

*University Square
Homeowners Association*

General Meeting
7:00PM, 9 March 2023

USHA General Meeting Agenda

7:00 PM, 9 March 2023

Agenda

- Current Board Members
- Exterior Architectural Review Committee (EARC) Members
- Treasurer's Report
- EARC Report
- Old Business
- New Business
- Closing Remarks

Dear USHA Homeowners,

Please join us on-line for the Semi-Annual University Square Homeowners Association General Meeting at 7:00 PM on 9 March 2023. To join the video meeting, go to: <https://meet.google.com/mat-herv-mpp>. Otherwise, to join by phone, dial (US) +1 321-866-6547 PIN: 959 007 917#. At log-in please ensure your name includes your last name and lot number. The agenda is as follows:

Your Current Board Members:

President	Jerry Stora	Fairfax County Liaison	Dennis Makurat
Vice President	Alan Bernstein	Neighborhood Liaison	Justin Ginsberg
Secretary	Jennifer Caldwell	Community Liaison	Kirstyn Blasting
Treasurer	Leslie Almerino	IT Administrator	Oscar Merida
EARC Chair	Leigh Kennedy	Member At-Large	Saad Manasterli

Your Current Exterior Architectural Review Committee Members

- Chair: Leigh Kennedy; Members: Jennifer Caldwell, Mary King, Dennis Makurat

Treasurer's Report

EARC Report

Old Business

- Fairfax Villa Civic Association Traffic Calming Study.
- One University Development Project Update
- University Square Community Sign Proposals
- USHA By-Laws Revisions
- Trash Service
- Painting House #s on Curb
- Bellavia Lane Dead End Sign

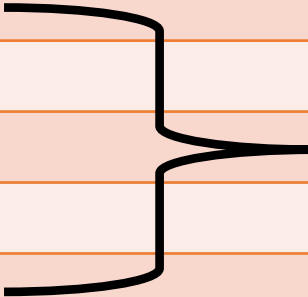
New Business

- Discussions from the Floor

Closing Remarks

- Next USHA General Meeting: 7PM, 7 September 2023
- Next USHA Board of Directors Meetings: 7PM on 10 May 2023 and 10 August 2023

Current Board Members

President	Jerry Stora	president@universitysquareha.com
Vice President	Alan Bernstein	vp@universitysquareha.com
Secretary	Jennifer Caldwell	secretary@universitysquareha.com
Treasurer	Leslie Almerino	treasurer@universitysquareha.com
EARC Chair	Leigh Kennedy	earc@universitysquareha.com
Fairfax County Liaison	Dennis Makurat	 board@universitysquareha.com
Neighborhood Liaison	Justin Ginsberg	
Community Liaison	Kirstyn Blasting	
IT Administrator	Oscar Merida	
Member At-Large	Saad Manasterli	

- We welcome any Homeowner that wishes to be a USHA Board Member

Exterior Architectural Review Committee (EARC) Members

- Chair:
 - Leigh Kennedy
- Members:
 - Mary King
 - Dennis Makurat
 - Jennifer Caldwell
 - {Vacant}
- We are looking for one more EARC member. If you'd like to join us, please send an email to earc@universitysquareha.com. :)

University Square Homeowners' Association

Stay Connected

- Website: <https://universitysquareha.com>
 - Basic info on USHA and neighborhood
 - Board of Directors info
 - Exterior Architectural Guidelines & Regulations & Request Form
 - Meeting Minutes & Upcoming Meeting Notices
- Face Book: <https://www.facebook.com/UniversitySquareHOA/>
- Fairfax County Braddock District Supervisor: James R Walkinshaw,
<https://www.fairfaxcounty.gov/braddock/>

Treasurer's Report

2022 Expenses / Income

01/01/2022 – 12/31/2022

- Total expenses \$60,295.10
- Total income \$69,594.73
- Total Net Gain \$9,306.93

2022 USHA EXPENDITURES / INCOME

Starting Balance Checkng 01/01/2022			\$ 51,200.35
Expenses	Bank Fee	\$ (24.50)	
Expenses	Business Expense - Envelopes	\$ (99.84)	
Expenses	Business Expense - Google Workspace	\$ (432.00)	
Expenses	Business Expense - Mailbox	\$ (216.00)	
Expenses	Business Expense - Postage	\$ (357.36)	
Expenses	Business Expense - Printer Paper	\$ (30.31)	
Expenses	Business Expense - Printing	\$ (432.57)	
Expenses	Community Affairs	\$ (816.12)	
Expenses	Insurance	\$ (1,978.00)	
Expenses	Lawn	\$ (3,600.00)	
Expenses	Professional/Legal Fees	\$ (230.00)	
Expenses	Trash	\$ (50,078.40)	
Expenses	Tree Removal	\$ (2,000.00)	
Total Expenses			\$ (60,295.10)
Income	Dues	\$ 69,594.73	
Total Income			\$ 69,594.73
Ending Balance Checking 12/31/2022			\$ 60,499.98
		2022 Net Gains	\$ 9,299.63

