

**Tollgate Association
November 2010 Board Meeting**

Date and Time: November 6th, 2010

Location: 131 Tollgate Way (Hogle residence)

Attending: Garry Sauner, Philippe Casteuble, Bob Donaldson, Marie Murray & Jim Hogle

1. The October 9th meeting minutes were approved and are currently posted on the website.

2. Treasurer's Report:

- Current Budget: the board reviewed the current year's budget to date and discussed planned expenditures for the remainder of this year.
- Proposed Budget for 2011: reviewed the 2011 estimated budget against that spent in 2010 – identifying anticipated major expenses in tree removal including one near # 125 & the Austrian pines at the front of # 100. Budget was approved for presentation to the homeowners at the November annual meeting.

3. Committee Reports:

- Social - the social committee urgently needs more members. Garry will specifically mention the need for more support at the annual meeting.
- Landscape – on Nov 16 – 17th Merrifield Nursery will install plantings at # 111. Ivy removal behind # 125 & # 127 was performed last month by our landscape contractor. One more holly will be planted at # 135 if Merrifield can match the size of the hollies recently planted there. With the dry summer we had to replace a lot of shrubs this year, keeping shrub replacement costs under control is important. Bob will remind homeowners at the annual meeting that appropriate watering of both trees and plants around their homes is essential to help replacement costs down. Homeowners cannot expect in the future to get replacement trees or plants if they do not help to maintain them through proper watering.
- Tree – our arborist took a look at the tree in front of # 125 and noted that the tree is in serious decline from borers. The cost of maintaining the tree is high with a series of treatments being directed – the cost of removal of the tree will be about \$1100 and it is likely the Tree committee will make the call to remove that tree. The large pecan tree at # 121 will require a borer treatment in the spring as it is showing signs of attack. The committee is always reluctant to remove trees –

sometimes though removing a tree is necessary for safety if limbs present a danger of falling or because the tree's decline is rapid and irreversible.

- Architecture – the committee approved two exterior requests this past month. The residents at # 131 painted their door surround. The residents at # 135 repainted the trim on their house using an existing color. Another homeowner made an exterior change without obtaining prior approval. Situations such as this always leave a concern that the work may not have been right. This will be addressed at the upcoming annual meeting.

4. Old Business

Pest Control – The Board is addressing the rodent infestation issues. Garry contacted Connor's Pest Control after the company only put down five bait stations when more were expected to be placed and tied down. Garry will work with the pest control company to find out why the company has not fully satisfied its contract commitments. . We believe that there remain active infestations near # 131, # 124 and # 112. The homeowner at # 105 requested that we not cut back the ivy behind their unit, since the ivy inhibits human traffic walking behind the unit. The board will try to be sensitive to these requests while it works to ensure we fully address our rodent challenges.

- Update -Tollgate front entrance sign – Bob suggested that he was willing to make a sign for the gazebo. The board agreed to cover reasonable expenses for Bob's effort.
- Home Occupations. Homeowners are reminded to review the Association's By-Laws and Covenants before considering a home business. Reference is made to our covenants, Article 10, paragraph 11 pertaining to professional offices. The Homeowners Association covenant requires advance written approval before a business is opened. In addition the City of Falls Church has additional home business rules. When in doubt please read the covenant and contact the board to confirm compliance with the rules.

5. New Business

- Collection of annual meeting proxies: Some proxies have been collected from homeowners who will not be present. Garry will send out an announcement in the next day or two to remind the community about the annual meeting
- We must fill two board vacancies in 2011 as Garry's & Philippe's terms expire at the end of 2010.
- Holiday decorating – Garry agreed to buy wreaths & garland from Home Depot – using budgeted funds. Marie will price those items at BJ's and Costco and

provide that information to Garry to allow him to compare prices. Holiday decorating is planned for December 4th following the board meeting.

6. The next board meeting is on Dec 4th at 9 AM at the Donaldson residence (# 118).