

**Chaconas Homeowners Association  
"Spring" Board of Directors Meeting**

4/19/2011

**AGENDA**

- 1. Treasurers Report ✓ \$ 22,200 \$ 3021
- 2. Decision for this years dues amount

3. Fall Election of Officers

Set date SUNDAY 21<sup>ST</sup> AUGUST

4. Neighborhood Issues: Social For new neighbors.

- Trees ✓
- Board to walk street and review for covenant compliance

VDOT PERMIT

5. Has anyone tried Verizon FIOS?

yes! 6. Is the Board interested in an evening social to meet the new neighbors?

7. Additional business

SEND letter to Snow Removal! Ray

**Chaconas Homeowners Association  
Fall 2012 Board of Directors Meeting**

8/22/1012

- ✓ 1. Treasurers Report  $\$23,558$   $\$3,080$   
April 19, 2011 Balances were \$22,200 and \$3071 July 31st
- ✓ 2. Decision for Dues in 2012  $\$250. -$
- ✓ 3. Election of Officers  
Set date for annual meeting in October OCT 14<sup>th</sup> 4:00 PM
- ✓ 4. Architectural Board and Covenant discussion.  
Current violations NOTES SEPT 14<sup>th</sup> .1 roll
- ✓ 5. VDOT permit for trees - Call Dave Evans -
- ✓ 6. FIOS vs. COX - current thoughts and discussion
- 7. Send letter about sidewalk snow removal.  
Should dues be increased to allow for our sourcing this item. ✓
- 8. Open discussion

Gray STOOD. ✓  
GALZEBO ✓  
STORED MATERIALS ✓  
WOOD.

VIDEO:

Do Notice

- ✓ Ray H.
- ✓ Tony M.
- ✓ AT Wood
- Mark Nguyen
- ✓ Barry H.
- LE.
- Ken Patel.

**Chaconas Homeowners Association**  
**Fall 2013 Board of Directors Meeting**

9/25/2013

1. Treasurers Report

April 19, 2012 Balances were \$22,200 and \$3071

2. Decision for Dues in 2014 **\$250.00**

✓ 3. Election of Officers

Set date for annual meeting in October <sup>20</sup> ~~1st~~ 3-PM.

4. Architectural Board and Covenant discussion.

Current violations

5. Send letter about sidewalk snow removal. VIDAL

6. Open discussion

fyca

Chaconas Estates Homeowners

Treasurer's Report September, 23, 2013

1. Our current checking account balance is \$27,586.40
2. In the last twelve months, we have made only two expenditures: State corporation tax (\$25) and liability insurance (\$950)
3. The liability insurance premium increased considerable this year (from 811 to 950) and our agent never seems to return my calls as to why
4. It has been a very good twelve month period as we have had no expenditures for tree service, snow removal, or any capital expense
5. We have a CD worth \$3085. This was renewed in May, 2013 for another year. This pays a paltry 0.15% interest, but that also means there would be a negligible penalty if we ever withdraw it.
6. The bank started to charge us \$3 per month for our checking account, but I managed to get that waived under some sort of grandfathering. However, it appears they will charge a small amount for deposits even for this community interest checking account

**Chaconas Homeowners Association  
Annual Meeting**

November 3, 2013

art  
J & B -

**AGENDA**

1. Welcome
2. Introduction of Attendees
3. Treasurer Report by Ray Hubbard  
Checking Account Balance: \$27,586.40  
CD value is \$3085.00  
Basic expenditures annually are State Corp. Tax of \$25 and Liability Ins. of \$950.
4. Proposed slate of Directors (7)

~~Ray Hubbard, AT Morrow, Mark Nguyen, Terry Mansberger, Barry Nussbaum,  
Dominique Rivadeneira, Art Panguinan~~

~~Officers in accordance with the original Association Covenants will be elected by the  
Board of 7 Directors at its first meeting before year end. Officer positions are  
President, Vice President, Treasurer, and Secretary.~~

**Vote by Homewners**

- ✓ 5. Architectural Review Board - AT Morrow  
Any questions or concerns about the neighborhood.
- ✓ 6. Discussion of keeping annual maintenance dues at \$250.00 per lot.
7. Discussion on street and sidewalk snow removal **VDOT TREE WORK.**
8. Street lights
9. Open Discussion
10. Selection of date for Board meeting before year end. **DEC 11, 8 pm**
11. Closing

**Penney - parking -**

**DEC 7<sup>R</sup>**

970-227-1310

### November 3, 2013 HOA Chaconas Annual Meeting

Chaconas HOA home owners met at Ray Hubbard's home on Nov 3, 2013 for annual meeting.

