

Greens of Park Ridge 2025 Annual Meeting Minutes

Date: April 10, 2025

Location: John Musante Porter Memorial Library 2001 Parkway Blvd. Stafford, VA 22554 – Room 2

Board Members Present: Robert Townsend, John Wilkinson, Jr., Dennis Glusko

Homeowners Present: David Schaller (14 Joplin), Joseph Silvera (15 Joplin)

Proxies: Winston Williams (21 Fulton), Matthew & Stephanie Clinger (3 Varone), Jeffery Smihal (5 Varone), Wo Mui Chin-Tau (6 Fulton), Scott & Nicole Dixon (31 Kimberly), Robert E. Coultas (6 Varone), Sukhvir & Emilie Darhele (2 Joplin), Dorothy Collora (4 Varone), Carolyn & Joe Smith (5 Aylor), Anthony Willson (9 Aylor), John & Norka Kletzke (9 Joplin), Stephanie Iraheta (14 Fulton), Gwendolyn Dildy (17 Joplin), Ilse & Carlos Branez (23 Joplin), Joseph Kane (25 Fulton), James Day (21 Kimberly), Claudia Ontiveros Claros & Daniel Barajas (5 Fulton), Cristian & Heidi Lazo (1 Joplin).

Management Present: Crystal Terrant, Kimberly Barrett

The meeting was called to order at 7:10pm and the quorum was met with 22 homes represented in person and by proxy.

Proof of the Annual Meeting Notice mailed on March 11, 2025, was presented by Management – Kimberly Barrett.

John motioned to approve the February 8, 2024, Annual Meeting minutes. Robert seconded, and the motion passed unanimously.

Greens of Parkridge HOA Masters- John stated that not much has happened with the master's this past year. The new pool was approved with a different architect; the new pool is scheduled to start construction after the 2025 pool year and with hopes the new pool will open for the 2026 pool season. Upgrades to the clubhouse did happen in the 2024 year. The ponds at the front entrance of the community from Rt. 610 are in need of repairs as the parts are old, proposals have come in for parts costing \$100,000.00, as the parts needed are now obsolete, they are still trying to find other solutions and ideas.

Year in Review: John stated that the Board has been focusing on increasing the reserve balance as the roads in the community are scheduled to be repaved starting in 2026, according to the reserve study as well as other regular repairs and maintenance items the association is responsible for. One thing that was done was all the benches and monuments within the community were power washed and the total cost was \$700.00. Power washing the benches has been a yearly thing as the association receives complaints of the benches getting dirty with the tree debris, especially at Kimberly Dr. The Board has also received proposals for having the Crape Myrtles trimmed at Kimberly Dr., we have also asked Management to get proposals to provide proposals to have them removed, those proposals have not yet been discussed due to the February 2025 Annual Meeting being canceled and having to be rescheduled to do the snowstorm. Management was asked to get proposals for having the fire lanes repainted as they look pretty bad. Unfortunately, the paint does not last very long. On June 27, 2024, the law-suite case David Schaller vs. The Greens of Park Ridge was dismissed in the Associations favor for the fire lanes that Stafford

County mandated the Association to have. Due to the lawsuit the Association was being careful about using funds as we were not sure how long the lawsuit would last. For the year 2024 it cost the Association a little under \$16,000.00 in legal fees for the lawsuit.

2025 Goals- John stated the goals for the year 2025 the association is going to continue to focus on building the reserve funds for the replacement of the roads.

Financial Review:

Management (Crystal) gave the year end 2024 financial report. Crystal stated that while the community did stay within budget on most things, some things went over the annual budget such as, returned check fees, but the association will recover this as the returned check fee is also posted on the homeowners account as well, postage went a little over budget, the audit shows it is over budget but it is actually not as it was budgeted for past years, the 2024 year all past audits were caught with and this will even out at the end of this year. The biggest take was going over budget on legal fees in the amount of \$20,245.20. The association ended with a net loss of \$22,367.44 for the year 2024.

Management also provided the financials for the month of March 2025, stating that the association ended with \$28, 443.06 in the CIT operating account, the total in investments ended at \$112,340.24 such as CDs and the money market account, and there is currently a negative for retained earnings- Pr Year's in the amount of \$6,678.63.

Elections:

Crystal validated proxies and ballots as there were two homeowners nominated for the one board position. The nominees are David Schaller and Robert Townsend.

Open Forum:

How to get the community involved or to attend meetings was discussed:

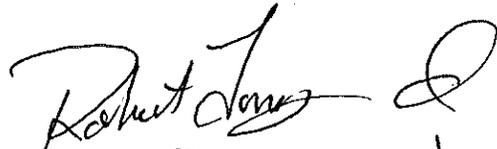
Joseph – stated that he knows that he has not been much involved with the community and attending the Board meeting and stated that if they can post notices up like they used to at the entrances there may be more attendance as the signs were noticeable. David - stated he is the block party house and encourages all Board Members and all residents to attend as this is an opportunity to get to know your neighbors and residents to get involved, and a great way for the Board to get residents thoughts on what they would like to see happen in the community. David mentioned that the residents have told him they would like to see the playground come back, and that each home would like a parking space on their street.

Traffic safety was discussed: Denny- stated that he is very concerned about a child getting hit as vehicles are not stopping at the stop sign on Futon Drive and vehicles not slowing down on Kimberly Drive turning on to Futon Dr. and there should be a stop sign on Kimberly before turning on Fulton Dr... Children are running in the street and not being supervised by their parents, and it is very alarming. Robert- stated that he sees the same issues on the Wellington side as well. David- suggested that the streets be a one-way, add speed humps throughout the community, move mailboxes to the fire lane side of all streets, and add three-way stop signs at all streets. David- suggested turning Saxony Dr into parallel parking. Robert- asked David to show him an example of the three-way stop signs and one-way streets and David agreed.

Election Results:

Robert Townsend 9 votes, David Schaller 9 votes. Crystal from management announced that the vote is a tie. David raised his hand and announced he gives his vote to Robert, not all of his proxy votes just his personal vote. With David giving his vote to Robert the votes were Robert Townsend with 10 votes, David Schaller with 8 votes.
Robert Townsend is the new elected Board of Director.

Meeting Adjourned at 7:52pm.



Robert Townsend
V.P.