

**Meeting Minutes for
Meeting 93 (Q4, 2025)**

Meeting Date: **November 8, 2025**
Meeting Time: **7:00 pm**

Name		E-mail Address	Phone
*	JH – John Huang	jch22030@gmail.com	
*	TR – TOM ROTH-ROFFY	Trothroff@gmail.com	
*	SK – Shreedhar Kandel	shreekandel7@gmail.com	
	SG – Sumeet Gupta	sgupta.k0@gmail.com	
	JY – Jihun Yio	yiojihun@gmail.com	

NOTE: * DENOTES MEMBERS WHO ATTENDED THE MEETING

Resolved Action Items:

Responsibility	Discussion #	Description	Issued	Done
N/A	1.1	None	10/7/24	10/7/24

Open Action Items:

Responsibility	Discussion #	Description	Issued	Due
ALL	2.1	<p>Revisit discussions on community sign. We are financially able to move forward with this initiative if desired as a one year or two-year budget plan with existing funding.</p> <p>UPDATE: On hold. Plans for a community sign have been put on hold until there is further clarity regarding updates to Route 29 and the impact on common ground and soundproofing.</p>	6/7/21	6/30/26
JH	2.2	<p>Fairfax County plans for Route 29 widening impact our common property. The county has provided a proposal. Blankenship & Keith is representing the community in this matter, with resolution expected in 2026.</p> <p>UPDATE: Negotiation is ongoing. If unsuccessful, a court date will be scheduled.</p>	11/8/25	6/30/26

New Agenda Items:

Responsibility	Discussion #	Description	Issued	Due
ALL	3.1	Officer election. UPDATE: As no new members are joining the board this year, all current officers will continue in their respective positions from last year.	11/8/25	11/8/25
SK/TR	3.2	Update on current financial status. UPDATE: All agreed on the current financial status.	11/8/25	11/8/25
ALL	3.3	Discuss and agree community budget for 2026. UPDATE: The board approved the snow removal service contract and agreed to postpone the reserve study for another year due to the ongoing Route 29 Widening Project. The proposed 2026 budget was reviewed and approved with the exception of three line items—Grounds Improvement, Pipestem Snow Removal, and Architectural & Engineering Services. The Board voted to set the amounts for these three items to zero and approved the revised quarterly HOA dues of \$262 for pipestem homes and \$140 for all other homes.	11/8/25	11/8/25
ALL	3.4	Issues / Questions / Walk-ons UPDATE: The streets in our community were repaved over the past few weeks by VDOT. Additional rework was performed on certain sections to address surface and quality issues.	11/8/25	11/8/25