

**ROXBURY OF MOUNT VERNON HOMEOWNERS' ASSOCIATION**  
**ANNUAL MEETING**  
**June 28, 2011**

1. The annual meeting was called to order at 8:00 p.m. at Emmanuel Baptist Church by President Art Grammer. He introduced the other Board members—Cynthia Pearson, Vice-President; Daisy McGinley, Secretary-Treasurer; and DeWayne Ford, Director. Eleven members (including one proxy) were represented, constituting a quorum. Eventually eighteen homeowners, including Tonja Stewart, Director, were in attendance.
2. The draft minutes from the 2010 Annual Meeting were submitted by the Secretary. After discussion, Mr. Langley made a motion to approve the minutes as written which was seconded by Ms. De La Torre. The motion was passed unanimously.
3. Communications. Nothing to report.
4. Treasurer's Report
  - The Treasurer provided copies of the financial report for all attendees.
  - Some significant items from the cash flow statement were:
    - Total expenses were about \$57,300 (\$24,000 less than budgeted) while income was about \$2,200 more than expected. Reserves were increased by about \$38,700.
    - There were no significant maintenance expenses as all major projects were deferred. Snow removal costs were low but legal expenses for collections were high due to court costs for a judgment and garnishment actions against delinquent owners. No delinquent assessments were written off as uncollectible this year even though we had two more foreclosures.
  - Accounts Receivable
    - Delinquent assessments receivable are \$16,746.19 compared to \$15,161.02 owed on June 30, 2010. About \$9,600 of the balance due is owed by two owners (3742 Roxbury Lane and 8203 Roxbury Drive) who have Association liens on their houses. Through a wage garnishment, the Association collected about \$2,000 in delinquent assessments and legal fees from one owner. One foreclosed house has delinquent assessments of about \$4,100.
  - Budget for 2011-2012
    - As previously announced, the annual dues will increase from \$818.68 to \$832.60 or \$208.15 per quarter for the next year. The Board has negotiated a new three-year contract with AAA limiting the trash fee to \$14.00 per month or \$42.00 per quarter--no fuel adjustments or COLAs. The first three months are free after which the quarterly assessment will be \$250.15.
    - At its June 21, 2011, meeting, the Board approved the budget for the 2011-2012 year. The Board has decided that the priority maintenance for the next year will be the installation of a new fence on our property line with the Goodwill and El Eden stores and repairs to the entrance marquee wall. The bricks and mortar are deteriorating and need considerable repair before replacing the Roxbury sign. We also plan to have the streets seal coated and then restripe the parking spaces.
  - Auditor's Report
    - No irregularities were found for the year ending June 30, 2010. The Treasurer asked that if any member has any questions, he or she should contact her after the meeting.

## 5. ACC

- Home Inspections
  - The Secretary stated that the reports on the June 2011, inspection reports had been mailed with the quarterly statements. We have assessed fines on twenty owners for long-standing serious violations. Any owner with questions about his or her inspection report should contact a Board member.
- Other Issues
  - Mr. Langley of 3755 Roxbury Lane asked about the area behind his back fence. When it rains, it is like a gully and the dirt washes into his yard. The President suggested that he is free to do what he can to level the area which extends behind 3757 Roxbury Lane.
  - Ms. Morefield of 3809 Roxbury Court mentioned that the plum tree beside the mailboxes on Roxbury Court needs pruning. The President said that it would be put on the list for this Fall. Ms. Morefield volunteered to give him the name of someone she has used before for tree pruning.

## 6. New Business

- Reserve Study
  - The Treasurer reported that the Board had an update to our reserve study performed last Fall. State law requires a study to be done every five years to determine the amount of reserves required to repair and replace the Association common property. Based on the latest study, the Association needs to increase reserves by at least \$28,200 each year. That's \$348 from each owner each year. The underlying concept of reserves is that each owner should pay their fair share for using the property and minimize the need for special assessments to be collected each time a repair is needed. A summary of the study is included with the financial report and if anyone has questions or wants to see the entire report, please contact Daisy.
- Miscellaneous Issues
  - Ms. Williams of 3805 Roxbury Court had a complaint about the parking rules since her vehicle with Texas plates was towed before she could get it titled in Virginia. She is sure that the towing company was wrong but did not contact the Board. The President told her that she could have contacted him and if A-1 was in error, they would have returned the vehicle. He has also had success in the past in getting towing fees returned after the fact but residents need to contact the Board immediately.
  - Ms. Ross of 8207 Roxbury Drive asked about the status of the problem with the rats and racoons. We will again mention the issue in the next newsletter.
  - Ms. Brown of 8201 Roxbury Drive asked about what can be done about the children playing in the street, parking area, and the trees on Roxbury Drive. We will mention this in the next newsletter. Parents do not want to supervise their children so they have them play near their houses not in the tennis court which is too far away.
  - Several residents mentioned the new traffic safety problem at Richmond Highway with vehicles turning in to go to Goodwill at the same time Roxbury residents are trying to get out to Richmond Highway. The President mentioned that we would like to install a Jersey barrier to block the access road but since it is State property, we are limited. He will try to pursue the safety issue with VDOT to see if something can be done.

7. Elections: As previously announced, the three-year term filled by Cynthia Pearson expires as of June 30. The President nominated Cynthia Pearson and asked for any other nominations to fill the position. No one else was nominated or volunteered so he asked that Cynthia be elected by acclamation. Everyone agreed.

8. The meeting was adjourned at 9:00 p.m.. A special thanks to Cynthia Pearson for bringing refreshments for the meeting.

Submitted by



Daisy McGinley  
RHOA Secretary-Treasurer