

AMBERFIELD HOA MINUTES JANUARY 17, 2019

Present: David, Michael, Margarita, Gaston, Nelida, Gerald, Dorian, Henry from Abaris.

- Meeting called to order at 7:02 p.m.
- Motion made and **approved** by Board to deny request to waive legal fees for owner of 17 Earth Star Place.
- Letter sent to owner of 311 Amberfield Lane denying the front door color. Owner requested consideration. Board has tabled this request until the next meeting in February. Two Board members, Dorian and Margarita, will be looking to update and add additional colors to the door paint color chart in addition to the 5 colors already established.
- Motion made and **approved** by board to transfer the CD that was closed and matured to \$64,473.07 to a money market that yields 1.5%.
- Letter sent to the owner of 109 Leafcup Rd in response to their concerns regarding tree hazards on the properties of 107 and 111 Leafcup Road. Owner advised that these trees are not on common area and are the responsibility of the individual property owners. Abaris will forward a letter to owners to trim their trees.
- E-mail received from owner of 508 Suffield Drive. He requested tree company check the overgrown pine trees behind the 500 block of Suffield Drive. They need pruning. FSC has been asked to provide a proposal for any recommended tree trimming. Board **approved** the request.
- Board received letter from AA Refuse, our current trash company. They have increased their contract cost from \$2,168.00 to \$3,546.00. The unit price increased from \$5.50 per home to \$9 per unit. They indicated their letter was a 30-day cancellation of service notice if the community does not approve of the increase. Abaris contacted another trash company, Potomac Disposal Incorporated, who will charge \$7.50 per unit per month for a total of \$2,955.00. Trash pick-up would change to Wednesday and Saturday. Motion made and **approved** by Board to go with Potomac Disposal Inc., if AA Refuse does not meet the counter offer of \$7.50 per unit. Depending on outcome, Abaris will send out flyer to community indicating any changed trash pick-up days.
- Board reviewed the Playground Specialist free informal inspection report for the community playgrounds. Dave volunteered to verify recommended proposal for repairs. Dave will let Board know of his findings.
- E-mail received from owner of 305 Fleece Flower Drive to trim the tree outside his fence which is growing up into his roof. Motion made and **approved** by Board to have FSC trim the tree.
- Board reviewed 302 Leafcup Road complaint about common area tree near the home which board decided to trim instead of replace. Owner requested again to have it removed. Abaris had FSC look at the tree and it was found to be healthy. The tree does not seem to be impeding on owner's property. Board will have FSC review tree and provide proposal for trimming back of branches.

- Letters sent to various owners regarding the ACC hearing outcome for non-compliance with exterior maintenance violations. Board reviewed the following:
 - 113 Fleece Flower Drive – Siding issues. Board **disapproved** request to waive fine. However, extension given to April 30, 2019 to be in compliance.
 - 708 Suffield Drive – requested extension until March 2019 to comply with front stoop repairs. Extension **approved** by Board until April 30, 2019.
 - 11 Narrow Leaf Court- E-mail received of exterior maintenance being in compliance. Motion made and **approved** by Board to waive the fine.
 - 161 Lazy Hollow – Owner is blind and did not read the letter mailed on November 11, 2018 indicating the \$100 fine regarding the ACC violation. She is attempting to find a handyman to make the repairs. Motion made and **approved** by Board to waive fine and extend her compliance until April 30, 2019. Board also recommended for Abaris to call owner for any future concerns.
 - 807 Suffield Drive – Front door & Window trim Clean/Power wash. Owner requesting reconsideration of door color since owner was incorrectly told by Abaris that color was fine. **Abaris to provide the paint chosen by owner from the authorized approved colors. Board will pay for the labor which will be provided by the Abaris handyman.**
 - 106 Autumn Flower Lane – Recoating of front stoop. Owner requested extension until Spring to comply with violation. Motion made and **approved** by Board to extend until April 30, 2019 to comply.
- Retaining Wall Project Update:
 - Fully executed AIA contract for the retaining wall project. Email sent to CSG choosing Option 2 for the retaining wall project per discussion at the last meeting. Color/Style options for wall color and fencing. The Board has selected Sable for the wall and the fencing Warrior/Classic. A pre-construction meeting was held at Abaris Realty on January 8th. The next progression meeting on site at Amberfield will be held on January 29th at 2:00 pm and all Board members are invited to attend. Notice was sent out to all owners by mail and by e-mail for those whom we have email addresses on file for announcing the start of the retaining wall replacement project on January 14, 2019.
 - Board member, Michael, indicated for private fencing possibly being disturbed as a result of retaining wall work is to repair or replace using “Board on Board.” Additionally, he shared FSC is not to use Round Up for eradicating weeds in between cracks in sidewalks.
 - Motion made and **approved** to adjourn Board at 8:38 p.m.