



# HILLCREST AT SAFFOLD WAY

2025 Annual Meeting

Lake Anne Community Center

Tuesday, December 09



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# Agenda

- Welcome and Introduction
- 2025 Review & Lookahead
  - Accomplishments
  - Financial Management and Performance
  - Budget Review and Discussion
  - Speed Humps
- Board Election Results
- Adjourn





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# Current Board of Directors

- **Ben Miller** President
- **Amir Golalipour** Vice President
- **Fritz Diefenderfer** Secretary
- **Rick Stevens** Treasurer
- **Alexandra Schlesinger** | Director (until October 2025)
- **Zack Fink** Director
- **John Koebert** | Director

A teal-tinted photograph of a residential street. A large, mature tree stands prominently on the right side of the road. In the background, there are several houses and parked cars. A speed limit sign with the number '5' is visible near the tree. A wooden bench is placed on a sidewalk to the right of the tree. The overall scene is peaceful and suburban.

# 2025 Year in Review



# 2025 Accomplishments

The HCA Board managed to budget, maintained the Cluster's physical and natural, infrastructure and continued to build reserve funds for future challenges.

- Kept homeowner and resident databases up-to-date
- Conducted a successful cluster cleanup
- Managed major contracts (lawn maintenance and trash removal) executing well overall with constant Board vigilance
- Continued proactive tree maintenance
- Created a baseliner environmental assessment to support tree replanting and invasive species control
- Continued legal proceedings to recover dues from multiple owners in arrears



# Financial Management Objectives

- Comply with the Virginia Homeowners Act, as amended
  - Capital Assets Reserve Study updated in 2022
- Provide sound fiscal management of the annual operating budget and homeowner annual dues assessment
  - Professional financial management firm working well for us – Capitol Property Management
  - Maintain Cluster in a good state of repair
  - Provide essential services: common grounds maintenance, trash removal, street lighting, snow removal
  - Operating Reserves Account for emergencies
  - Provide sufficient reserve funds to meet future capital asset needs
  - Act on delinquent homeowner accounts



# 2025 Budget Performance

Approved expenditures on target for the year:

- Revenues exceeded projections
  - Carryover from prior years
  - Resident dues
- Deposits to reserves
  - Capital assets
  - Operating
- Major Projects fully funded
  - Negotiated new contract for tax preparation
  - Continuous tree work throughout the cluster
  - Snow removal from three snowfalls



# 2025 Budget Challenges

## **We have worked hard to minimize inflation costs:**

### Landscaping

- Will begin third year of a three-year contract duration
- Increased fees for FOM

### Trash Collection

- Second year of a five-year contract
- Five per cent annual increase
- Increased fees for labor, recycling and transfer station

### On-going Maintenance

- Erosion due to stormwater run-off
- Aging trees
- Common property



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# 2025 Increase of Homeowners in Arrears

The number of homeowners who have not paid their yearly dues (as of the end of November) increased from last year. We have a phased approach to collect the dues and to protect the HCA budget.

- Frequent reminders along with an offer to work with homeowners who may be experiencing financial issues.
- In January 2026, will work with legal counsel to file a lien against the residence that ensures HCA will collect if the house is sold.
- After an overdue balance exceeds \$5,000 (the Virginia minimum), start foreclosure proceedings. We have begun but never finalized a foreclosure.
- All HCA legal expenses are paid by the homeowner.

**Unpaid dues affect all of us.**





# 2026 Objectives

- Efforts focused on landscaping plan with objective of unified landscaping style across HCA common property
- Installation of speed humps
- Provide new rolling recycling bins with lids to all homes
- Continued inspection of homes to determine compliance with standards



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# Operating Revenues

- Operating revenue composed of:
  - Homeowner annual dues
  - Interest on accounts
  - Reimbursement of legal fees



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# 2026 Homeowner Dues

- Homeowner Dues Will Increase by 1.8% from 1,400 to \$1,425.
  - Increased cost of services to maintain the cluster in a good state of repair
    - Inflation
    - Fees
- 2026 Dues Payment Schedule
  - Early payment: \$1,375 must be paid in full and received by 28 February 2026.
  - Full payment: \$1,425 must be paid in full and received by 30 June 2026.
  - Late payment: IF NOT PAID IN FULL BY JUNE 30, 2025 A LATE PAYMENT FEE OF 1.5% WILL BE CHARGED TO THE UNPAID BALANCE AT THE END OF EACH MONTH UNTIL DUES AND FEES ARE PAID IN FULL.
  - Unpaid balances will be turned over to the HCA legal counsel for collection at the end of the year.



