Eleven Oaks Homeowners Association News from the Board

June 2019

New Parking Regulations

**These went into effect April 29th**. To date, we have received two reports of unauthorized vehicles from residents and the board observed two additional instances. The towing company was called. In general, we are noticing far fewer GMU students leaving vehicles in our visitor spaces. We appreciate everyone’s cooperation. Please remember that residents are encouraged to let the Board and Property Manager know of events requiring more than two visitor parking spaces. When that happens, you may notice vehicles which appear to be unauthorized but are not. That is a primary reason why only board members and the property manager are authorized to enforce the regulations and contact the towing company.

Historic Tulip Poplar Tree

In March, the board **hired a licensed arborist** who specializes in preserving historic trees to assess the two large trees in our common area. The red oak was pronounced very healthy, but the tulip poplar was determined to be failing as a result of lightning strikes. Madison Homes was responsible for the health of that tree as part of its bond with the City of Fairfax. They covered the costs of removal and replacement to restore the lost tree canopy within ten years. The arborist strongly recommended that we install lightning protection in the red oak and the **board is soliciting proposals** for that work.

Fire Lane Curbs and Sidewalk Concrete Repairs

Madison Homes had the fire lanes repainted in 2018, but the paint has worn off in numerous areas. Contractors offer, at most, a 90-day warranty, so re-painting is a standard maintenance item for the HOA. The **board just authorized a contractor** **to prepare and re-paint** all yellow fire lane curbs. The board received a proposal for the sidewalk repair and will consider covering this from reserves in the future.

General Landscaping and Trees

On April 24th, our property manager did a walk-thru and thorough assessment of the condition of our plantings. At the time, 14 trees were identified as dead and several more as late bloomers. A subsequent assessment in May updated the number to 5 dead, as there were additional late blooming trees which had leafed out. In addition, there are areas of grass noted as not thriving. Madison Homes stated they would not replace any more trees at Eleven Oaks, so the **board recently authorized replacement** **of the dead trees**. There are additional trees which require pruning and feeding to encourage health. The **board is soliciting proposals** for that work, as well as overseeding and feeding of certain grassy areas.

Financial Issues

Eleven Oaks HOA is in good financial standing. However, 2019 expenses that were underbudgeted, e.g. snow removal, or not budgeted, e.g. tree replacement and curb painting, are causing overruns. This budget was established by Madison Homes before the HOA was turned over to homeowners in November 2018. The board is closely monitoring expenses and making decisions about what expenditures must be incurred immediately versus in the future. We will prepare the 2020 budget in the fall and present it at the November 20th Annual Meeting. **An audit was conducted** of our financial records for 2018 and no concerns were noted.