

*University Square
Homeowners Association*

General Meeting

7:00PM, 14 March 2024

Agenda

- Attendance

Guest Speaker: Fairfax County
Braddock District Supervisor

- General USHA Information
- Treasurer's Report
- EARC Report
- Old Business
- New Business
- Closing Remarks

USHA General Meeting Agenda

7:00 PM, 14 March 2024

Dear USHA Homeowners,

Please join us on-line for the Semi-Annual University Square Homeowners Association General Meeting at 7:00 PM on 14 March 2024. To join the video meeting, go to: <http://meet.google.com/fvj-zajb-ubd> At log-in please includes your last name and lot number. To join by phone, dial (US) +1 240-846-3352 PIN: 847 927 753# If you are unable to join us on-line or by phone, please contact Leslie Almerino, treasurer@universitysquareha.com by 4 March for alternative arrangements.

Braddock Supervisor Walkinshaw will be calling into our meeting around 8PM. We will break from the agenda when he arrives and continue with the agenda after he talk to us and addresses our questions. The following topics of interest were provided to his office in advance

- Pedestrian safety at Rte 123 Ox Road & University Drive Intersection
- GMU West Campus Expansion
- Gated access on Rapidan River Road at University Drive
- County vs. State Sidewalk Ownership
- Speeding through the neighborhood

Attendance

General USHA Information

Treasurer's Report

- 2023 Annual Income & Expenditures
- 2024 Budget & Actuals

EARC Report

- EAG&R Improvement/Modification Requests
- EAG&R Property Evaluation Status

Old Business

- University Square Community Sign
- Common Area Trails
- Sidewalk Repairs

New Business

- Open Discussions from the Floor

Closing Remarks

- Next USHA General Meeting:
 - 7PM, 12 September 2024
- Next USHA Board of Directors Meetings:
 - 7PM, 9 May 2024
 - 7PM, 8 August 2024
 - 7PM, 14 November 2024

Braddock District Supervisor James R. Walkinshaw

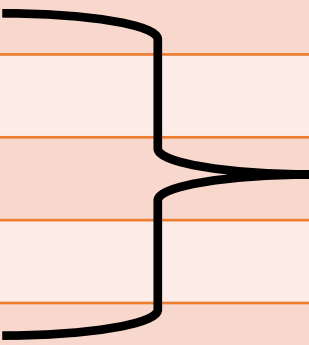
<https://www.fairfaxcounty.gov/braddock/>

Marcia Pape, Senior Legislative Assistance for Land Use

The following discussion topics were provided in advance:

- Pedestrian safety at Rte 123 Ox Road & University Drive Intersection
- GMU West Campus Expansion
- Gated access on Rapidan River Road at University Drive
- County vs. State Sidewalk Ownership
- Speeding through the neighborhood

Current USHA 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 *	

* Four Board Member terms end in October 2024. If any Homeowner wishes to run for a seat on the USHA Board of Directors, please notify the president by 1 August 2024 to add your name on the ballot for the September General Meeting

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 Sites
 - Public: <https://www.facebook.com/UniversitySquareHOA/>
 - Group: <https://www.facebook.com/groups/1991274774419035>
- Fairfax County Braddock District Supervisor: James R Walkinshaw,
<https://www.fairfaxcounty.gov/braddock/>

Republic Trash Service

- Trash Pickup on Mondays and Thursdays
- Recycling and Yard Waste Pickups on Wednesdays
 - Yard waste collection starts first Wednesday in March and ends last Wednesday in November
- 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.

Republic Trash Service

- Yard Waste
 - 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

Learn more at [RecyclingSimplified.com](https://www.RecyclingSimplified.com)

General USHA Information

- If you are planning to selling your Property, please contact the USHA President, president@universitysquareha.com
- Commonwealth of Virginia requires by law that all buyers of a home in an Association to receive a Common Interest Community Association Resale Certificate
 - The Association is allowed 14 days to complete the Certificate and charges a \$100 fee at deliver of the Certificate, which comes as electronic files on a memory stick
 - The Certificate has 30 items that must be addressed by the Association and includes all copies of Association Documents
 - An inspection of the property is required and all violations to the EAG&R must be identified to the buyer
 - A statement of our annual assessment fees, special assessment fees and what fees are still owed on the property

