

**MINUTES OF SEPTEMBER 28, 2023  
BOARD OF DIRECTORS MEETING  
QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER**

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

**BOARD MEMBERS PRESENT:**

Mary Beth Cockerham, President  
Marjorie Stein, Vice President  
Rose Gillespie, Treasurer  
Lennin Lopez, Secretary/ARHA Director  
Marci Greenberger, Director

**OTHERS ATTENDING:**

Jody Lee, SFMC  
Officer Matthew O' Malley, left meeting at 7:33pm  
Colette Kolanko, 1228 Dartmouth Rd.; left meeting at 8:40pm  
Annette Smith, 1236 Dartmouth Rd.; left meeting at 8:40pm  
Paul Hoftyzer, 1228 Dartmouth Rd.; left meeting at 8:40pm  
Melina Luizaga, 1100 Quaker Hill Dr.; left meeting at 8:40pm  
Susan Wolski, 1243 Quaker Hill Dr.; left meeting at 8:40pm  
John Chesky, 1111 Dartmouth Rd.; left meeting at 8:40pm  
Alan & Diane Whitehead, 1214 Dartmouth Rd.; left meeting at 8:40pm  
Nicole Wickliffe, ARHA; left meeting at 8:00pm  
Caroline Morris, 1280 Quaker Hill Dr.; left meeting at 8:40pm  
Maria Vegega, 1257 Quaker Hill Dr.; left meeting at 8:40pm  
Kendra Janevski, 1227 Quaker Hill Dr.; left meeting at 8:40pm  
Mark Vaughan, 1205 Quaker Hill Dr.; left meeting at 8:40pm  
John Sesler, 1100 Quaker Hill Drive; left meeting at 8:40pm  
Melissa Elbirt, 1200 Dartmouth Rd.; left meeting at 8:40pm  
Pat Webb, 1222 Dartmouth Rd; left meeting at 8:40pm  
Laura McKay, 1112 Quaker Hill Ct.; left meeting at 8:40pm

**POLICE REPORT:** Officer Matthew O' Malley informed all attendees of the recent crime statistics for the immediate area, including a shots fired call that occurred inside Quaker Hill Drive. At this time, there are no suspects regarding that incident, but APD is actively investigating. If anyone would like to reach out to Officer O' Malley: [matthew.omalley@alexandriava.gov](mailto:matthew.omalley@alexandriava.gov) or 703-298-4487.

OPEN FORUM:

- A homeowner inquired on the status of the erosion project.
  - The Board replied that the erosion issue will be discussed in more depth later in the meeting but that estimates for the next phase have been requested from Kimley Horn.
- A homeowner expressed concern about debris covering storm drains.
  - The Board will remind the neighborhood handy man to make sure drains are kept free of debris.
- A homeowner expressed concern regarding the new guest parking rules and asked if resident opinions were taken into consideration.
  - The Board replied that a parking committee was formed to address the parking problem and welcomed opinions from all residents.

ARHA: An ARHA unit was damaged from the shots fired incident that occurred in Quaker Hill Drive. ARHA has no reason to believe unit was target but instead a victim of random event.

COVENANTS: The Board reminded everyone that inspections are being conducted and thanked those who have currently addressed their violations.

LANDSCAPING: The Board walked the property with the arborists to identify trees that need to be addressed. The Board informed all attendees that the landscaping company has begun to use electric leaf blowers.

APPROVAL OF MINUTES: The Board reviewed the minutes for the August 2023 meeting. Marjorie motioned to approve the minutes; Marci seconded. The Board approved the minutes as amended.

FINANCIALS: Rose informed all attendees of the current financial situation for the HOA. All attendees were notified that the Parking Boss app was paid in August, all pool costs have been accounted for and that general maintenance costs have been low to this point in time.

PARKING:

- The Board informed all attendees that the expected go live date for the Parking Boss app is 10/15/2023, but it is subject to change.
- A letter to all residents will be going out next week explaining the new parking procedure.
- Parking Resolution #7 was discussed outlining vehicle and parking policies.

- Rose motioned to approve the resolution; Marci seconded. The Board unanimously approved the resolution.

NEW BUSINESS:

- The Board reviewed a proposal submitted by Mr. Lockout to replace six defective mail locks at community mailbox for \$590.80.
  - Marci motioned to approve the proposal; Rose seconded. The proposal was unanimously approved.
- The Board reviewed three different proposals to add a speed bump on Quaker Hill Drive. After evaluating all three proposals, the Board agreed on the proposal submitted by Chamberlain for \$2,800.
  - Marci motioned to approve the proposal; Marjorie seconded. The Board unanimously approved.
- The Board agreed to add four thousand dollars to the TMP account.
  - Marci motioned to approve; Rose seconded. The Board unanimously approved adding funds to the TMP account.
- The annual meeting will be held on November 16, 2023. A call for candidates' letter will go out on October 10, 2023.
- The Board met with Joe Arizzi from Kimley Horn to see what he recommends for phase two of the ongoing erosion project. Once his recommendation is received, the Board will request proposals from vendors.
- Concerns about residents not picking up after their pets have been received by the Board. If any resident has any ideas on how to resolve this issue, the Board is open to hearing them.

PRIVILEGED: Marjorie 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. Rose seconded. The Board entered executive session at 8:41pm.

Marci motioned to move out of executive session at 9:42pm.; Rose seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Marci moved to adjourn; Rose seconded. The Board unanimously approved to adjourn at 9:48pm.

NEXT MEETING: Scheduled for October 26, 2023, at 7:00pm.

Respectfully submitted,  
Lennin Lopez, Secretary/ARHA Director

