

**MINUTES OF MARCH 25, 2021  
BOARD OF DIRECTORS MEETING  
QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER**

The meeting held via teleconference (Go To Meeting), was called to order by President Mary Beth Cockerham at 7:02 PM.

**BOARD MEMBERS PRESENT:**

Mary Beth Cockerham, President  
Marjorie Stein, Vice-President  
Lennin Lopez, Secretary/ARHA Director  
Stephen Stine, Director

**BOARD MEMBERS ABSENT:**

Rose Gillespie, Treasurer

**OTHERS ATTENDING:**

Tim Kirchner, Northern Virginia Management (NVM)  
Pat Webb, 1222 Dartmouth Rd.; left meeting at 8:15pm  
Officer Matt O'Malley, left meeting at 7:23pm  
Roberta Massiah, 1226 Dartmouth Rd.; left meeting at 8:30pm  
Debbie Hess, 1205 Quaker Hill Dr.; left meeting at 8:30pm  
Judy Seltz, 1218 Dartmouth Rd.; left meeting at 8:18pm  
Patricia O'Loughlin, 1237 Quaker Hill Dr.; left meeting at 8:07pm  
Matt and Kelly Avery, 1238 Dartmouth Rd.; left meeting at 8:20pm  
Mayada Logue, 1216 Dartmouth Rd.; left meeting at 8:18pm  
Paul Hoftzyer, 1228 Dartmouth Rd.; left meeting at 8:17pm  
Susan Wolski, 1243 Quaker Hill Dr.; left meeting at 8:20pm  
John Myers, (did not state address); left meeting at 8:20pm

**POLICE REPORT:** Officer Matt O'Malley introduced himself to the Board and attendees as the new police liaison for the Quaker Hill Community. He briefed everyone on the crimes that had been reported within the last 60 days and provided his direct phone number; should anyone need to reach him (703) 298-4487.

**APPROVAL OF MINUTES:** Marjorie moved to approve the February 2021 minutes as amended; Steve seconded. The Board unanimously approved the minutes as amended.

**MEMBERS' FORUM:** The homeowners who attended the meeting brought forth the following issues that they felt warranted the Board's attention:

- Mayada Logue stated that there is no landscape committee and that one is needed due to the current unacceptable landscaping conditions; Judy Seltz agreed that

landscaping within the community is an issue. Both homeowners asked if Dartmouth Rd. was eligible for lawn treatment by True Green?

- Tim explained that he would speak with Chapel Valley about their work and that yes, True Green should be treating Dartmouth Rd. Tim would speak with True Green to confirm that they are treating Dartmouth Rd.
- Paul Hoftzyer asked for the Board for clarity regarding the pool renovations listed in the January 2021 minutes.
  - Tim reviewed the January minutes and explained that the minutes did read in a misleading way but assured Mr. Hoftzyer that all was well and that there are no unforeseen upcoming pool expenses.
- Patricia O'Loughlin asked if the saplings will be addressed soon as she had brought it up in previous meetings.
  - Mary Beth assured Ms. O'Loughlin that the proposal from Bartlett would be addressed later in the meeting.
- Matt Avery informed the Board that when it rains, water rushes onto his property and wanted to know what the Board was planning to do to fix this issue.
  - Mary Beth explained the Board is fully aware of this issue that is affecting the entire community. Marjorie suggested that the Board reach out to the City for assistance regarding the erosion issue, which Tim and Mary Beth agreed was a good idea.
- John Myers requested that the Board provide a timetable to all regarding when the erosion issues would be addressed.
  - Mary Beth explained that the scope of work has been addressed but that not all erosion areas can be completed at once. Some areas will be treated this year and others the next year as it all depends on the budget.
- Roberta Massiah suggested that the Board send out email updates to all regarding the erosion problem instead of homeowners having to inquire.
  - Mary Beth and Tim agreed that that was a good idea and will start doing that.

ARHA REPORT: Lennin informed all attendees that the repairs for 1223 Quaker Hill Drive (caused by a fire) would not be completed until at least May 1, 2021 as opposed to April 1 as originally scheduled.

COVENANTS: Tim informed all attendees that property inspections have started as of last week and that a full report will be provided to the Board prior to April's meeting.

LANDSCAPING: Chapel Valley will start their work next week around the community. Bartlett Tree Experts will start tree trimming towards the end of April.

PARKING COMMITTEE:

- All attendees were informed that 4 vehicles had been towed for abusing the guest parking regulations since the last meeting.
- Mary Beth asked all attendees to express any guest parking violation concerns to NVM.

MANAGER'S REPORT: Tim informed the Board that as of July 1, 2021; the State of Virginia will allow for all Homeowner Association Meetings to be held virtually permanently.

POOL:

- Tim informed all attendees that the construction is still on schedule, no delays.
- The new fence that will border the pool is still on schedule to be delivered for the third week of April, will follow up just to make sure.
- We are still awaiting the state guidelines for the pool re-opening.

NEW BUSINESS:

- The Board confirmed that the pone aerator will be fixed as soon as possible.
- NVM informed the Board that the Tag Enforcement authorization form has been submitted to APD.
- The Board reviewed the Northern Woods proposal to remove eight trees along Yale and Ellsworth totaling \$3,450. Marjorie motioned to approve the proposal; Steve seconded. The Board unanimously approved.
- The Board reviewed the Solitude Lake Management Service contract to replace the damaged trash rack on the stormwater management facility totaling \$11,930. After review, Marjorie motioned to approve the contract as no other bids were received, Lennin seconded. The Board unanimously approved.

NEXT MEETING: Scheduled for April 22, 2021 at 7:00pm.

PRIVILEGED: Marjorie motioned to enter executive session at 8:39pm to discuss privileged matters, Lennin seconded. The Board unanimously approved to enter executive session at 8:39pm.

Lennin motioned to move out of executive session at 8:41pm.; Marjorie seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marjorie moved to adjourn; Lennin seconded. The Board unanimously approved to adjourn at 8:46pm.

Respectfully submitted,

Lennin Lopez, Secretary/ARHA Director