



P.O. Box 2662
Springfield, VA 22152-0662
703.650.9500 Phone
703.644.0504 Fax
www.greentreevillage.net
president@greentreevillage.net

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GVCA BOARD BULLETIN 2007

MESSAGE FROM THE PRESIDENT

Let me start this message by first wishing Greentree Village Community (GVC) residents a healthy and happy new year. The purpose of this message is to summarize the highlights of the 2006 Annual Meeting and to share with you what the Board of Directors (Board) will be looking forward to accomplishing in 2007.

HIGHLIGHTS OF THE 2006 ANNUAL MEETING

The Minutes of the 2005 Annual Meeting were read by Mrs. Tammy Locher, motioned and accepted for record.

I reviewed many of the projects that had been presented for action and/or completed over the past year, including the completion of the community marquee, residential license agreements, additional common ground signs, community parking district petition, consultation with engineers (common ground drainage, property survey, encroachments, and parking space allocation), parking lot repaving proposals, trim trimming and dead tree removal, fire hydrant painting, debris cleanup and pot hole repairs on all courts.

TREASURER REPORT

The GVC Members reviewed the Estimated 2007 Annual Budget and operating expense shortages that occurred in 2006 due to increases in maintenance services. The 2007 Operating Budget required an increase to homeowners' assessments which was motioned and unanimously accepted into record. The current Special Assessment remains in effect until January 2008, at which time the Reserve Study (required five-year update) will be updated. The current Reserve Fund allocations include the approval and installation of four Colonial Watchlites (one for Tot Lot A, two for Tot Lot B and one installed between Silvervine Lane and Fox Grape Lane) to be installed by the Dominion Virginia Power (two approved in 2005 and two approved in 2006), final tree trimming, dead tree removal, and pot hole repair.

Policy Resolution 02-01-01 was introduced and presented to all Members. This policy amendment changes the assessment lien date from the original sixty- (60) days to ninety- (90) days as outlined in the *Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions* and the *By-laws* and amended to Policy Resolution 02-01.

ARCHITECTURAL REPORT/PARKING ANALYSIS

Mr. Tawn Gorbutt reported on the status of Architectural Violations for 2006. Approximately, eighty-two (82) architectural violations were issued. Any violations that were due past the 60- and 90-day grace period will be charged an assessment on their year-end financial statement.

The Architectural Guidelines have been updated in accordance with Virginia Uniform Code and our own legal documents including Verizon Cabling requirements for Greentree Village, fence, sheds, antennas and decks.

The proposed Parking Analysis prepared by Mr. Gorbutt for Green Ash Drive and Sweet Spice Court in 2005 was again briefly reviewed. Residents from both courts did not schedule a Special Meeting to discuss their concerns as agreed upon; therefore, our engineering consultants (Dewberry & Davis) will now furnish a report solidifying any probabilities of implementing two additional parking spaces for these courts. The final report will be distributed to all residents for consideration and possible restructuring of parking space allotments.

Chamberlain Paving Contractors completed pothole repairs in November 2006.

PARKING PERMITS

Parking Permits will be issued for Sweet Spice Court and Green Ash Drive again this year. The subject was raised at the meeting that parking permits be issued for the entire community. These discussions will resume at the 2007 Annual Meeting for vote.

ENVIRONMENTAL REPORT

Mr. George Fletcher requested in 2005 the need for bushes and grass in the common ground area of Summer Grape Court. This request is now in the design stage at Valley Crest Landscaping and will be presented for consideration in the budget year 2007-2008. All previous proposals have been cancelled.

Valley Crest Landscaping was contracted to clean-up the debris behind Fox Grape Lane, Sweet Spice Court, Green Ash Court and Green Ash Drive. At this time, these tasks are incomplete. No Dumping Signs with Fines will be installed once the surveying of the property and the debris has been cleared from these areas. Valley Crest will be responsible for keeping the areas clean when we negotiated their new contract for 2007-2008.

Richard's Tree Service proposal was approved for trimming, removing dead tree limbs and seven (7) dead trees, including some stumps, throughout the community. Richard's completed these tasks in December 2006 when we were forced to proceed due to heavy wind storm damage with several trees down in mid- to late November 2006.