Treasurer's Report

2023 Expenses / Income

01/01/2023 – 12/31/2023

- Actual total expenses: \$78,366.18
- Actual total income:\$68,669.64
- Net loss: \$9,696.54
 - Covered by our Reserve Funds
 - Expense drivers: Tree Maintenance & Curb Number Painting
- Total cash on hand at the start of 2024, \$123,899.97

From 01/01/2023 to 12/31/2023

Expenses	Budget	Actuals	Remarks
Trash	\$ 53,000.00	\$ 55,426.80	
Maintenance-Tree	\$ 4,000.00	\$ 11,000.00	17 large trees removed on common area
Maintenance-Lawn	\$ 3,780.00	\$ 3,600.00	
Insurance	\$ 2,500.00	\$ 2,623.00	
Internet Service	\$ 600.00	\$ 432.00	
Printing/Repro	\$ 500.00	\$ 197.85	
Legal Fees	\$ 200.00	\$ -	
Community Affairs	\$ 250.00	\$ 150.13	National Nite Out
Community Affairs	\$ -	\$ 3,975.00	Curb Number Painting
Postage	\$ 200.00	\$ 198.00	
Post Office Box	\$ 180.00	\$ 230.00	
Business Supplies	\$ 500.00	\$ 236.40	
Tax Prep Fees	\$ 100.00	\$ 80.00	
Licenses & Permits	\$ 110.00	\$ 155.00	
Bank Fee	\$ 25.00	\$ 12.00	
New Homeowner Gift Cards	\$ 300.00	\$ 50.00	
Total Projected Expenses	\$ 66,245.00	\$ 78,366.18	

Income	Collected	Remarks
Dues - Disclosure Package	\$ 68,669.64	

Assets	Description	Amount as of 12/31/23
	Money Market	\$ 73,096.53
	Business Checking	\$ 50,803.44
	Total Assets (Reserve)	\$ 123,899.97

Treasurer's Report

2024 Budget & Assessment Fee

01/01/2024 – 12/31/2024

- Total projected expenses **\$72,020**
 - 8.7% increase over 2023
- Total projected income **\$68,310**
 - 121 Homeowners have paid in full; 43 Homeowners have paid half; 1 Homeowner has yet to pay
- Total projected net loss **\$3,710**
- Total reserve funds **\$123,899.97**
- Tree Maintenance is \$9,800; \$4,300 over the \$5,500 budget
- New lawn service bids saving \$2,000

UNIVERSITY SQUARE HOMEOWNERS ASSOCIATION 2024 BUDGET

From 01/01/2024 to 12/31/2024

Expenses	Budget	% of Budget	Remarks
Trash	\$ 57,400.00	79.7%	
Maintenance-Tree	\$ 5,500.00	7.6%	Estimate 2 Large Trees
Maintenance-Lawn	\$ 3,600.00	5.0%	
Insurance	\$ 2,500.00	3.5%	
Internet Service	\$ 550.00	0.8%	USHA Website & Google Workspace
Printing/Repro	\$ 550.00	0.8%	Two general meetings and dues notices
Legal Fees	\$ 250.00	0.3%	If legal Counsel is needed
Community Affairs	\$ 250.00	0.3%	includes National Nite Out
Postage	\$ 265.00	0.4%	Annual invoice mailings, EARC mailings etc
Post Office Box	\$ 200.00	0.3%	
Business Supplies	\$ 550.00	0.8%	Envelopes, Paper
Tax Prep Fees	\$ 100.00	0.1%	Filing Fee
Licenses & Permits	\$ 125.00	0.2%	State Corp & HOA Fees
Bank Fee	\$ 30.00	0.0%	Assuming 2 bounced checks
New Homeowner Gift Cards	\$ 150.00	0.2%	Assuming 2 homes are purchased in 2024.
Total Projected Expenses	\$ 72,020.00	100%	8.7% over 2023 Total Budget

Assessment Owed	Description	Dues Owed
2024 Dues	=165 Homes x \$414	\$ 68,310.00
	Total Dues Owed	\$ 68,310.00

Assets	Description	Amount as of 01/01/24
	Money Market	\$ 73,096.53
	Business Checking	\$ 50,803.44
	Total Assets (Reserve)	\$ 123,899.97

The maximum 5% increase allowed by the By-Laws over the 2023 fee is \$415.80. Reducing to the next lowest even dollar is \$414 or two payments of \$207.

