woodstream Board of Directors, April 29, 2014.

/s/ Michael Hoover,
President, Woodstream Homeowners Association.

WHOA Letter to the Fairfax County Board of Supervisors, sent on WHOA letterhead via e-mail on May 12, 2014:

May 12, 2014

To: Fairfax County, Virginia Board of Supervisors.

Re: Comments on the Lorton Green Energy Park Proposal, SEA 80–LV–061–02.

The Woodstream Homeowners Association consists of 221 homes located on six side streets in the Pohick Road area of Springfield, Virginia. The Woodstream HOA Board of Directors desires to make the following statement to the Fairfax County Board of Supervisors regarding the Lorton Green Energy Park proposal put forth by EnviroSolutions, Inc. (ESI) for its Lorton landfill property:

The Woodstream HOA Board of Directors supports the ESI proposal. The Board of Directors understands that, while the ESI proposal will extend the life and height of the existing ESI-operated landfill in Lorton, the current restrictions on truck traffic to and from the ESI landfill will continue in force and ESI plans to build a “green energy” park on the site once its landfill closes.

The Woodstream HOA Board of Directors also understands that if the ESI proposal is rejected by the County, ESI has the right to develop a waste transfer station on another of its Lorton properties, a right it will give up if the current ESI proposal is approved. The Board of Directors also understands that, unlike the restrictions placed on its current landfill permit, there would be no restrictions on truck traffic to and from a new ESI waste transfer station.

The Woodstream HOA Board of Directors strongly opposes any action that would increase truck traffic on the often narrow, shoulder-less, and sidewalk-less surface streets found in the South County region, including Pohick Road, which borders our community, and Gambrell, Alban, Rolling, Hoes, and Lorton Roads. An increase in truck traffic on these roads will cause them to deteriorate more rapidly and will increase dangers to bicyclists and pedestrians.

The Woodstream HOA Board of Directors believes that, in the long-run, the development of a “green energy” park on the current ESI landfill site will benefit Fairfax County and the overall environment of Northern Virginia, while a waste transfer station and its attendant and unrestricted truck traffic will not.

Thank you for your attention to this matter.

Sincerely,

Michael D. Hoover,
President, Woodstream HOA Board of Directors

Preparatory reading for the April 29, 2014 WHOA Board Meeting

(1) Broken Basketball Hoop at the Playground.

The basketball hoop on the short pole at the basketball court is damaged and a net cannot be attached to it anymore (many of the tabs that hold the net to the rim have broken off). I suggest the following resolution:

Whereas the basketball hoop attached to the short pole at the Woodstream community playground is damaged so that a net cannot be properly attached to the hoop;

Resolved: The Woodstream Board of Directors authorizes up to \$50.00 for the purchase of a replacement hoop, to be installed by volunteer labor.

(2) ESI Landfill Issue – Upcoming Fairfax Board of Supervisors Vote.

As you may recall from my earlier briefing on this matter, a company known as ESI owns a construction debris landfill on Furnace Road in Lorton. ESI's permit to operate this landfill is scheduled to expire on 2020, with an overall landfill height of 412 feet. Due to the recession, ESI has not filled the landfill as fast as it thought it would. Therefore, ESI has proposed extending this permit until 2034, but with a reduced height of 395 feet. After its closure, ESI proposes to install a solar power farm, several wind turbines (optional), a methane recovery system, and a geothermal system to generate "green energy" electricity. Additional site improvements would be made and ESI would share the profits of its power generation with Fairfax County. Truck traffic to and from the site would largely end after construction of the green energy features.

However, if the County does not approve the landfill permit's extension, ESI has said that it will build a construction debris recycling and transfer station on a second 9-acre parcel it owns on Furnace Road. The current truck traffic restrictions that are part of its

landfill permit would NOT continue with the transfer station operation. (Trucks going to the current ESI landfill are restricted to the County Parkway, I-95 and Route 1.)

I attended a briefing on this project on Sunday, April 27th, at the Newington Forest HOA's community center. County Board of Supervisors chairperson Sharon Bulova was in attendance. After hearing the ESI representative's presentation, and statements from the HOA's closest to the ESI landfill (it borders the Lorton Valley HOA's community of 500+ town and single family homes) in support of the ESI proposal, I believe that the Woodstream HOA should publically state its support for the ESI proposal, which will save 35 jobs, generate needed "clean" energy, **and keep heavy truck traffic off of surface streets in the South County area**, particularly Hooes Road, Alban Road, Rolling Road, Lorton Road, and Pohick Road. Given that there is a public hearing before the Fairfax County Board of Supervisors on the ESI proposal on Tuesday, May 13, 2014 (4:30 p.m.), I believe that a formal WHOA resolution of support for the ESI project should be presented to the Board of Supervisors at that time.

You may view ESI's project website at www.fairfaxgreenenergy.com.

You may view opposing information at the website of the South County Federation at <http://southcountyfederation.com/>.