

KWVA MEETING MINUTES

QUARTERLY MEETING

Date: May 29, 2025

Time: 6:30 p.m.

Location: Broadneck Library Meeting Room

IN ATTENDANCE

Board Members:

President – Tabitha Fitzgerald

Vice President – Devin Rajah

Treasurer – Kim O'Drain

Secretary – Lisa Hanson

Member at large – Anna Youngk

Owners:

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| Pam & Roger Hull | Doug Corby |
| Dennis Ward | T. Venerable |
| B Chambers | Mark N |
| Andrew Younger | Bud Zapata |
| Mary Ann Jung | Anna Maddox |

Residents:

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| Meg Ward | Pamela Ferris |
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CALLED TO ORDER

Tabitha called the meeting to order at 6:31pm

ROLL CALL

Introduction of Board Members

DRAINAGE EASEMENT UPDATE

Joe Ports, from the Department of Public Works, gave some information on this project and how it will affect our community (below). As of 6/5/2025, we need 47 more votes for the county to move forward. More information can be found at <https://www.kwva-arnold.com/>.

- All equipment will come through the Foxmoor community
- Start in October 2025 and finish in March 2026
- The easement covers about 500ft of Kimberly Woods Village property
- Project will remove trees. But the county will be replanting trees.

TREASURER'S REPORT

- We have received over 36% of dues owed for 2025. Not overdue until June 30th.
- \$15K still outstanding from previous years. Over 50% of this is from one unit.
- Budget is uploaded to [PayHOA](#).
 - Those items with * are non-negotiable.
- There isn't a need for a special assessment this year 😊

SOFTWARE UPDATE

- The software has been in use for 2 months. It has been an improvement in keeping information centralized per unit. And keeps track of all actions and who did those actions.
- Voting through the software comes through as a "survey". Right now, that's what we have to work with.
- This software can be used to submit requests for parking issues, landscaping inquiries, architectural improvements, etc. Click on "Request". Once it's submitted, everyone on the board is notified.
 - You can still email kwvaboard@yahoo.com. This email address is still being monitored.
- If you haven't registered, you can scan this QR code or send a request for access to kwvaboard@yahoo.com.



ARCHITECTURAL COMMITTEE

- This committee is in the middle of scheduling their first meeting.
 - As a reminder, our new VP (Devin) is spearheading this. And there had only been one committee meeting prior to her election.
- Inspections are being completed for those properties requesting a re-sale certificate.
- We are gathering estimates for Repaving/Resurfacing, per the Reserve Study.
 - Repaving will be done on a "court rotation" during the day, when most vehicles are not parked in the courts. Those in the courts will need to park on Kimwood Road.
 - The court will be roped off, to prevent anyone coming into the court when the contractor is working.
 - There is no ETA. The board has just started reaching out to contractors for estimates.

DPW SEWER AND STORM MANAGEMENT

- This is with the county's legal department. We are hoping to get an update soon.

PARKING AND PARKING COMPLAINTS

- The board is actively towing when there is a report
- We are investigating the possibility of stickers on owners' vehicles.
- Summerwood is the most concentrated with rentals. It's possible that owners just aren't relaying the parking regulations to their tenants.
 - The board is discussing other "creative" ways of communicating the parking rules of our neighborhood.
- We are aware that the NCR towing sign has been vandalized on Summerwood. And are investigating the replacement of that sign and those in other courts.

RULES AND REGULATIONS FOR VEHICLE REGISTRATION

- There isn't an update to this project. It is ongoing.

HOLE IN FRONT OF 1252 BIRCHCREST

- There is a small sink hole (of sorts) in the grass in between the sidewalk and parking lot. We have found this to not be the county's responsibility. And are in the process of reaching out to engineers.

NO PARKING SIGNS ON KIMWOOD

- The Kimberly Hills community needs to approve this, as well as Kimberly Woods. It was decided to hold off on another ballot for the owners until the easement ballot is completed.

TREE PROJECT

- We are entering into Phase 2 of this project. Phase 2 includes treating those trees that are in need, and additional tree trimming and removal. Phase 3 will be replanting for those trees that we had to take down last fall.

OLD BUSINESS

- Landscaping
 - New landscaper is Countryside and the community is saving over 50%, compared to last year.
 - Feel free to use Countryside for any landscaping projects on your property.
 - Please report any landscaping concerns to the board via PayHOA or kvvaboard@yahoo.com
- Erosion issue for sidewalk connecting Birchcrest and Knottwood has been completed.
- Easter Egg Hunt was a success. Thanks to all the volunteers and those that attended the event.

OPEN FORUM

- Speedbump on Birchcrest is almost gone.
 - This is caused by the snowplows hitting it.
 - Repairing/rebuilding this will be included in the repaving of Birchcrest
- Repaving of court parking lots and sidewalks has been included in the reserve study.
 - The Reserve Study can be found in PayHOA under "Documents" in the left panel.
- The drainage issue in the cul-de-sac is not included in the Reserve Study.
- There are some residents/owners not putting lids on trash cans. The requirement to have a lid on your trashcan is a county law.
<https://www.aqhealth.org/environmental-health/housing-protection/rodent-and-pest-control/proper-storage-household-trash>
- Reinstall Birchcrest sidewalk that leads to homes at the end of the court.
 - We've had issues with contractors refusing to work with us, due to the existing tree roots, and the possibility of them cracking the sidewalk.
 - Bud to gather an estimate for the board.

- Accounts are not submitted to collections until they are over 2 years in arrears. Prior to that, the board will send several reminders and offer payment plans. Reminders will not be left on a front door (as the board does when announcing community activities) as this is sensitive information. And the possibility of a neighbor seeing the notice is too great. **If you notice that you haven't received an invoice for your HOA dues, please notify the board via PayHOA or kwvaboard@yahoo.com**
- Homeowners should not be emailing board members individually. All emails need to be sent to kwvaboard@yahoo.com.
- There will be an upcoming Community Clean Up day.

ADJOURNMENT

- Meeting ended at 7:30 pm