



HILLCREST

AT SAFFOLD WAY

BOARD OF DIRECTORS MEETING

March 11, 2026 | 8:00pm | via Google Meet

Minutes

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

Residents Attending: Alex McIntosh

Meeting called to order at 8:00pm

Minutes from the 11 February 2026 meeting approved

Resident Comments/Concerns: Lower Bridges Road Deterioration

Lower Bridges Road Deterioration

- Alex (11184) had hired a plumber some time back that fed a camera down a drain pipe that lead out to the middle of the road where a pothole is forming - unsure of where it goes from there
- Lower Bridges all the way to the stop sign by Upper Bridges
- There are potholes and rampant cracks that have been undeterred by crack sealings
- Amir proposed options:
 - 1st test - GPR gram (radar) to see what's under the pavement (i.e., pipes, other utilities)
 - 2nd test - Destructive test (remove cores) to understand the types of soils we have under the pavement to determine if any leaks may be causing the the road deterioration
 - Temporary solution: (cold) patch work
- Alex joined meeting at this point (8:10pm)
- Rick motioned to approve \$15K for:
 - Cold Patch potholes in Lower Bridges
 - Contact plumber that scoped the McIntosh's pipe for more insight
 - Contract for the 2 tests Amir mentioned
 - Motion passed
- Alex left meeting at 8:36

Sidewalks

- Amir looked at sidewalk John reached out to him about (looks like ice salt damage) - 1 block needs to be replaced

Legal

- All outstanding people have liens now

- RB lawyer took issue with our practice of charging a “late fee” every month and decided to reduce a delinquent account without checking with us
- Ben to meet with RB about this issue

Financials

- No report yet because they’re trying to rectify the account while they’re dealing with 2 banks
 - Will send out a summary when he gets it
- New credit card is in the mail to Rick
- Bill from the snow storm was \$23K

Trees

- Reston Tree recently took out trees identified by Zack and Ben and then came back through to take down hanging limbs

Recycling containers

- Should be able to do it for \$12-14K depending on the size
- Ben and Fritz to work on RFP
- Ben checked with American for what they could do and they did not give details (re: size)
- Zack thinks 45 gal sounds good (not too big and not too small)

Lights

- Light by 11041 is out and has been called in

Cluster Cleanup

- Tentatively set for 4/18
- Rain date 5/2
- John to send communication to Fritz to send out to residents

Spring Inspection (Bridges)

- 9am on 3/21 and 3/22
- Fritz to create HCA calendar event as a reminder to board members

Meeting adjourned at 9:02pm

Next Meeting:

- Wednesday 8 April 2026 via Google Meet
- Ben will be out - Amir to run the meeting