

# Herndon Community Association Coalition Meeting Minutes

Thursday – February 4, 2010  
National Realty Partners  
7 p.m. – 9 p.m.

## I. INTRODUCTIONS

The following individuals were in attendance:

Elizabeth Gilleran	TOH, Director of Community Development
Charlie Waddell	Dumbarton Square President; HCAC Chairman
Betsy Johns	National Realty Partners
Kim Bailey-Middleton	Crestview; HCAC Secretary
Carla Falconi	TOH, Office Assistant
Kathy Emmons	Potomac Fairways Board member
Bill Davis	Four Seasons
Susan Powell	Salem Village Condo Association
Kelly Horne	Waterford Park HOA, President
Bill Marr	Association Attorney
David Platt	Potomac Fairways
Valerie Smallwood	Fortnightly Square Condo Association, President
Rose Bailey	Service First Management, Community Manager
John Troy	Stuart Point HOA, President
Violet Gordon	Town on The Greens

## II. OPEN FORUM

Kathy Emmons- What is the rule about cleaning sidewalks.

Lisa Gilleran- The Department of Public Works (DPW) is in charge of that in the town.

Everyone is in charge of cleaning their own sidewalks.

An ordinance was recently passed that commercial companies are not allowed to shovel snow into the streets.

## III. ANNOUNCEMENTS

- Volunteer Appreciation Week- Nominate folks in your community that you think are deserving of this.
- February 15 is President's Day and Town offices are closed.
- FY 2011 Budget- Send your comments by e-mail, letters, or come to a Town Council Public Session.
- Downtown Master Plan- Process continues, with opportunities for public input.

#### **IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 2009 MEETING**

The approval was tabled until the April meeting. Electronic copies will be sent to all HCAC members before then.

#### **V. OLD BUSINESS**

There was no old business to discuss.

#### **VI. NEW BUSINESS**

**Mr. Bill Marr**, Attorney

There have been some changes to the FHA Condominium Guidelines. It is expected that in the future the HOA market will also have to deal with this. Highlights of the changes include:

- New approval processing options.
- Elimination of the Spot Loan Program.
- Recertification required every two years.
- Reserves for capital expenditures and deferred maintenance must be at least 10% of the budget
- If budget is not “adequate”, reserve study may be requested. Study may be no more than 12 months.
- No more than 15 % of total units can be more than 30 days past due on associations fee payments.

A more complete checklist titled “Mercer Trigiani Changes to FHA Condominium Guidelines- Brief Summary” was given to everyone in attendance.

Some Associations cannot afford the dues increase (because they might be dealing with foreclosures or other economic problems), so they will be dropped or leave their current Management company.

As a result of this, ‘mom and pop’ managing companies that are not licensed are offering their “accounting services”, specifically *not* calling themselves management companies and thus trying to get away with not having the necessary licenses. Complaints have started to come in to the Common Interest Community Board and the Attorney General’s office.

**Charlie Waddell** on the Town’s Draft Noise Ordinance.

The Town has adopted a new noise ordinance. It was passed around the room. The full version is available at [www.herndon-va.gov](http://www.herndon-va.gov), click on the blue “Government” tab on the top, “Town Council”, and “Town Code”

**VII. ADJOURNMENT**

Motion to adjourn was made by Kim Bailey-Middleton and seconded by David Platt at 9:05 p.m. All others in attendance agreed. The next meeting will be held April 1, 2010 at National Realty Partners.