



# HILLCREST

AT SAFFOLD WAY

## BOARD OF DIRECTORS MEETING

**October 14, 2025 | 8:00pm | via Google Meet**

### Minutes

**Members Attending: Ben, Amir, Rick, John, Zack, Alex, and Fritz**

**Residents Attending: None**

Meeting called to order at 8:00pm

Minutes approved for the 9 September 2025 meeting

Resident Comments/Concerns: None

#### Financials & Legal

- Revenue:
  - Total Revenue, including carryover, was \$319,445 compared to a budget estimate of \$316,700. This was a \$2,000 increase from August.
  - No additional 2025 dues payments were received in September despite the fact that late payment notices were sent to homeowners with outstanding dues.
  - Outstanding dues payments amounts to \$21,742
  - The operating account balance is \$143,480
- Expenses:
  - September: \$11,163.
  - September YTD: \$175,019 compared to a budget estimate of \$316,700 or 55% of budget estimates.
  - Our largest expenditures before the end of the year will be for payments to reserves and carryover for next CY totaling \$70,000
- Reserves:
  - Operating reserves: \$39,030
  - Capital Asset Reserves: \$96,435
- Going Forward:
  - Reviewed 2026 draft budget
    - Rick proposing \$25 increase in dues (\$1,425)
      - \$50 discount if paid by end of Feb
    - Board to review the draft budget and come back to November meeting to approve it
- Legal Update
  - 3 houses newly in arrears are in process for liens

### Speed Hump Update

- Rick, Amir, and Zack to meet on Saturday 9AM to walk around and review proposed placement
- Communication will be sent to the residents on this when we finalize map
  - Fritz to look at including in the Newsletter

### Cluster Clean-up/Chili Cook-off

- Clean-up (9AM) and Chili Cook-off (3PM) is this Saturday (10/18), with a rain date set for next Saturday (10/25)

### Board Working Groups

- Groups:
  - Financial and Compliance (i.e., Budget, Legal, Standards/Parking)
  - Infrastructure Projects (i.e., Asset Maintenance/Rehab, Capital Reserve Study)
  - Communications (i.e., Website, Newsletter, Email, Election Portal)
  - Landscape (i.e., Trees, Landscaping, Trask/Recycling, Snow)
  - Cluster Events (i.e., Annual Meeting, Picnic, Clean-up, Yard Sale, Social, etc.)
- Suggest 2-3 people on each committee, with 1 lead for each committee
- Suggest we send communication with the residents so that they are aware of this strategy and who is on point.
  - Fritz to look at inclusion in the Newsletter
- Going to come back in November to choose which groups to be part of
  - Ben encouraged everyone to correspond via email before then so that we can have a final in place by then
- During review of "Communications" group, Rick raised question about what Creative Liquid does for us to warrant \$300+ a month contract
  - Fritz to find contract and check what it says and give the board an update

### November meeting date discussion

- Ben raised concern with the monthly board meetings being on Tuesdays and asked if we could move to Wednesdays or Thursdays going forward
- All agreed to begin meeting on the 2nd Wednesday of each month for board meetings beginning November 12th

### Annual Meeting/Election planning

- Meeting to be held on Dec 9th at Lake Anne Reston Community Center again
- Only 1 position is up for election this year (Ben's)
  - Ben plans to run for re-election
- Fritz to draft email to residents to share Annual Meeting date and to solicit other candidates for board elections, and share draft with the board to opine on before distribution

## Trees

- Zack has mapped out ~200 interior trees that we should maintain.
  - Proposes that a new tree is planted for each of these tree that gets cut down (not necessarily with the same type of tree, which would be determined by location and proximity to houses, roads/parking, walkways, etc.
  - Estimates ~50 trees have been cut down and not replaced
- The rest of our common property trees are in wooded sections and do not require the same level of maintenance
- Found a special Fairfax County fund for tree plantings that appears to be available to HOAs
  - Zack to connect with the county to confirm that we do qualify
  - Zack is also working on a proposal to submit to them
- Zack proposed eradicating English ivy where possible to cut down on mosquitos

## Open Discussion

- 11082 Fence email
  - Resident is asking if we would allow them to build a board on board fence rather than the T1-11 board one listed in the Standards. Their row of houses is the only row in the entire cluster with this style in our Standards, and all others have a board on board style
  - General agreement on the board to allow replacing with board on board
  - Fritz to respond to owners that they must fill out a DRB and submit it to HCA board for approval, and then to RA DRB for their approval.
- Trash/Recycling
  - Recycling bins
    - American offered 64 gal with lid that we rent - not well received
    - Alex to go back to them to ask for price for purchase
  - American claims they are missing our June payment
    - Rick to connect with our rep to close the loop on this
- Parking
  - Reported van is getting towed tomorrow
- Lights
  - Zack asked about getting warm white lights rather than bright white when Dominion replaces
    - John to look into it

Meeting adjourned at 9:27 pm

## Next Meeting:

- Wednesday 12 November 2025 via Google Meet