The anticipated \$3,710 shortfall in income to expenses will come out of the reserve funds.

EARC Report

We need one more EARC volunteer!

- Not a big time commitment; mostly email communications approving modification requests
- Help w/ neighborhood evaluation every other year
- Email us at earc@universitysquareha.com

Update on Whole Neighborhood Property Evaluation

- Whole neighborhood was evaluated last year, with requests for compliance mailed out
- Great response: Most issues successfully addressed!
- Re-check is now complete (only the flags from last time); letters to be sent out next month
- Next step: Fines for non-compliance
 - Permitted by Virginia law: \$10/day per infraction for up to 90 days
 - Fines will be added to the HOA account and billed with dues

Big ongoing challenge: Trash cans and Recycle bins! Store 'em out of sight, please!

EARC Report

Property Modifications

- Use the form on the HOA website
- When in doubt, fill out a form!
- Lots of great updates going on right now around the neighborhood

Thanks for making our neighborhood even more beautiful!

Recent Property Improvement Projects

- Addition on Bellavia
 - Garage conversion on Lamarre
 - New roof & siding on University
 - New decks and patios galore! (Santa Clara Dr., Bellavia, Verde Vista)
-
- Complaints/Questions: Email us! **earc@universitysquareha.com**

We love it when you improve your property! We will make it as easy as possible for you!

Old Business

University Square Community Sign

- The Board verified with the County that the area where the sign is to be located is within a Resource Protection Area around the Stormwater Management Facility (retention pond), Facility ID 0148DP that is part of the County's Popes Head Creek Watershed
- As such, any changes to the area requires the landowner to submit a "Removal of Vegetation in a Resource Protection Area Application Form" to the county to seek approval
- The least impact to the natural land condition, the greater the chance of approval
- Board has tabled this matter until volunteers come forward to investigate design options and coordinate design through the county.

Old Business

Common Area Trails

- Several homeowners asked about adding simple dirt/mulched trails to our common area to tie into the Providence Park Paths
- With the help of a volunteer a simple phased layout was proposed
- The phases were proposed going from the easiest to accomplish to the hardest
- The work would be performed by volunteers
- County approval is required before work can start
- Board tabled this matter until volunteers come forward to investigate design options and coordinate design through the county.



Old Business

Sidewalk Repairs

- Street Sidewalk Maintenance within USHA is split between Fairfax County Dept of Public Works & Environment Services and the Virginia Department of Transportation. Fairfax County has a map that identifies who is responsible for what sidewalks.
<https://www.fairfaxcounty.gov/publicworks/request-walkway-maintenance..>
- VDOT Website, <https://my.vdot.virginia.gov> allows you to report a road repair, remove something from the road, sign repair, request new sign, report a sidewalk problem, or request information. A request was made to repair our sidewalks.
- The County completed their sidewalk repairs for those area that had an uneven seam of one-half inch or less.
- The Virginia DOT conducted an inspection and white marked the sidewalks that require repair and work will occur within the next six to eight months.

New Business

GMU Baseball / Cricket Field

- GMU held a Town Hall Meeting on 29 Jan for the new Baseball / Cricket Field that is going in on Campus Drive off the Braddock Road Intersection
- Washington Freedom is one of six US Professional Cricket Teams
- Construction will start shortly, and the field will be completed to support GMU Baseball Spring 2025 Season Opening
- The briefing touched on GMUs long term plans to fully develop all 190+ acres that borders USHA Santa Clara Drive, as well as the 75+ acres at the corner of Braddock Road and Shirley Gate Road
- Long Term plans shows development on the land behind homes on Santa Clara Drive

