



# HILLCREST

AT SAFFOLD WAY

## BOARD OF DIRECTORS MEETING

**February 11, 2026 | 8:00pm | via Google Meet**

### Minutes

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

**Residents Attending: None**

Meeting called to order at 8:02pm

Minutes from the 15 January 2026 meeting will be put forward for approval in March meeting

Resident Comments/Concerns: None

#### Snow/Blade Runners

- General feedback from board members on their work during the snow storm
  - Great start with communication, which vanished after the storm started
  - Neighborhood was a mess until they brought the front loader in
- Unsure of final bill as they have not submitted it to us yet
- Discussed resident request to bring back in the front loader to clear out parking spots that remained blocked
  - General agreement to not pursue this as the expected warm temperatures in the next few days would melt most if not all of that snow, and some neighbors were still helping to clear spots

#### Finance

- CPM
  - Switched from John Marshall to First Citizens Bank in early September 2025
    - Our money has yet to be moved out of John Marshall
    - We hope to have it moved by the end of the week
- Revenue:
  - 2025 Carryover: \$81K
    - \$70K will be used to balance 2026 budget
  - Dues paid in January: \$72K
- Expenses:
  - January: \$11,400 (doesn't include snow bill)
- Reserves:
  - Operating reserves: \$44K
  - Capital Asset Reserves: \$122K
    - \$25K added from 2025

- Other:
  - Street light bill is increasing
  - PO Box Renewal
    - Fritz to check box for invoice to provide to Rick for processing
  - Ben to look at \$ increase from American (trash)

#### Legal

- RB has started collection against the 5-6 households that did not pay their 2025 dues
  - 2 of these were already in collections for prior years

#### Trees

- Zack and Ben surveyed trees in the cluster
- Reston Tree is going to come when the weather allows (TBD) to inspect and cut/trim

#### Parking

- Fritz did walk through of cluster and noted down cars but has not been able to go back to leave slips, initially due to the snow/ice
  - Fritz to share details with Ben and Andy to assist
- John noted a resident's vehicle to not be towed, as they were stuck in the hospital and may not come back

#### Open Discussion:

- Andy isn't getting the board emails and supposedly Alex is
  - Fritz to look into this
    - Andy added
    - Confirmed Alex is removed.
- Rick noted 2 big projects for this year (Speed humps and Recycle bins)
  - Encouraged whoever is handling those to make sure we have a schedule and scope so we can get them done this year
- Home Inspections
  - Rick wants to inspect the Bridges 3/21-22 weekend
- Roads
  - Amir gave heads up that the storm may have caused a lot of issues that need to be fixed and may be more expensive than the budgeted \$10K
  - Amir will inspect after weather gets better
- 11184 (Bridges)
  - Had a contractor come out after they had water flooding outside again
  - Cleared trap with a snake, which went all the way to the middle of the street
  - This finding is a new issue to consider and discuss further as we look to address drainage issues and the road in Lower Bridges

Meeting adjourned at 8:52pm

Next Meeting:

- Wednesday 11 March 2026 via Google Meet