

**MINUTES OF JULY 25, 2024**  
**BOARD OF DIRECTORS MEETING**  
**QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER**

The meeting held via teleconference (Zoom Meeting), was called to order by President Marci Greenberger at 7:00 PM.

**BOARD MEMBERS PRESENT:**

Marci Greenberger, President  
Rose Gillespie, Treasurer  
Lennin Lopez, Secretary/ARHA Director  
Mark Vaughan, Director

**BOARD MEMBERS ABSENT:**

Dominique Mack, Vice-President

**OTHERS ATTENDING:**

Jody Lee, SFMC  
Sergeant Matthew O' Malley, left meeting at 7:05pm  
Maria Vegega, 1257 Quaker Hill Dr.; left meeting at 8:10pm  
Pat Webb, 1222 Dartmouth Rd.; left meeting at 8:10pm  
Gary Lisker, 1266 Dartmouth Ct.; left meeting at 8:10pm  
Laura Evans, 1220 Dartmouth Rd.; left meeting at 8:10pm  
Ashley McCurry, 1245 Quaker Hill Dr.; left meeting at 8:10pm  
Mike Poplaski, 1241 Quaker Hill Dr.; left meeting at 8:10pm  
Sue Wolski, 1243 Quaker Hill Dr.; left meeting at 8:10pm  
Paul Hoftzyer, 1228 Dartmouth Rd.; left meeting at 8:10pm  
Rich Lane, 1112 Dartmouth Rd.; left meeting at 8:10pm

**POLICE REPORT:** Sergeant Matthew O'Malley shared the crime statistics for the immediate area. One of the crime trends currently is automobile wheel thefts. He informed all attendees that the statistics show that overall crime is up 15.1% from last year. National Night Out is Tuesday, August 6, 2024, from 5-8pm throughout Alexandria. If anyone wishes to reach out to Sergeant O'Malley, [matthew.omalley@alexandriava.gov](mailto:matthew.omalley@alexandriava.gov) or 703-298-4487.

**OPEN FORUM:**

- Various homeowners shared their concerns with the overall inspection process and violation letters they received. Expressed that there should be more transparency with the process.

- Marci responded that the Board hears the community’s concerns and will discuss them in depth during executive session. Many homeowners were cited for the same reasons, including board members.
- A homeowner stated that the common areas throughout the community need to be addressed, for example the sidewalks need to be cleaned.
  - Marci responded that it this concern would be addressed in executive session, but the sidewalks would be cleaned soon.
- A homeowner stated that debris and trash is covering the drain grates, and they are not being cleaned in a timely manner.
  - The Board responded to please email Jody when this is noticed so the handyman can be informed.
- A homeowner shared that she could help others address their inspection violations.
  - The Board thanked her for her volunteerism.

ARHA: Informed all attendees that ARHA is hosting a National Night Out event on the 100 block of Ellsworth Street on August 6, 2024 between 5 – 8 pm.

COVENANTS: The Board would like to remind all residents that all are able to request an extension for any inspection violations. If needing an extension, please contact Jody or the inspection company.

ARC: Many design applications have been received this year. Please keep in mind that the ARC has 45 days from the date the application is received to render a decision.

LANDSCAPING: The Board has scheduled the August and September community walk through to discuss the fall plantings.

APPROVAL OF MINUTES: The Board reviewed the June 2024 meeting minutes. Mark motioned to approve the minutes; Rose seconded. The Board unanimously approved the June 2024 meeting minutes.

FINANCIALS: Rose informed all attendees of the current financial situation for the HOA.

- There was an increase in the expense of mailing due to all the pool letters that needed to go out.
- The Board is holding a good amount of money in reserves as they await to hear more information on the ongoing erosion project and the needed trickle stream repair.

NEW BUSINESS:

- The Board reviewed a proposal submitted by High Sierra Pools to replace the chlorinator, cap plug and O-Ring for \$907.00.

- Rose moved to accept the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Virginia Water and Wetlands to monitor and provide maintenance of the pond from 2025–2027 at \$595 per month.
  - Rose moved to accept the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping to clean the trickle stream for \$960.00.
  - Rose moved to accept the proposal; Lennin seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping to cut back the overgrown vegetation behind Ellsworth St. and Quaker Hill Drive for \$1,768.00.
  - Rose moved to accept the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed receipts for the purchase of two pool umbrellas and three pool umbrella stands for a total of \$918.17 purchased by Rose.
  - Lennin moved to reimburse Rose for this purchase, Mark seconded. The Board unanimously approved the reimbursement.
- The Board discussed providing the pool lifeguard with a \$50 bonus.
  - Mark moved to approve the bonus; Rose seconded. The Board unanimously approved.

PRIVILEGED: Rose moved to convene in executive session to consider personnel matters; consult with legal counsel, discuss, and consider contracts, pending or probable litigation, and matters involving violations of the rules and regulations. Mark seconded. The Board entered executive session at 8:11pm.

Rose motioned to move out of executive session at 9:14pm; Lennin seconded. The Board unanimously approved to move out of executive session.

The Board discussed a hearing that took place regarding a covenant's violation. The result of the hearing is that the Board will grant the homeowner an extension until August 2, 2024, to cure the covenants violation. Should the violation not be cured by then, the homeowner will incur a daily charge of \$10.

- Marci moved to accept this decision; Rose seconded. The Board unanimously approved.

ADJOURNMENT: Lennin moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:19pm.

NEXT MEETING: Scheduled for August 22, 2024, at 7:00pm.

Respectfully submitted,  
Lennin Lopez, Secretary/ARHA Director