In attendance:

Ray Hubbard 7815

Art and Josephine Pangilinan 7802

Dominique Rivadeneira 7811

Marc Nguyen 7812

Kiran Patel 7810

AT and Cathy Morrow 7813

Terry Mansberger 7800

Jonathan Watts 7808

Don Le 7806

Charlie Pham 7807

Ngoc 7801

Thanh Lu Thuy 7814

Athey/Burke Proxie 7817

- Election of Board of Directors Members, offices to be selected by the Board at next Board meeting. Election was unanimous. \*\*\*Board will meet Dec 11, 8PM at Ray's home.  
Ray Hubbard  
AT Morrow  
Dominique Rivadeneira  
Barry Nussbaum  
Terry Mansberger  
Art Pangilinan  
Marc Nguyen
- Treasury Report  
-\$27,587 in checking account  
-\$3084 in CD account
- Dues  
Collection will begin with letters out in December. Remains at \$250 per 9-4 vote by those attending.
- Issues
  - o Lights - can we add number of lights on street. \*\*\*Board will check possibility but assume that VA Power and County have requirements on lights as they own and maintain them.
  - o Assisted Living facility approved by county and construction to begin early 2014. Will check on worker parking on Aston and Antiopi Street.
  - o Agreement that next time group comes to neighborhood to paint house numbers on curbs that the Association will pay to do all houses on the street.
  - o Pear Trees need trimming; Board will take up at next meeting.

- o Suggestion for some kind of social event for the street. Board will investigate options.

# Chaconas Homeowners Association

## Board Meeting - 12/11/13

### Agenda

✓ Ray Hubbard, AT Morrow, Barry Nussbaum, Mark Nguyen, Terry Mansberger, Dominique Rivadeneira, Art Panguinan ✓

✓ 1. **Election of Officers:**

President - Roy -  
 Vice President - A.T. -  
 Secretary - Domingue -  
 Treasurer - Nussbaum -

\$ 250  
 20  
 -----  
 \$ 5000

✓ 2. **Appointment of Architectural Review Board**

Member #1 - Mark  
 Member #2 - Domingue  
 Member #3 - AT.

✓ 3. **Treasurer Report**

Date Annual Dues to be mailed

✓ 4. **Outstanding issues 14-16 period -**

Discuss staggering Director periods 1,2,3 year terms.

- ✓ Open burning of leaves
- ✓ 7817 large plastic box at curb
- 31 ✓ Tree thinning quote from Terry -
- ✓ Sidewalk snow removal
- ✓ Snow removal for street
- ( VDOT tree replacement permit ) ✓

\$ 27,587 ckng  
 3084 CDI  
 -----  
 5000  
 -----  
 \$ 35,671

5. **Other issues**

6. **Next meeting date: April 2, 2014**

7:30 PM

SEND LETTER TO Gray House - OPEN Burning 07  
 CHARITY FOR USE \$100

RAT TREE QUOTE



## December 11, 2013 HOA Board Meeting

HOA Board of Directors met at Ray Hubbard's home on Dec 11, 2013. In attendance: Ray Hubbard, Art Pangilinan, Dominique Rivadeneira, Marc Nguyen, Barry Nussbaum, AT Morrow, and Terry Mansberger.

- Election of Officers was conducted by the Board.

President - Ray Hubbard

Vice president - AT Morrow

Secretary - Dominique Rivadeneira

Treasurer - Barry Nussbaum

- Architecture Review Board was formed and appointed members are:

- AT Morrow

- Dominique Rivadeneira

- Marc Nguyen

- Treasury Report

-\$27,587 in checking account

-\$3084 in CD account

-Board authorized gift for Al Baxter in memory of his wife who passed this Fall.

(total??)

- Dues

Collection will begin with letters out in December. Remains at \$250 per annual meeting.

Issues

-leaves burning at 7807, letter to be sent about it before contacting Fairfax County Gov.

-Decided to keep Board terms at 3 years, no stagger. Current Board good until 2016.

-Time to address tress on Antiopi.

\*\*\* Ray to find VDOT permit paper work and complete the application for permit to cover all trees. \*\*\* Terry to get quote from Affordable Stump and Tree Removal who did trimming last time. (quote received, \$2900 to thin and

remove dead wood and all debris for all pear trees on Antiopi, approx. 30 trees, same procedure as last time)

-Snow Removal

-\*\*\* Dominique to get quote from husband for basic snow removal contract for Antiopi Street.

Next Meeting April 2, 7:30 PM at Ray's home.