

## **Greens of Park Ridge 2021 Annual Meeting Minutes**

Date: January 14, 2021

Location: Due to COVID-19 Meeting was conducted by Zoom Teleconference Call

Board Members Present: Robert Townsend, James Day

Homeowners Present: Hope Zellars (21 Varone), John Wilkinson (11 Kimberly), Booker Wheeler (24 Fulton).

Proxies: Robert Townsend (33 Varone), James Day (21 Kimberly), Hope Zellars (21 Varone), Dorothy Collora (4 Varone), Wo Mui Chain-Tau (6 Fulton), Winston Williams (21 Fulton), John Wilkinson (11 Kimberly)

Management Present: Kimberly Barrett

Meeting was called to order at 7:03pm meeting was adjourned at 7:03pm due to no quorum, a seconded attempt meeting was called to order at 7:04pm and adjourned at 7:04pm due to no quorum. Third attempt meeting was called to order at 7:05pm and quorum was met with seven proxies presented.

Quorum was met, and proof of notice was given by Management.

Welcome and Introductions were given by the Board President Robert Townsend.

Robert motioned to approve the January 14, 2020, Annual Meeting minutes. James seconded, and the motion carried.

**Greens of Parkridge HOA Masters-** Robert gave a brief discussion on the master's he stated that there has not been much activity in the past 12 months. Some of the light fixtures have been repaired, the biggest thing has been the rebuild of the new pool. The Board is still trying to find a new Architect as the one that was originally hired backed out on the job. New landscaping was done to the monument sign near the library. Robert explained that the Master Association is responsible for the maintenance of five storm drain retention ponds, trash, all the main roads to the other joining Communities of Park Ridge. The Masters meet on the third Tuesday of each month with the Annual Meeting be held in February all information can be found on the Facebook page.

**2020 in Review-** Robert stated it has been a busy year for The Greens of Park Ridge. The roads were crack filled and sealed this will give the Community five years to save as the roads will than need to be milled and paved. The walking paths at have been replaced with concrete, several dead trees were taken down and replaced with new ones, more benches were installed along the walking paths, community signs were replaced as they were damaged or faded this includes speed limit signs, stop signs, neighborhood watch signs, no outlet signs. New shrubs were planted at the end of Kimberly Drive near 33 Kimberly Drive this is to make a hedge to block the development that is being built on Garrison Dr. at the end of Wellington Drive the Board approved to have that area cleaned up after having all of Varone Dr. surveyed to confirm the property line. After knowing it was a possibility due to the narrowness of the streets the Fire Marshal of Stafford County mandated the community to add no parking fire lanes to one side of each street except for

Saxony Dr. fire lane signs also had to be purchased and installed this cost was on the Association to cover.

**2021 Goals-** Robert went into detail on the upcoming goals for the year. The goal is to continue to build the reserves to repair the roads and if something breaks to fix it. To get the property lines surveyed along Kimberly Dr. and Parkway Blvd and behind Kimberly Dr. to confirm what The Greens must maintain.

Financial Review for the 2020 year was given by Management.

**Open Forum:**


John Wilkinson asked what was the total cost for the crack fill and seal? Management responded that information would be emailed to him with the exact number.

Hope Zellars asked if the new development is responsible for taking any leaning trees down or cleaning up the area. Robert explained the developer is required to clean up to 50 feet to the property line, they are also required to backfill and add a buffer, but the developer is not required to do anything until that area is developed or build is complete. Robert suggested that if a tree looks to be leaning or looks like it is going to fall on your property to write your concerns in a letter and send it to the developer as this will be your proof that you reached out in the event of something happening if you get no response file a complaint with Stafford County.

**Elections:**

Management announced that John Wilkinson will be the new Board Member as he had the majority of the membership vote.

Meeting Adjourned at 7:28pm.

  
Pres GOR  
13 Jan 2022