



HILLCREST

AT SAFFOLD WAY

BOARD OF DIRECTORS MEETING

May 13, 2026 | 8:00pm | via Google Meet

Minutes

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

Residents Attending: None

Meeting called to order at 8:00pm

Minutes from the 8 April 2026 meeting approved

Resident Comments/Concerns: None

Legal

- Ben to send out communication on new language on late payment penalty

Financials

- Revenue:
 - Dues
 - Received
 - April: \$72K (Normal - should pick up in May and June)
 - YTD: \$187,000 (77% of total budgeted annual dues)
 - Aged Account Balances
 - Total: \$60,750 (48 homeowners)
 - 2026 Dues: ~\$51,000 (44 homeowners)
 - Prior Years: ~\$10,000 (4 homeowners - with Legal for collection)
 - Total: \$272,500 (~85% of budgeted revenues - \$316,700)
- Operating Expenses:
 - April: \$11,458
 - YTD: \$74,525 (24% of total budget)
 - All budget categories within budget expect for snow removal which exceeded the budget by \$2,500 or 25%
- Reserves:
 - Operating reserves: \$44,013
 - Should be in a money market account soon
 - Capital Asset Reserves: \$122,647
 - Should be in a CD soon

Trees

- Did a walk through with Reston Tree
 - Trimming: \$17,500

- Cutting: ~\$12,500 (6 trees; 4 dead, 2 worrisome)
- Total: ~\$33,000
- Zack is going to make a short list of "low hanging fruit" for plantings to see if we might get a little start on this ahead of the full plan that he expects to be ready for the annual meeting

Speed humps

- We have \$13,312 quote from Dominion for them
- Motion to move forward with the contract was approved

Sidewalk

- Dominion has a new minimum of \$5K in order to come out
- They are no longer doing grindings
- 5/22 9-9:30 - new Rep (Nick) is coming to walk the cluster with Amir as he has not seen it yet
- They want to measure the potholes
 - Cold patch can be done by the concrete crew which would help
- Amir is going to reach out to 3 other companies for comparison and bring an update to June meeting
- Need to put in Fall newsletter to ensure people shovel out their sidewalk - no salting. Call out what happens when people put salt down and what it costs to replace the sidewalk.

Cluster Clean-up:

- 12-13 participants
- Got most of our tasks done
- John to send list of remaining items that residents can take care of if they want
- Fritz will send out

Lights

- 11041 is repaired
- 11093 is questionable

Recycling container update

- Ben prepared RFP
- American doesn't do 45 gal, but we're looking into 32 instead
 - Price would be rolled into remaining contract

Meeting adjourned at 9:29pm

Next Meeting:

- Wednesday 17 June 2026 via Google Meet