License Agreements have been issued, signed and will be enforced by the Board of Directors for those Members who have been assigned minimal landscaping rights to the common ground areas of Greentree Village.

NEIGHBORHOOD WATCH

The first 2007 Neighborhood Watch meeting is scheduled for January 11, 2007 at 7:30PM. The location will be posted on the Community Bulletin Board. It is important that all Residents attend to understand the guidelines and how important the Neighborhood Watch Program is to this community.

I would like to thank Ms. Tracy Betts for her efforts and concerns in helping to bring this important program into the community. Due to personal scheduling conflicts, Ms. Betts had to resign as Neighborhood Watch Director, effective October 2006.

PROXY INFORMATION

We did not receive the number of proxies required to vote at the 2006 Special Meeting. It was requested that a breakdown of each court be submitted for further consideration. Detailed information will be generated and submitted with the new proxies to be distributed again in spring 2007.

The meeting was adjourned at 12:50PM followed by the 3rd Annual Community Picnic.

ELECTION OF OFFICERS/DIRECTORS

Candidate submissions to the Board of Directors were accepted and elections were held after the Annual Meeting as follows:

- ❖ At the October 2006 Election Meeting, Mr. David Plaska joined the Board as Director of our Neighborhood Watch Program.
- ❖ At the December 2006 Regular Meeting, Ms. Samantha Wade was elected to fill the position of Treasurer. In addition, she will remain Greentree Village's webmaster. Ms. Mary Baker will remain Bookkeeper.
- ❖ At the December 2006 Regular Meeting, Mr. Evan Reese agreed to generate The Bark Newsletter on a quarterly basis.
- ❖ At the December 2006 Meeting, Mr. Charles Osborne joined to the Board and as Environmental Director beginning January 2007.

We welcome our new directors and look forward to the expertise they will bring in volunteering to help make Greentree Village a strong community.

As of January 2007, Mr. Jimmy Ortiz will be leaving the Greentree Community and I would like to take this opportunity to thank him for all of his hard work and genuine concerns towards this community. We wish him and his family all of the best in their new endeavor.

NEW BUSINESS

The Greentree Village and Park Forest Association submitted a request to make Silvervine Lane and Field Master Drive a Community Parking District (CPD). On November 20, 2006, this action was approved by the Fairfax County Board of Supervisors. Please visit our web site for further information on the significance of the CPD.

It was agreed upon and approved for Greentree Village to install a centralized telephone number. This task was completed in December 2006. To reach the association, please call 703.650.9500. Your calls will be forwarded to the appropriate director.

Our focus for the coming year is to complete most of our tasks and to keep the community environmentally safe, ethically beautiful and properly maintained. These tasks include:

- Property Surveying (Dewberry & Davis)
- Drainage Survey (Dewberry & Davis)
- Encroachment/Easement Reports (Dewberry & Davis and Rees, Broome & Diaz)
- Marquee Lighting
- Arborist Requirements (Valley Crest Landscaping)
- Watchlite Installation (Dominion Virginia Power)
- Tot Lot and Basketball Court Trash Can Installations (Masonry Specialist)
- Property Clean-up and New Contract Negotiations (Valley Crest Landscaping)

The last point I would like to make relates to communication. For the Board to successfully fulfill its obligation to homeowners, we need to know what is on your mind. This can be done in several ways—attending Member meetings, visiting your web site, telephone, sending letters and/or submitting emails to the appropriate Director.

I thanked the Board of Directors and our residents who had given so much of their time and expertise in helping with various projects throughout the community. These individuals are committed to the community and continue to give their time when and where needed.

Being on the Board is not a thankless job. Yes, it can be demanding at times, however, the friendships and knowledge I have gained over the past five years far outweigh any perceived negatives. When I see the recognition our community gets from real estate agents or from homeowners coming up to me and saying “hey you guys are doing a great job,” it’s all been worth it.

Once again, have a great 2007 and I encourage you to get and stay involved with the Greentree Village Community.

Thank you,

Nonie Stager

President

Greentree Village Community Association