



DRAFT – NOT APPROVED

**Greentree Village Board of Directors
Annual Meeting Minutes**

MEETING:

September 15, 2007
11:30 AM
West Springfield Governmental Center, Springfield, VA 22152

PRESENT:

OFFICERS

Nonie Stager, President Evan Reese, Vice President

DIRECTORS

Tammy Locher, Secretary
Samantha Wade, Treasurer Tawn Gorbitt, Architectural Director
Charles Osborne, Environmental Director Dawn Plaska, Neighborhood Director

LEGAL COUNSEL

Ed O’Connell, Esq., Whiteford, Taylor & Preston, LLP

HOMEOWNERS:

Marilyn Manalo, Joe Oswald, Steve Frazier, Tom Rae, George Fletcher, Oscar Chavera, Virginia Silva, Rodney Green, Jacqueline Gorbitt, Victor Calder, Clinton Preston, Marsha Davis, Robert Rozycki, Kathy Bochna, and Brian Rever

PROXIES (Last Name):

Wertime, Connors, Brown, Luetkenhaus, Branigan, Callahan, Tennent, Martinez, Stafford, Abedi, Iacaruso, Taylor, Breslin, Badshah, Smith, Kirchner, Lapergola, Vonak, Betts, Balatbat, Smith, LaBarge, Chi, Win, Reed, Moreno, Lubell, Preston, Sheldon, Wilkinson, Vu, Jones, McCoart, Beissner, Villarroel, Miller, Stager, Reese, Wade, Osborne, Gorbitt, Locher, and Plaska.

A. CALL TO ORDER - Stager

1. The 2007 Annual Meeting was called to order at 11:30AM by President Ms. Stager.
2. A Special Meeting was held at 9:00AM on September 15, 2007, to discuss Special Resolution 07-01. Due to the percentage of proxies received, Ms. Stager announced a continued Special Meeting, will be held on November 13, 2007 at 7:30PM at the West Springfield Governmental Center. The purpose of the continued meeting was to assure Members vote and allow further opportunity for discussions..

B. MINUTES - Locher

1. The September 2006 Annual Meeting Minutes were read and accepted. Mr. Rae motioned to accept, Mr. Green seconded, and all present agreed.

REPORTS

C. TREASURER'S REPORT – Wade

1. Mrs. Wade presented the current Reserve Fund balance of \$XXXX and the Operating Account balance of \$XXXX. There is also a CD with a balance of \$XXXX. There is currently \$XXXX in uncollected 3rd and 4th Quarter assessments.
2. The 2008 Estimated Annual Budget was submitted. Quarterly assessments will increase to \$290.00 based on increases in operating expenses. Mrs. Gorbutt motioned to accept, Mr. Frazier seconded, and all present agreed.
3. January 1, 2008 the current Special Assessment will conclude.

D. ENVIRONMENTAL – Osborne

1. The new Greentree Village Marquee was completed this year and no funds were expanded from the 2007 Annual Budget. The sum for the marquee has been collected over the years from additional funds such as late fees and other similar charges.
2. Five Leland Pine trees were planted on Green Ash Court and one replaced behind Sweet Birch Court where dead trees have fallen. Sweet Birch Court will undergo continue and relocation plantings in the common ground area adjacent to Silvervine Lane and one Leland Pine replanting.
3. Four crepe myrtle trees were planted in the open field near Sweet Birch Court to camouflage the townhouses on the corner lot. One crepe myrtle is subject to relocation.
4. Summer Grape Court will begin seed and sod placement in their common ground area beginning 2008. Many of the pine trees are old and will be trimmed to allow sun into this area for growth.

