

**MINUTES OF APRIL 25, 2024  
BOARD OF DIRECTORS MEETING  
QUAKER HILL COMMUNITY ASSOCIATION**

**CALL TO ORDER**

The meeting held via teleconference (Zoom Meeting), was called to order by President Marci Greenberger at 7:01 PM.

**BOARD MEMBERS PRESENT:**

Marci Greenberger, President  
Dominique Mack, Vice-President  
Rose Gillespie, Treasurer  
Lennin Lopez, Secretary/ARHA Director  
Mark Vaughan, Director

**OTHERS ATTENDING:**

Jody Lee, SFMC  
Sergeant Matthew O' Malley, left meeting at 7:15pm  
Susan Wolski, left meeting at 8:50pm  
Patt Webb, left meeting at 8:50pm  
Damir Trenveski, High Sierra Pools, left meeting at 7:30pm  
Presiyan Dimitrov, High Sierra Pools, left meeting at 7:30pm  
Emanuelle Pecora, left meeting at 8:50pm  
John Sesler, left meeting at 8:50pm

**POLICE REPORT:** Sergeant Matthew O'Malley shared the crime statistics for the immediate area. He informed all attendees that the statistics show that larcenies and robberies are up but that is mainly due to the shopping center. Overall, crime rates appear to be trending down and the new APD Chief plans to start community policing programs in the near future. If anyone wishes to reach out to Sergeant O'Malley, [matthew.omalley@alexandriava.gov](mailto:matthew.omalley@alexandriava.gov) or 703-298-4487.

**ARHA:** Lennin informed all attendees that ARHA is in the process of submitting a redevelopment application to HUD regarding the Cameron Valley neighborhood adjacent to the Quaker Hill community. ARHA is in the beginning stages of the application process, so no timeline is available at this time. Once the application is approved, more information will be made available to the public.

- Dominique Mack and John Sesler requested that ARHA share any preliminary plans for the redevelopment, even if in draft form, for the community's information. Plan information to include number and type of units, projected impact on the new elementary school and the traffic planning.

**LANDSCAPING:** The Board conducted a walkthrough of the community with the landscape company to identify areas in need.

**POOL:**

- Damir from High Sierra Pools informed all attendees that the pool is up and running.
- Pool furniture will be put out next week and an inventory of any broken furniture will be conducted.
- The electrical inspection took place and passed.
- The health department inspection will take place between May 10 and May 15.

**PARKING:** The Board has been made aware of individuals parking in fire lanes. Violators will start to be tagged and possibly towed.

**APPROVAL OF MINUTES:** The Board reviewed the March 2024 meeting minutes. Lennin motioned to approve the minutes; Mark seconded. The Board unanimously approved the March 2024 meeting minutes.

**FINANCIALS:** Rose informed all attendees of the current financial situation for the HOA and informed all that the operating income is currently within budget.

**NEW BUSINESS:**

- The Board reviewed the renewal contract for the Pool Entry application for \$484.38.
  - Rose moved to accept the proposal; Dominique seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez landscaping to seed the common areas for \$2,074.10.
  - Mark moved to accept the proposal; Rose seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping regarding the spring planting throughout the community for \$1,865.36.
  - Mark moved to accept the proposal; Dominique seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by District Builds LLC to replace the flood light and reflectors on Quaker Hill Drive and Yale Drive for \$578.
  - Dominique moved to accept the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by Marquez Landscaping to remove three dead trees along Ellsworth Street for \$1,898.76. However, if one tree has already been removed, the total should be reduced by \$865 and not exceed \$1,035.
  - Mark moved to accept the proposal; Dominique seconded. The Board unanimously approved.

- The board reviewed a proposal submitted by D&D Tree Care and Landscapers to remove a willow oak tree in between two homeowner's driveways in the common area between 1214 – 1216 Dartmouth Rd. that can lead to underground damage for \$2,480.00.
  - Dominique moved to approve the proposal; Mark seconded. The motion passes.
- The Board reviewed a proposal submitted by VSC Fire & Security to inspect the fire sprinkler system for \$660.
  - Rose moved to approve the proposal; Dominique seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by E&G Services to inspect, flush, grease and test the operation control valves for eight fire hydrants while also painting one for \$2,850.
  - Dominique motioned to approve the proposal; Mark seconded. The Board unanimously approved.
- The Board reviewed a proposal submitted by High Sierra Pools for the order of pool supplies for this season in the amount of \$2,247.42.
  - Mark motioned to approve the proposal; Rose seconded. The Board unanimously approved.
- The Board discussed spending up to \$450 to clean the pool bathrooms before the pool opening.
  - Mark motioned to approve the proposal; Rose seconded. The Board unanimously approved.

#### UNFINISHED BUSINESS:

- The Board amended the language in Policy Resolution No. 10 of the pool rules:
  - Rule 26 amended to:
    - “Lap swimming will only be permitted each pool day between 7:00pm and 7:45pm OR when no other patrons are in the pool during regular pool operating hours. If another person enters the pool (other than during designated lap swim time – 7:00 – 7:45pm), then lap swimming must cease immediately. At no time will lap swimming by an individual exceed 50 minutes per day.”
      - Dominique motioned to approve the amendment; Rose seconded. The motion passes.
  - Rule 2 language added to current rule:
    - “The lifeguard/manager has the authority to ask anyone to leave the pool area for infractions of the rules when safety is threatened. The lifeguard/manager may prohibit entry to anyone for up to one week for each violation or for a one-year period with authorization of the Board of Directors. The use of the Quaker Hill Community Pool is a privilege, and by using this facility you agree to respect the posted rules of conduct, and the explicit instructions of the lifeguards, at all times.”
      - Dominique motioned to approve the amendment; Rose seconded. The motion passes.

- FLOCK Camera: The Board has approved that one camera be installed on Quaker Hill Drive. Once installation is scheduled, Rose will update the Board and the community.

PRIVILEGED: Mark moved to convene in executive session to consider personnel matters; consult with legal counsel, discuss, and consider contracts, pending or probable litigation, and matters involving violations of the rules and regulations. Lennin seconded. The Board entered executive session at 8:52pm.

Lennin motioned to move out of executive session at 9:16pm; Rose seconded. The Board unanimously approved to move out of executive session.

ADJOURNMENT: Mark moved to adjourn; Dominique seconded. The Board unanimously approved to adjourn at 9:20pm.

NEXT MEETING: Scheduled for May 23, 2024, at 7:00pm.

Respectfully submitted,  
Lennin Lopez, Secretary/ARHA Director