

**Villages of Piedmont I HOA
Board of Directors Meeting
16080 Market Ridge Blvd, Haymarket, VA
September 25, 2024
7: 00 PM Hybrid**

Board Members Present:

Ben Pearson, President
Amanda Murphy, Vice President
Pat Johnson, Secretary
Robert Young, Treasurer

Management Present:

Barbara Smith, Community Manager

Residents:

5 owners registered for the meeting and 4 participated online.

Call to Order:

Mr. Pearson called the meeting to order at **7:00 p.m.**

Announcements:

- Grounds Committee volunteers needed especially since there are many future projects for 2025. Email blasts will be sent for Grounds and Board volunteers
- Next board meeting will be held on October 23, 2024
- Casual Cornhole will be held at VOPII on October 5th from 3-5 pm
- Fall Yard Sale for VOPI and VOPII will be held October 5th from 8 am to 2 pm

Homeowner Forum: Christina Martin was present to discuss the mailbox violations received in the community. She stated that she received a violation, but it wasn't clear as to what needed to be done in the violation letter. However, her mailbox was painted, and new numbers were applied. She felt that all the residents in her neighborhood who had mailboxes in the same condition as hers did not receive letters. She also felt that it needed to be clear as to the expectations of the condition of the mailbox. Ben Pearson remarked that notices send out in March and April of this year regarding the annual inspections noted the mailbox as one of the items to be inspected. Christina explained that a deadline for all residents regarding the replacement of their mailbox numbers explained in the violation letters would have been helpful. Ben Pearson explained that the next focus will be lamp posts as most have faded paint or poor conditions. Christina stated that it would be beneficial if the mailbox numbers were distributed the way the tennis court keys are purchased in the management office. Pete LaGuardia spoke next asking about the invoice from Sammy's Rental and wanted to know why this was expensed as he had not heard of any flag event. Management will research the invoice and get back to the board. He has also expressed that he feels that the resident with the black van on Oakton Ave should remove the van per VDOT rules. Management stated that a notice has already been sent

to the resident regarding this issue. He has stated that board members and committee chairs should not be able to have those roles if they are in the same household and that it is a conflict of interest. Ben Pearson stated that the property attorney is aware, and it is allowed. Amanda Murphy remarked that there are many members who have spouses on other committees and the board. Mr. LaGuardia also pointed out that the Covenant Committee term is 3 years and all agreed.

Approval of Previous Minutes:

Ben Pearson made a motion to approve the minutes of the meeting on 08.28.24, Amanda seconded the motion, 4-0-0.

Covenants Committee

Renee Pearson, Chair, spoke on behalf of the committee. The Covenants Committee met on 09/19/24 and 1 resident attended the meeting with concerns. Items discussed were communications which members will vote or give their input on any submitted application by the following Monday after received so that an email can be sent to the applicant by Tuesday and they want to also encourage applicants to attend the meetings if needing additional information, yard of the month was also discussed and 2025 Design and Maintenance Standard changes which will include begin in October so that the BOD can vote on changes that will be submitted prior to January. The next Covenants Committee meeting is October 17, 2024, at 7 pm.

Social Committee

Matt Hewson, Chair spoke on behalf of the committee. At the last meeting, the committee focused on the budget for 2025 for social events. He indicated some statistics from the previous year's regarding Halloween and Holiday decorations stating that in 2018 and 2019 there was very low turnout that registered for these events so this why the committee had not planned any for this year. When the board of directors approved the budget for 2024, they determined it was better that there were a few large-scale events vs. several small -scale events. Some small-scale events could be trunk or treat and candy for a costume parade, pickleball leagues which can coordinate with volunteers. Matt had concerns about community engagement. Ben suggested a survey on social events sent out, Amanda suggested a poll of Facebook, Pat explained that free social events do not need to involve the board. Ben stated that these types of events just need to be coordinated. All agreed that interest needs to be noted, and bathrooms should be open for any type of tournament at the courts.

