

**Seneca Ridge Homeowners Association  
Board of Directors Meeting Minutes**

**Date:** September 29, 2010  
**Time:** 7:00 PM  
**Location:** 161 Seneca Ridge Drive, Sterling, VA  
**Attendance:** 7

Board Members

Paul Southwick	Peggy Franklin
Beth Baker	Steve Honard
Lea Nigon	Marit Chasse
Stephen Mann	

**This was an extra meeting of the board set up at the September 8<sup>th</sup> meeting with the purpose of reviewing the Covenants and By-Laws.**

Lea and Stephen reported that as a result of the ARC neighborhood walk-through over 70 homes were reported to be in violation. The committee prepared letters to the homeowners including a listing of their violation(s), reference to the covenants, photographic evidence, and a timetable for resolution of the problem. These letters were signed by the president and mailed to the homeowners. The committee will follow up at the appropriate time to determine that proper action has been taken by the homeowners.

The board then moved on to its main order of business, a review of the Covenants and By-Laws:

- The board noted that according to Article X, Section 1, any change to the covenants would require an 80% vote three (3) years before the effective date of the change. The board recognized that this is a stringent requirement and thus viewed subsequent discussion of the covenants in this light.
- Lea also reminded the board of the goal of the covenants that, according to Article X, Section 4, “the Property shall be preserved and maintained as a high quality community.”
- Parking on street: The board elected not to bring this issue to a vote of the homeowners, but to let the state law overrule as having jurisdiction over its roads.
- Trash Containers: The board recognized that because several different businesses are used for trash pickup, any weekday is a trash day for some homeowners. The board will invoke Article VII, Section 3, (n) for properties who keep trash in an unsightly manner. “All lots and improvements thereon shall be at all times maintained in a safe, orderly, sanitary and aesthetically pleasing fashion...” It was

suggested that a reminder concerning trash be inserted in the annual letter sent in October.

- Signs: After discussion, the board will retain the sign prohibition so as to avoid the possibility of highly offensive signs. The ARC committee will be proactive in enforcement according to the guidelines of Article VII, Section 4 of the covenants.
- It was clarified that the annual meeting is on the same day each year, not always the same date, i.e. the second Wednesday of November, not always the 10<sup>th</sup> day of November.

The result was that the current board will recommend no changes to the covenants, but will use discretion in enforcing them.

The board approved Greg Merritt's application for improvements to his home.

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,  
Beth Baker, Secretary

**Next scheduled meeting:** October 13, 2010, Cascades Library