QUAKER HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
MINUTES FOR SEPTEMBER 24, 2026
QUAKER HILL COMMUNITY CENTER 7:00 PM

CALL TO ORDER
The meeting was called to order by Dominique Mack at 7:00 PM.

BOARD MEMBERS PRESENT
Dominique Mack
Laura Evans
Rose Gillespie
Ashley McCurry

Management – Jody Lee

POLICE/LIAISON REPORT
- Sergeant Matthew O'Malley was not available but provided statistics. There was just one arrest in the last month, but he warned that stolen cars are continuing to trend upwards. He can be reached at matthew.omalley@alexandriava.gov or at 703-298-4487.

OPEN FORUM
- One homeowner noted that there was debris that accumulated in the drain in one portion of the erosion project preventing water from flowing properly through the drain during the last significant rain. Management will note the issue for the landscaping company to request they maintain the area.
- One resident noted that scooters are continually being left on the sidewalks. Neighbors are encouraged to call 311 to report them as well as reporting them to the scooter companies.

COMMITTEES/REPORTS

ARHA: There was no update.

COVENANTS: Laura Evans and Ashley McCurry provided the update. The committee is working on the redline of the covenants. The new guidance will include a checklist homeowners can use to prepare for inspections and examples of common violations.

ARCHITECTURE: Rose Gillespie provided the update. There was one application in September that was already reviewed and approved.

LANDSCAPING AND GROUNDS: Rose Gillespie provided the update. There was a walkthrough with the landscaping company to make plans for plantings for next year in order to budget for those. They were discussed in contract consideration.

PARKING: Dominique Mack provided the update. There was one hearing last month for a repeat offender. There are still a couple of residents who have been abusing the visitor parking, but overall compliance has improved.

SNOW: Dominique Mack provided the update. The contract was approved at the last meeting. Dominique reminded the community that portions of Quaker Hill Drive, Dartmouth, and Ellsworth are public roads ploughed by the city.

APPROVAL OF MINUTES
The Board reviewed the minutes from the Board Meeting on August 27, 2026.

Laura motioned to approve the minutes; Rose seconded. The Board Members approved the minutes (4-0-0).

FINANCIAL MANAGEMENT

- Rose Gillespie shared the August 2026 financials and August Treasurer's report. There were community center repairs, and some pool expenses. One CD matured and $60,000 was reinvested at 4.65%. That will mature in 2028. An additional CD will mature in December.
- Rose Gillespie shared the draft budget. There were not many changes other than typical price increases. Assessments will increase to $141.91 for townhomes, $132.24 for single family homes, and $85.48 for the condos.

Ashley motioned to approve; Laura seconded. The Board Members approved the budget (4-0-0).

CONTRACT SERVICES/PROPOSAL

TREE MAINTENANCE

- One proposal was received from Bartlett Trees for tree pruning and maintenance for $24,594 for 2027.

Laura motioned to approve; Rose seconded. The Board Members approved the proposal (4-0-0).

LANDSCAPING ENHANCEMENTS

- One proposal was received from Marquez Landscaping LLC for Spring paver installation on the northwest corner of the pond plant bed for $2,298.94.

Laura motioned to approve; Rose seconded. The Board Members approved the proposal (4-1-0).

- Two (2) proposals were received from Marquez Landscaping LLC for vegetation cutback of overgrowth at Ellsworth and Quaker Hill Dr. 1) Fall 2026 for $1,499.40; 2) Spring and Fall 2027 for $2,998.80 (1,499.40 each).

Ashley motioned to approve; Laura seconded. The Board Members approved the proposal (4-0-0).

- One proposal was received from Marquez Landscaping LLC for Spring 2027 plantings for $9,571.68.

Ashley motioned to approve; Laura seconded. The Board Members approved the proposal (4-0-0).

- One proposal was received from Marquez Landscaping LLC for tulip planting for $990.45

Laura motioned to approve; Rose seconded. The Board Members approved the proposal (4-0-0).

RESERVE STUDY

- One proposal was received from Mason & Mason for a 5-year Reserve Study for $4,700.

Laura motioned to approve; Rose seconded. The Board Members approved the proposal (4-0-0).

RATIFICATION OF EMAIL VOTES SINCE LAST MEETING
There were no email votes since the last meeting.

UNFINISHED BUSINESS

DUKE STREET PROPOSAL

- The Board, in conjunction with the Board of the Condo Association submitted a formal comment to the city expressing concerns about the planned development in the Alexandria Commons area.

NEW BUSINESS
PAVING CONCRETE PROPOSAL

- One proposal was received from Rabine Paving Mid-Atlantic to mill and re-pave Quaker Hill Drive in two phases and redo the concrete around the community for $118,298.75. This will be used a baseline RFP to get bids this winter.

TMP REPORT

- From September 1, 2026 – September 21, 2026, one (3) residents contributed for a total benefit payout of $700. The balance in the account is $2,200.

EXECUTIVE SESSION

PRIVILEGED: Dominique 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; Laura seconded. The Board entered Executive Session at 8:33 PM.

Rose moved to move out of Executive Session; Laura seconded. The Board reconvened into General Session at 8:54 PM.

RECONVENE INTO GENERAL SESSION

Laura motioned to remove $7.44 from the account of a resident; Ashley seconded. The Board Members approved the proposal (4-0-0).

Rose moved to adjourn; Dominique seconded. The Board members unanimously voted to adjourn at 8:55 PM.

NEXT MEETING: The next meeting is scheduled for October 22, 2026, via Zoom.

Respectfully submitted,
Ashley McCurry, Secretary