Grounds Committee

Additional announcements for volunteers for the Grounds Committee will be sent as the board understands that this is a vital need for the community.

August 2024 Financials

Financial Reports were reviewed. Pat Johnson wanted to know the difference between Legal Expense-General and Legal Expense-Collections. It was explained that Legal Expense-General is for legal questions regarding resolutions or legal situations involving residents. Legal Expense-Collections are for HOA dues or sanctions unpaid by residents. She requested that I reach out to Ed Thomas for the answer.

2025 Pool Contract Discussion and/or vote

The initial contract received from High Sierra Pools was \$58,500. The updated contract received saves the budget by \$1,100 per year due to reducing the pool hours on Tuesdays and Thursdays in the months of July and August. Pat Johnson and Renee Pearson agreed that the pool should have consistent hours across the entire season. Christina Martin suggested that additional weekends could be added. Ben Pearson made a motion to table the matter to the next meeting and that the hours 11 am to 8 pm should be updated throughout the entire season except for school scheduled days. Also to add what the fee would be for any extended hours/days/events. Management will have an updated contract for the next month's meeting.

Pool Cover and storage estimates discussion and /or vote

Ben made motion to approve My Guys moving and storage, Pat seconded the motion, 4-0-0

Management Contract discussion and/or vote

Amanda Murphy will need to obtain one more additional proposal. She will also scan the CAI website for a list of property management companies. Ben Pearson will have a dialogue with VOPII BOD to see if they are wanting to change management companies as well. Amanda stated that if both properties were run by one property manager, then both properties could save money.

Board Policy Resolution for Enforcement Procedures discussion and/or vote

PMP is doing in general the same order for everyone. Discussion included that some residents may have expensive violation items to fix and could take some time. It was suggested that management would provide residents with a list of vendors that could help them complete their violations.

New Business:

Draft Audit letter

Ben Pearson signed the audit letter for permission to conduct the 2023 audit for the property.

Vote and/or discussion regarding Yard of the Month/Garden Flags

Nominations would come from the community for 1 winner from the townhomes and 1 winner from the single-family homes. All nominees would be sent to each household in a survey email

listing the nominees and each household would get one vote per household. Each winner selected will be a different one each month. The budget for the prizes and yard flags will be \$1,200. Pat Johnson made a motion to approve, Ben seconded the motion, 4-0-0

Homeowner's Forum

Resident came to speak regarding his car being towed for no inspection and no tags. He would have appreciated a warning sticker prior to this happening. He came to also state that there are other vehicles in the TH area that do not have up to date tags or stickers.

Any residents who would like to join the board of directors can submit their biography and the current board of directors will vote.

EXECUTIVE SESSION

No Executive session items to discuss

ADJOURNMENT:

With no further business to discuss, **Motion: Mr. Pearson moved** to adjourn the meeting at **8:13 p.m.** The motion was seconded by Amanda Murphy. **MOTION PASSED (4-0-0).**

Respectfully Submitted by:
Barbara Smith, Community Manager VOP I

Barbara J. Smith

From: Amanda Murphy <amurphyvopi@gmail.com>
Sent: Friday, October 4, 2024 10:57 AM
To: Barbara J. Smith
Cc: bjphoa3@gmail.com; patjohnson788@gmail.com; rlawbod@gmail.com
Subject: Re: Misquito Joe Proposal

Caution: This email originated from outside the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I vote yes!

On Thu, Oct 3, 2024 at 1:45 PM Barbara J. Smith <barbara.smith@pmpbiz.com> wrote:

I just spoke with this vendor, and they are still working on the written proposal, but here is approximate amount for the proposal:

In the Green Bay cemetery, there are 33 trees @ \$30 each = \$990.00

Maples trees around clubhouse are 10 trees @ \$30 each=\$300

There are no trees of heaven in the TH cemetery

Total=\$1,290

He will have the full written proposal for you tomorrow, but I just wanted to give you an idea of the cost for the service.