Starting Balance Money Market 01/01/2022			\$ 73,081.93
Interest		\$ 7.30	
Ending Balance Money Market 12/31/2022			\$ 73,089.23
		2022 Net Gains	\$ 7.30

2022 Total Net Gain \$ 9,306.93

Treasurer's Report

2023 Expenses / Income

10/01/2022 – 01/31/2023

- Total expenses as of 31 Jan 23 is \$21,707.03 or 32.8% of what was budgeted for the year
- Total dues collected \$54,252
 - 117 Lots paid in full
 - 40 Lots paid first half.
- Dues to be collected by 1 Apr 23 \$11,184
 - 40 Lots second half payment
 - 8 Lots have yet to make any payment
- Balance as of 01/31/23
 - Checking - \$57,128.99
 - Money Market - \$73,089.85
 - Total cash on hand is \$130,275.84

UNIVERSITY SQUARE HOMEOWNERS ASSOCIATION

2023 Expenditures / Income

10/01/2022 to 01/31/2023

EXPENSES	Total Budget	% of Budget	Actual Expense	% of Budget
Trash	\$ 53,000.00	80.0%	\$ 17,362.95	32.8%
Maintenance-Tree	\$ 4,000.00	6.0%		0.0%
Maintenance-Lawn	\$ 3,780.00	5.7%	\$ 1,200.00	31.7%
Insurance	\$ 2,500.00	3.8%	\$ 2,307.00	92.3%
Internet Service	\$ 600.00	0.9%	\$ 144.00	24.0%
Printing/Repro	\$ 500.00	0.8%	\$ 135.68	27.1%
Legal Fees	\$ 200.00	0.3%		0.0%
National Night Out	\$ 250.00	0.4%		0.0%
Postage	\$ 200.00	0.3%	\$ 180.00	90.0%
Post Office Box	\$ 180.00	0.3%	\$ 216.00	120.0%
Business Supplies	\$ 500.00	0.8%	\$ 81.40	16.3%
Tax Prep Fees	\$ 100.00	0.2%		0.0%
Licenses & Permits	\$ 110.00	0.2%	\$ 80.00	72.7%
Bank Fee	\$ 25.00	0.0%		0.0%
New Homeowner Gift cards	\$ 300.00	0.5%		0.0%
Total Expense	\$ 66,245.00	100.0%	\$ 21,707.03	32.8%

ASSESSMENT INCOME		# of Lots	Amount
Dues Paid - In Full	\$396 per Lot	117	\$ 46,332.00
Dues Paid - 1st Payment	\$198 per Lot	40	\$ 7,920.00
Dues Owed - 2nd Payment	\$198 per Lot	40	\$ 7,920.00
Due Owed - In Full	\$408 per Lot	8	\$ 3,264.00
Total Dues Owed			\$ 65,436.00

ASSETS	Description	Amount
	Money Market (Reserve)	\$ 73,089.85
	Business Checking	\$ 57,128.99
	Total Assets	\$ 130,218.84

Exterior Architecture Review Committee (EARC) Report

EARC Neighborhood Property Evaluation

- All properties were evaluated by two volunteers from the Board and EARC in February 2023.
 - Evaluation was done from the street, sidewalk, pipestem, and/or common areas of the neighborhood
 - Every guideline was assessed on a pass/fail basis, with comments for any marked “fail”
- Homeowners will receive letters this Spring asking them to address any areas of non-compliance.
- All properties must be brought into compliance with the new guidelines. We will re-evaluate properties this Fall to ensure all issues have been addressed.
- There are processes to appeal an evaluation result, and a process to apply for an exception to the guideline if you have a special circumstance.

