
Greentree Village Board of Directors Regular Meeting Minutes

MEETING:

October 11, 2006
7:30PM
9011 Sweet Birch Ct., Springfield, VA 22152

PRESENT:

Nonie Stager, President	Tammy Locher, Secretary
Tawn Gorbutt, Architectural	Samantha Wade, Bark Editor/Web Master
Mary Baker, Bookkeeper	

HOMEOWNERS:

Jackie Gorbutt
David Plaska via conference call on the phone.

ABSENT:

Evan Reese, Vice President
Jimmy Ortiz, Environmental Director

A. CALL TO ORDER

1. 7:45 p.m., President Ms. Stager called the meeting to order.

B. MINUTES

1. The minutes from the August 2006 Regular Meeting were read and accepted with the following correction: Policy Resolution 02-01, Amendment 02-01-01 to the Articles of Incorporation Declaration of Covenants, Conditions and Restrictions and By-Laws was revised to extend the implementation of a lien assessment from 60 days to 90 days.

REPORTS

C. TREASURER'S REPORT – BAKER

1. Mrs. Baker presented the current SRA and SRO Account Balances. Homeowner assessment statements will now be mailed at the beginning of each quarter and due no later than the last day of the quarter. The GVCA will no longer pre-print homeowner coupons to cut down operating costs.

D. ENVIRONMENTAL – STAGER

1. Ms. Stager received proposals from Richard's Tree Service for \$12,000 and from Valley Crest Landscaping \$11,500 to cover some of the tree trimming and dead tree removal required. Both proposals were incomplete for the work requested and another walk around and review will be performed. The Board agreed that Richard's Tree Service is more reliable and has the professional expertise to handle the tasks at hand. Mrs. Locher motioned to accept Richard's Tree Service proposal, Mrs. Wade seconded and all present agreed. We will begin the necessary tree trimming and dead tree removal in mid-December 2006. The sum may increase depending on the second review findings but it is this Board's decision and in good faith to complete any necessary tasks to ensure minimum risk to the members of this community. Ms. Stager will propose a monthly payment to Richard's Tree Service for expenses over the \$12,000 sum until the liability risks are completed. This task will be withdrawn from the current Reserve Fund.
2. Homeowners reported observing a yellow Hummer or yellow SUV driving wheelies in the open field. The West Springfield Police were notified and an incomplete report was filed. Some homeowners reported seeing the vehicle parked in Green Ash Drive and residents are on the outlook.

E. ARCHITECTURAL – GORBUTT

1. At least 15 homeowners have not responded to the original violation notices. On October 16, a walkthrough will be performed to review any outstanding violations. By November 16, any outstanding issues will be assessed \$10.00/day until the violation has been corrected.
2. The final Guidelines for fences, sheds, and satellite dishes will go out in the year-end mailing.

F. NEIGHBORHOOD WATCH – OPEN

1. This position is currently vacant.

G. NEW BUSINESS

1. The work order is still in place with VDOT for sidewalk repairs on Field Master Dr and the work date is still pending.
2. The engineers from Dewberry & Davis have not yet scheduled their walkthrough. We are hoping sometime within the next week they will visit our site.
3. The 4th Quarter Bark Newsletter will go out in the year-end mailing.
4. The Marquee will be completed by October 15.

5. The Custom Drainage Company report has not been submitted and Ms. Stager will notify them.
6. The work order upgrade from Dominion regarding watch lights is scheduled. Two more watchlites will be added to the work order--one on Fox Grape Lane & Silvervine and an additional one for Tot Lot B in accordance with the Fairfax County Police Department on security.
7. Mr. Plaska would like to volunteer for Neighborhood Watch. Ms. Stager motioned to accept Mr. Plaska as Neighborhood Watch Director, Mrs. Locher seconded, and all present agreed. The Board welcomes Mr. Plaska to handle our Neighborhood Watch program.

H. OLD BUSINESS

1. The Community Parking District hearing is now scheduled for Monday November 20, 2006 at 4:00 p.m. The hearing will be held at the Fairfax County Governmental Center in Fairfax on the 1st floor. All are welcome to attend.

I. ADJOURNMENT

1. The meeting was adjourned at 8:40 p.m. The next Scheduled meeting is November 11, 2006 at 9011 Sweet Birch Ct.

Board of Directors

Tammy Locher, Secretary

Logged GVCA, Minutes of Regular Meeting, October 11, 2006