

**FERNBROOK HOMEOWNERS ASSOCIATION**  
**January 13, 2009**

**General Session**

Present: Elizabeth Boyle, Andrew Foret, Dee Cox, Katharine Purrington, Dick and Lesley Atkinson, Tim Lauth, Lisa Mahoney, Dan Joyner, Charlie Neal

Elizabeth introduced the Board members and their positions.

She reviewed the Treasurer's Report stating that we have \$6,291.08 in the Operating Account and \$8,658.78 in the Reserve Account with \$15,000 in CDs.

**Old Business**

BMP – there was discussion about recruiting homeowners to help clean up the BMP; have a community day with lunch afterwards. We will need to do this in the early spring. Dan Joyner agreed to chair a committee to put this together. It was agreed to do the cleanup on Saturday, February 28 with a rain date of March 7. It would start at 10 a.m. followed by lunch. There is much vegetation and a buildup of clippings and trash/debris. Homeowners willing to volunteer will be asked to bring chain saws, shovels, clippers, etc. Notice of our community day will be in the newsletter that will be coming out next week.

**New Business**

- Violation Letters  
There was some discussion of the violation letters sent out as a result of the fall sweep. Elizabeth reported that the good news is most of the violations have been addressed and taken care of. For those few who have not, the Board will follow up with certified letters. The spring sweep will have more focus on landscaping issues.

A homeowner asked how the Board is dealing with repeat offenders. Our By-Laws state that there will be a monetary assessment against a repeat violation that occurs within six months of the first one. A question was also asked about what the Board is doing to deal with violations. Elizabeth mentioned that the Board is developing a process/procedures for these and for record retention.

- 2009 Dues – homeowners were reminded that the dues have increased to \$132 this year and that there will be no additional reminders sent after the due date. It was explained that this change is due to the tight budget, and the costs and time associated with issuing multiple assessment letters.
- A complaint was received concerning a fence at 2784 Jonas Profit. In 2004 the homeowner had submitted an application for a fence which was approved by the ARC on condition the homeowner checked with James City County. The fence was built into the easement in violation of JCC regulations and a lawsuit ensued. It has been alleged in the complaint that the homeowner is now building a different fence or has altered the current fence so it no longer meets the original ARC application. Dick Atkinson, chair of the

ARC will verify the fence is being built or has been modified, and if it is verified then a letter will be sent requesting the homeowner to submit an ARC application.

Session adjourned at 8:15 p.m.

**Next meeting: March 10, 2009 at Grace Covenant Presbyterian Church**