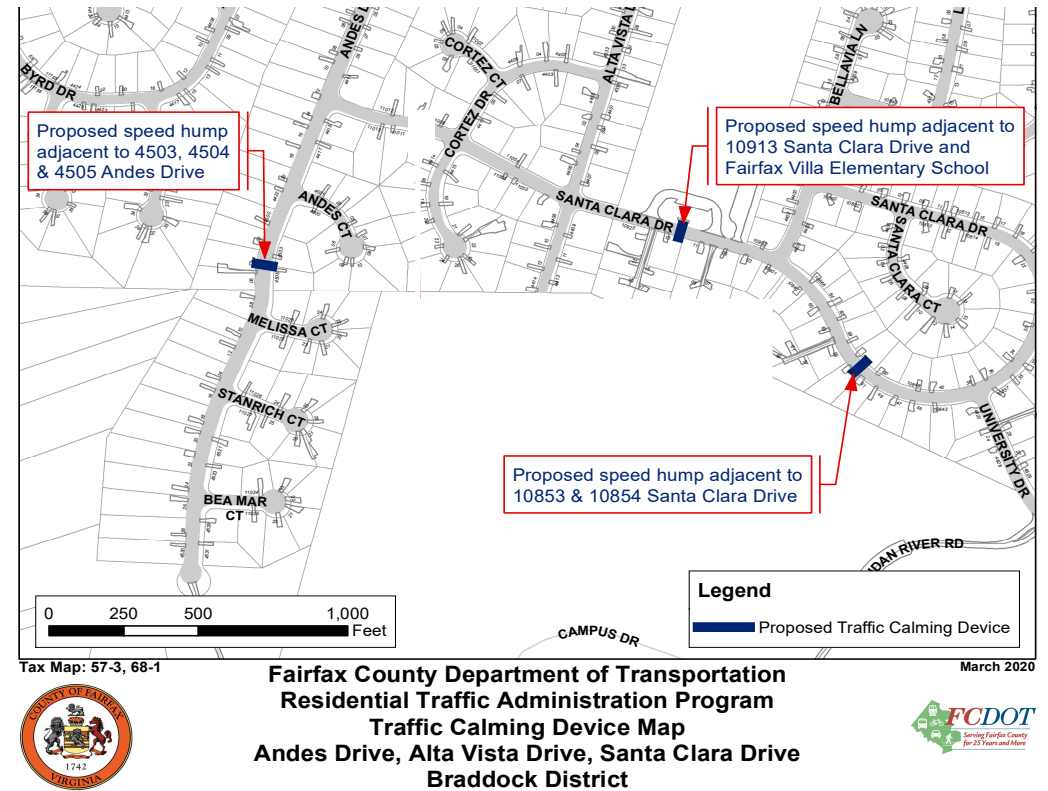
Exterior Architecture Review Committee (EARC) Report

Property Evaluation Results (overall)

- 38 properties passed all guidelines; 127 were out of compliance with at least one guideline
- Most common guidelines that need addressing:
 - Mailboxes and/or house numbers in need of maintenance
 - Houses in need of power washing and/or shutters repainted
 - Landscaping in need of maintenance (shrubs trimmed, etc.)
 - Trash cans needing to be stored out of sight

Old Business – Fairfax Villa Civic Association Traffic Calming Study

- County identified 181 homes in the impacted area
 - 91 USHA Homeowners & 90 Fairfax Villa Homeowners
 - 91 of the 181 homeowners must approve the humps
- Ballots hand delivered or mailed to homeowners with a 30 September deadline for county supervisor office to receive ballots
 - 52 – yes
 - 24 – no
 - 7- blank ballots (do not count)
 - 4 – out of ballot area (do not count)
 - 9 – duplicates (do not count)
 - 4 – late ballots (do not count)



- The Ballot did not receive the required 91 votes. Study is closed no further action is being taken. No speed humps will be installed

Old Business

One University Development Project

- The One University Development will include:
 - 120 Affordable Senior Independent Housing Units
 - 120 Affordable Multifamily Units
 - 333 Student Housing Units
 - Meeting/Office Space for the Fairfax County Redevelopment and Housing Authority

- Timeline

Demolition	Aug 2021 – Dec 2021
Excavation	Oct 2021 – Summer 2022
Concrete	Oct 2021 – Summer 2022
Wood Framing	Spring 2022 – Fall 2023
Exterior/Landscaping	Summer 2022 Fall 2022
Estimated Occupancy	Fall 2024

Link: <https://www.fairfaxcounty.gov/housing/community-development/one-university>

Old Business

One University Development Project

- On 15 Jun 22 USHA Letter sent to County Supervisor County James R. Walkinshaw request all parking be prohibited on University Drive between Chain Bridge Road and Chancery Park Drive during construction
- Request passed to Fairfax DOT and GMU for consideration
- Majority of University Drive road construction and lane closing is over. The construction barrier is set back to allow for a sidewalk on the construction side. No parking zone will stay in place on the construction side. There are no plans by Fairfax County and GMU to restrict parking on the fieldhouse side of University Drive.