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# Reserve Funds

Required by VA HOA Act, as amended:

- Capital Asset Reserves
  - ✓ Funds Future Capital Needs: Roads, Playground, Sidewalks
- Operating Reserves
  - ✓ Funds Emergency Needs
  - ✓ 10% of Capital Asset Reserves



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# Saffold Way Traffic

Hillcrest Cluster has more families with young children at high risk from vehicular traffic

Increased traffic from residents, visitors and delivery vans, many of whom:

- Exceed the posted speed limit of 15mph
- Fail to come to a complete stop at stop signs
- Fail to slow down for children playing in the street

Increasing complaints about speeding vehicles and running stops signs

Non-intrusive traffic calming measures such as signs (STOP & Speed Limit) and pavement markings have proven to be ineffective

**The potential threat to vehicles and pedestrians, especially children, requires effective action**





# Saffold Way Traffic

## Initial Investigation of Traffic Calming Measures:

- Assessed methods of mitigating speeding and failure to stop
- Reviewed Federal Highway Administration research on traffic calming strategies
- Observed strategies of other residential neighborhoods
  - Speed bumps vs speed humps
- Speed Humps least invasive method to reduce speeding in residential areas
- Encourages full stop at stop sign locations



# Saffold Way Traffic

## Intended results of speed humps:

- A speed hump produces enough motorist awareness of driving above the speed hump design speed to discourage speeding.
- It encourages the motorist to travel at a slow speed both upstream and downstream of as well as over the speed hump.
- Typical results:
  - Allows all vehicles to 'roll' over the speed hump
  - Speed reduced between 5-20% depending on the speed limit



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# Saffold Way Traffic

Typical speed hump placement and design:

- Located in areas to reduce speeds prior to intersections and stop signs or other areas
- Avoids drainage facilities
- Approximately 6' wide
- Curb gutter pan to curb gutter pan in length
- Average height 3 to 4 inches
- Tapered to meet existing pavement
- Visible pavement markings



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# Speed Hump Application on Residential Streets



Residential Street with Curbside Parking



Residential Street Without Curbside Parking



# Saffold Way Traffic

## Moving forward:

- The HCA Board voted to allocate funding for traffic calming measures
- Conducted a Review of Traffic Calming Options:
  - [Federal Highway Administration Speed Management Safety Guidelines](#)
  - [VDOT Traffic Calming Guide for Residential Streets](#)
- Identify potential locations for traffic calming measures such as speed humps
- Identify contractors and prepare solicitation for work effort
- Plan to implement project in the Spring 2026



# Election Results

# 2025 Elections - Board of Directors

## Hillcrest Cluster Association

November 25, 2025 at 12:00 pm – December 09, 2025 at 07:00 pm  
(GMT-05:00) EASTERN TIME (US & CANADA)

Ended 30 days left to access results. Download or [Upgrade](#)

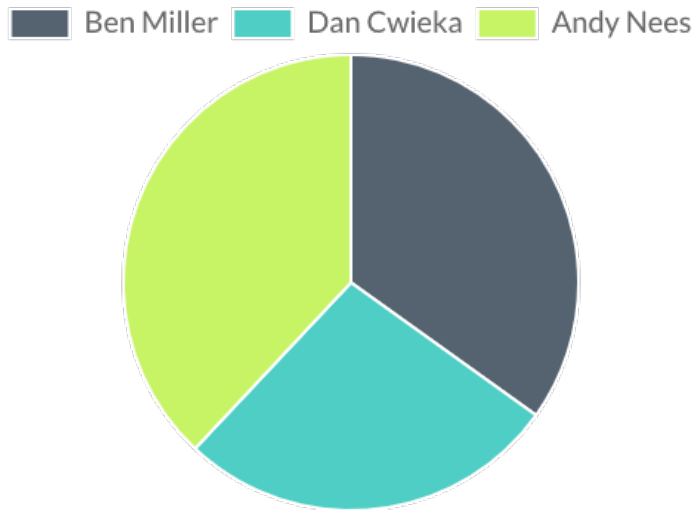
**71 ballots submitted** of 173 eligible voters (8 opened) – 41%  
**8 ballots added after the election started.** 165 emails sent - 0 notices queued  
**8 notices undeliverable.**

### Board of Directors

PLURALITY – 2 VACANCIES 129.0 votes tallied and 0 abstentions

<b>Ben Miller</b>	<b>45.00 votes 34.88%</b>
Dan Cwieka	35.00 votes 27.13%
<b>Andy Nees</b>	<b>49.00 votes 37.98%</b>

Andy Nees and Ben Miller win with 37.98% and 34.88% of the votes each which meets the requirement of the most votes.





# Q & A



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**Adjourn**

**Thank you!**