Please provide a vote either now or tomorrow on treating the lantern flies.

Thank you!

Barbara J. Smith

From: Patty J <patjohnson788@gmail.com>
Sent: Thursday, October 3, 2024 4:03 PM
To: bjphoa3@gmail.com
Cc: Barbara J. Smith; Amanda Murphy; rlawbod@gmail.com
Subject: Re: Misquito Joe Proposal

Caution: This email originated from outside the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

I vote yes. Pat

On Thu, Oct 3, 2024 at 1:55 PM Ben Pearson <bjphoa3@gmail.com> wrote:

I vote yes.

On Thu, Oct 3, 2024, 10:45 Barbara J. Smith <barbara.smith@pmpbiz.com> wrote:

I just spoke with this vendor, and they are still working on the written proposal, but here is approximate amount for the proposal:

In the Green Bay cemetery, there are 33 trees @ \$30 each = \$990.00

Maples trees around clubhouse are 10 trees @ \$30 each=\$300

There are no trees of heaven in the TH cemetery

Total=\$1,290

He will have the full written proposal for you tomorrow, but I just wanted to give you an idea of the cost for the service.

Please provide a vote either now or tomorrow on treating the lantern flies.

Barbara J. Smith

From: Robert Young <rlawyoung@gmail.com>
Sent: Thursday, October 3, 2024 6:34 AM
To: bjphoa3@gmail.com
Cc: patjohnson788@gmail.com; Barbara J. Smith; Amanda Murphy; reneepearsonhoa@gmail.com
Subject: Re: Cemetery on Green Bay and Lanternfly Invasion

Caution: This email originated from outside the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

BOD,

I am in agreement to treat our affected areas.

Rob

On Wed, Oct 2, 2024 at 1:26 PM Ben Pearson <bjphoa3@gmail.com> wrote:

Agree that treatment is probably the best option right now

On Wed, Oct 2, 2024, 10:14 Patty J <patjohnson788@gmail.com> wrote:

Just my 2. Since there are so many trees, I think for now, we should just spray and knock down the population for next year. Taking down so many trees would have to be a budgeted item. There is currently, what could be a beautiful ground cover in this area if it wasn't for black sooty mold caused by the lanternflies. **PERIWINKLE (Vinca Minor) a shady perennial is thick and covers this area.** If this area becomes sunny there will just be weeds.

When the trees are taken down, the tree company should also be able to address the roots in the Tree of Heaven.

On Wed, Oct 2, 2024 at 10:33 AM Ben Pearson <bjphoa3@gmail.com> wrote:

Pat/Barbara,

Mosquito Joe's does have an injectable treatment that lasts to kill the babies when they hatch I think.

It looks like the HOA owns the cemeteries so we can probably do what we want to help control this. The White House Foundation removed (killed) all their Trees of Heaven since they are the favored tree of the lantern fly. I would recommend seeing if we can remove those trees to help reduce the population of the lantern flies. Treatment might cost less but let's see what the price difference is.

Thanks.

Ben

On Wed, Oct 2, 2024 at 6:58 AM Patty J <patjohnson788@gmail.com> wrote:

I went up to the cemetery yesterday to help knock out the Lanternflies. My neighbor, Val was not exaggerating. There are so many Tree of Heavens (20-30) and **thousands** of Lanternflies. I also sprayed a couple of maples behind my house on the preserve.

I used a soap/vinegar/spreader sticker/water solution in my 2-gallon pump sprayer and killed thousands of these bugs. I was able to reach up to 15-20 feet. This DIY option was very successful in what I could see and reach.

In the process, I was attacked by ground bees, so I won't guess I won't be venturing up to the Green Bay cemetery again.

We could use Mosquito Joe's to get higher up in the trees, but how much longer will spraying work? When do they lay their eggs, will spraying kill the eggs, etc.? **The board needs to decide sooner than later on this. Maybe we can discuss on a Zoom call?**

We also need to check out our other common areas and the other cemetery on Market Ridge. Pat