Old Business

University Square Community Sign

- The Board is determining if the County will allow a community sign to be installed near the retaining pond. Once that determinization is made the Board can discuss further actions.

Old Business

Update of USHA By-Laws

- Board has approved draft By-Laws dated 2023-01-27 for review and comment by all homeowners
- Letter and draft By-Laws posted on USHA Website
- Comments due by 31 May to : president@universitysquareha.com or mailed to P.O. Box 16, Fairfax, VA 22038-0016
 - Reviewers provide their name, address, and contact info (telephone or email)
 - Identify the applicable By-Law Line # on the right side of the page for each comment
- A final is expected in July in support of an Association vote at our next USHA General Meeting on 7 September 2023.


Old Business

Republic Trash Service

- Republic Customer Service: (703) 818-8222; Account Name: University Square; Account #: 3-0803-1601416
 - Use to report missed pickups
 - Use to request free replacement of damaged Republic or AAA 96-gal trash container or 18-gal recycle bin
 - Use to request special pickup of large items at homeowner's expense
- If you call customer service, please ensure you provide them with your specific house address.
 - If you do not provide your address, they will come to the address on record, the USHA President's home.

Old Business Republic Trash Service

- Yard Waste collection commenced 1 March
 - Yard waste must be in paper bags or loosely in a container.
 - DO NOT USE PLASTIC BAGS
 - Tree branches need to be tied into bundles weighing no more than 25 lbs
- Recycling Containers
 - No Glass – Glass items can be recycled at Purple Recycling Containers across from the Page Avenue Post Office
- USHA Website and Republic Website has more detailed



Recycling *Simplified*
Know what to throw

ONLY place these items in the recycling container

- Flattened Cardboard
- Paper
- Metal Cans
- Plastic Bottles & Jugs

Empty. Clean. Dry.™
Keep all recyclables free of food and liquid

Don't bag it
Never put recyclables in bags or containers

NEVER place these items in the recycling container

- Plastic Bags & Wrappers
- Greasy Pizza Boxes
- Food
- Diapers

No Glass containers

Old Business

Republic Trash Service

- The Board took an action at the last general meeting to consider compensation to homeowners for Republic's poor performance
 - Trash collection is 80% of our annual budget and Republic's poor performance does not impact what we are billed each month
 - Any monetary compensation back to homeowners would be an added cost to the HOA and an increase in our annual budget/assessment fee
 - The Board voted against any monetary compensation back to homeowners for poor trash service

Old Business

Painting House #s on Curb

- The Board is donating \$25 per house to Scout Troop 1524, Olde Creek Elementary School to paint house numbers on the curb below the mailbox.
- The effort will be starting as soon as material is purchased and is to be completed within six months.
- If any homeowner has issues with this effort, please do not confront the scouts, contact Jerry Stora (703) 899-3374

Old Business

Bellavia Lane “DEAD END” Sign

- Jerry Stora submitted request (Request # 1712278) to VDOT.
- VDOT investigated and determined the criteria is not being met and a sign is unable to be installed
 - the cul de sac is only 313 feet in length from the closest intersection
 - the end of the cul de sac can be seen from the closest intersection
 - the annual average daily travel count of vehicles is low

New Business

- Responsible Dog Ownership
 - Fairfax County requires all dogs to be on a leash at all times in public areas unless they're in a designated off-leash area.
 - Fairfax County requires owners to clean up after their pets and dispose of waste in a proper trash container or in their household trash. Pet owners who violate the law may be fined up to \$250.

New Business

- Can we do simple dirt/mulched trails in our common area like is done at Providence Park
 - The USHA owns the common area and can develop as approved by the association and within county regulations
 - Volunteers for a Committee would be needed to research further
- David Bulova, Virginia House of Delegates and James Walkinshaw, Fairfax County Braddock District Supervisor have offered to meet with our Association to brief their future efforts and to address any of our concerns
 - Are members interested in scheduling evening meetings

New Business

- Open Discussions from the floor

Closing Remarks

- Next General Meeting is scheduled for 7PM, 7 September 2023
 - Agenda with Video or Telephone information will be mailed in advance
 - If owners are unable to access the meeting via internet or telephone, please contact the president@universitysquareha.com in advance to work out in-person options
- Next USHA Board of Directors Meetings, 7PM on 10 May and 10 August
 - Homeowner wishing to attend must contact president@universitysquareha.com in advance of the meeting.
- Adjournment