

Cardinal Glen of Loudoun
Homeowners' Association, Sections 1 and 2

Minutes of the board meeting held August 14, 2006 at the Cascades Regional Library.

Meeting was called to order 7:35 PM. Board members present were Gerda Wolf, Mary Kipps, Jim Babcock, Bill Wheeler and Eric Waggoner. Tom Wible was absent.

The homeowners from 120 Cardinal Glen Circle attended the meeting to address the issue of the tree that was removed from their yard without submission of an architectural review form. The homeowners paid the assessment of \$50 associated with the violation. The homeowners were cautioned that it is their responsibility to obtain approval of all exterior changes to the appearance of their yard and house. Permission is never given by the board directly to workers desiring to perform work in the neighborhood.

The minutes from the July meeting were accepted without comment.

Mary reported that there was no response from Armstrong Management subsequent to their presentation at the July board meeting. Mary has another lead for management services and will attempt to contact them prior to the board meeting in September.

The meeting in September was rescheduled from the second Monday (the 11th) to the third Monday (the 18th). The October meeting was also rescheduled from the second Monday (the 9th) to the third Monday (the 16th).

Mary reported that all assessments associated with violations of tree removal have been paid. The owners of 113, 115, and 121 Cardinal Glen Circle have not repaired the landscaping where the trees were removed from their yard. Jim will write letters to the homeowners to inform them of the current need to repair the yards. The board voted unanimously to begin assessments of \$10 per day for the three homeowners noted above two weeks from the date that the letters are mailed in the event that the lots are not repaired.

The homeowner of 122 Cardinal Glen Circle has completed painting of his fence. The garage door has also been repainted with a color that is significantly different from colors in the Colonial color pallet. Jim will write a letter to the owner to inform them that the color must be changed.

The board discussed the outstanding issue of the bill sent by the attorney who was to complete the easement for the common ground storm water runoff area. The work was to be completed for a fixed price. The work is not complete, but the lawyer has submitted a bill. The lawyer has indicated that he will pursue legal remedies in an effort to collect the charges. The board agreed that Jim will contact the HOA attorney to assist in defense of any pending charges.

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Mary reported on three estimates she received for surveying the boundary of the common ground that borders with the Westerly subdivision. The board voted unanimously to allocate a maximum of \$1500 to accomplish the survey.

Bill agreed to send an email to the owner of 4 Red Wing Court that will urge them to complete work in progress to accomplish renovations and remodeling of the property. In the event that there is no response to the email, a written letter will be sent seven days later.

The meeting adjourned at 8:50.