5. The continuing task of clean-up behind residences was completed and sprayed with non-growth and insecticides by Valley Crest Landscaping. This task will be continued with Pineridge Landscaping.
6. Fox Grape Lane will begin seed and sod placement in their common ground areas beginning 2008.
7. Six new colonial watch lights have been installed to improve the security of our neighborhood by Dominion Power. Additional watch lights will be under consideration for the very near future, especially Sweet Spice Court and Green Ash Court.
8. Our new landscaping company, Pine Ridge Landscaping, has been approved under contract for one year. We are confident they will do a more thorough service than previous contractors. As part of their service, they have offered mowing services for all front lawns within the community for homeowners at no additional cost. Any homeowner who does not want this service, can opt out by submitting a DO NOT CUT form, which is available at the bottom of the memorandum and on our web site.
9. An electrical transformer was finally replaced in Tot Lot A by Dominion Power. The new transformer was inspected by the Health Department and Fairfax County.
10. Tot Lot A will be closed while new timbers can be installed and a black vinyl fence put around the perimeter for safety protection in October 2007. Notification will be posted accordingly.
11. Trash being disposed on Sweet Spice Court two days before trash pick up has become a problem. The Board will pursue of this violator and a Warning Notice will be issue. If a violator cannot be identified, a Warning Notice will be issued to all residents of this court.
12. Tot Lot B will be reviewed for refurbishment in the near future.

E. ARCHITECTURAL – Gorbutt

1. Mr. Gorbutt discussed that current architectural violations processed which estimates notices are down from 78 last year to 24 notices for 2007.
2. There were three additional changes to the Architectural Guidelines for 2007- The new 2008 Architectural Guidelines will be distributed to residents which will include new Virginia Codes for updates to decks, sheds, and satellite dishes.
3. Mr. Rae is going to look into estimates for the possibility of raising the common ground sidewalks without having to replace most of them and get back to us once the Engineering Study is drafted.

F. NEIGHBORHOOD WATCH – Plaska

1. Mrs. Plaska had departed. The next scheduled Neighborhood Watch Meeting will be held November 11, 2007 at 7:30 p.m. at 9001 Fox Grape Lane. All Members are urged to attend.

G. NEW BUSINESS - Stager

1. Maple Leaf and Gutter Company has put together a proposal for \$17.75 a home if they can get at least 75 percent (93 homes) of the homes to approve. They will clean and inspect the gutters twice as year as long as the roof, chimney, flashing and other various tasks. A form will be circulated to try and gather enough interested parties to be able to get this cost. Maple Leaf is a bonded and insured company and has been serving several homes in Greentree Village for the past 10 years. If 75 percent of the homeowners approve this service, the Board will pursue the contract. All those parties interested would be invoiced in the month of January for the year. This contract is only valid through December 2007.
2. Please use the web site www.greentreevillage.net to keep up to date on events including contracting work schedule in Greentree.
3. The land survey has been completed for the Greentree property lines behind Green Ash Court, Sweet Spice Court and Fox Grape Lane. Encroachments have been found from three Keene Mill Estates properties, which will immediately be submitted to legal for action. Upon legal completion, the possibility of a fence, “No Trespassing” and “No Dumping” signs will be installed.
4. The Community Picnic has been cancelled due to lack of participation.
5. Please refer to Future Tasks for 2008 and Beyond for other matters under consideration for improvement within the community.
6. Current Board of Directors will not be considered for vote until 2008.
7. Next community mailing distributed in January 2008.

H. ADJOURNMENT

1. The 2007 Annual Meeting was adjourned at 1:30PM. The next Regular Meeting will be held October 10, 2007 at 9011 Sweet Birch Court.

Board of Directors

Tammy Locher, Secretary

Distributed Documents:

Agenda for the 2007 Special Meeting
Notice of Special Meeting
Notice of Annual Meeting
Proxy Reminder
Proxy for Special Meeting and Annual Meeting
Special Resolution No. 07-01
Special Resolution No. 07-01 Scope of Work
GVCA 4th Annual Picnic Notification
Board of Directors Candidate Interest Form
Owner/Tenant Information Form
Cast Your Vote Form
2008 Community Events Calendar
Greentree Village Estimated 2008 Budget

Logged GVCA, Draft Minutes of 2007 Annual Meeting, September 2007