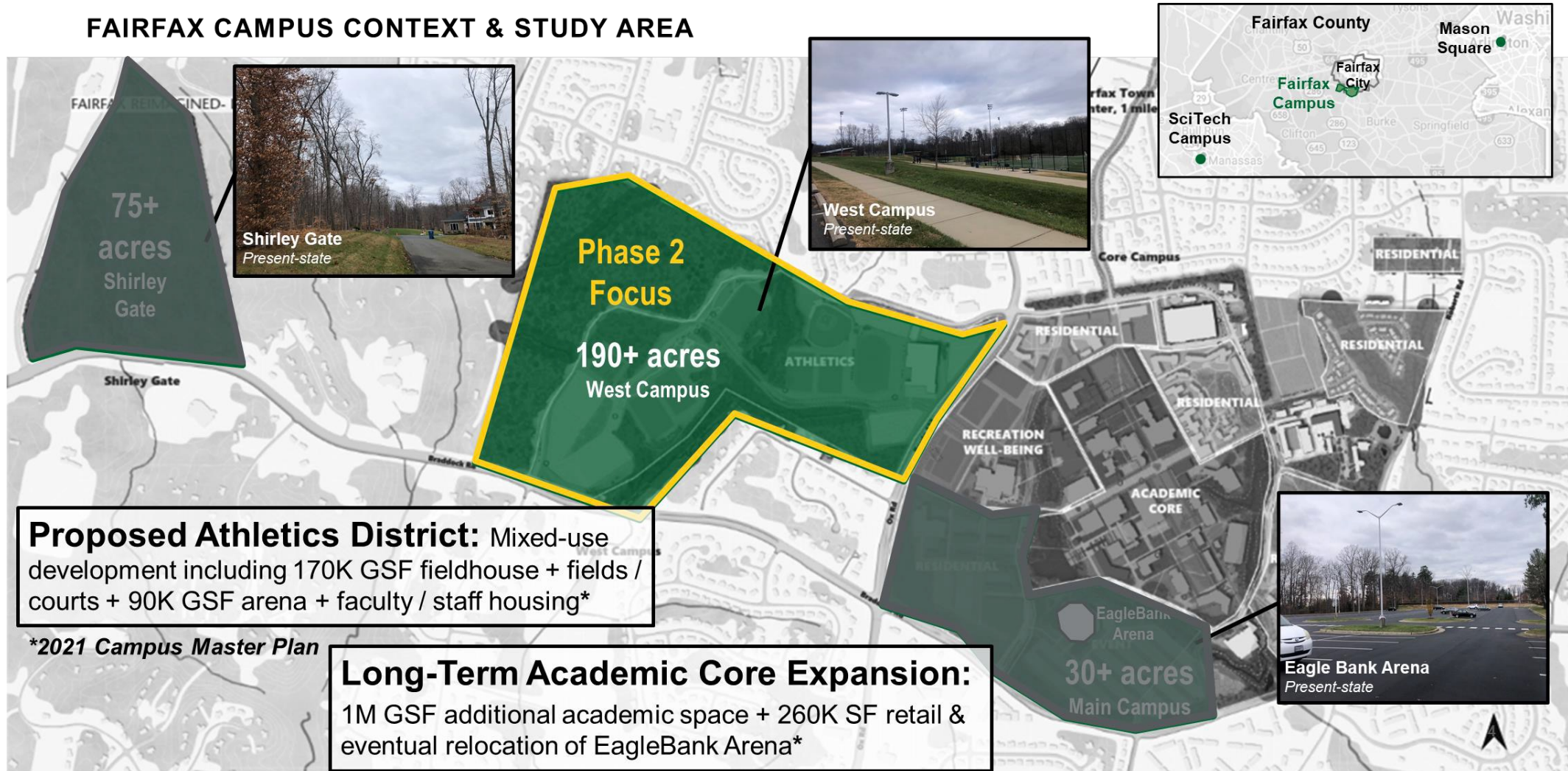
<https://construction.gmu.edu/west-campus-planning>



New Business

GMU Baseball / Cricket Field

FAIRFAX CAMPUS CONTEXT & STUDY AREA



New Business

USHA Tax Preparation

- Tongelidis Consulting, LLC has prepared our USHA taxes and is retiring
- If anyone knows someone that has tax experience for non-profit organizations, please notify president@universitysquareha.com.

New Business

- Open Discussions from the floor

Closing Remarks

- USHA General Meeting Schedule
 - 12 September 2024, Thursday, 7PM, General Meeting
- USHA Board of Directors Meetings
 - Homeowner wishing to attend must contact president@universitysquareha.com in advance of the meeting.
 - 9 May 2024, Thursday, 7PM, Board of Directors Meeting
 - 8 August 2024, Thursday, 7PM, Board of Directors Meeting
 - 14 November 2024, Thursday, 7PM, Board of Directors Meeting
- Adjournment