



# The Mainstream

HIDDENBROOK HOMES ASSOCIATION

NOVEMBER/DECEMBER 2010

## A Message from the Hiddenbrook Treasurer

Greetings fellow homeowners. My name is Patrick Diehl and I have been a Board of Directors member since March 2009, and assumed the position of Treasurer in the fall of 2009 when it became vacant and no one else stepped up.

At the last Board meeting in October, it was my pleasure to inform the Board that I felt we **do not need to increase either HOA or Swim and Tennis Club dues for 2011**. In 2010 HOA dues went up \$10 or 8 percent. Our budget has now stabilized after many years of having to levy special assessments, and we have sufficient funding for projected 2011 expenses and capital reserves. This is due largely to the fact that we enjoyed substantial savings in our Repairs budget because either it was not necessary to make the repairs envisioned for 2010 or we were able to defer them to 2011 or beyond. These savings are going to be used to fund other operating increases and projects we have identified for the 2011 budget. However we still have devoted enough resources, we feel, to cover possible repairs for 2011, and will not be caught unawares in this category.

Our Reserve Funds for the HOA and Swim and Tennis Club contain sufficient funding for 2011 so that we can proceed with repairs and capital improvements for HOA grounds and all that is required for the Pool according to the schedule set out in our multi-year Reserve Study.

On another matter, we are beginning the process to **identify a new Treasurer**. I have only one year left on my Board term and plan to transfer the Treasurer responsibilities by summer or early fall 2011. My position has been primarily one of oversight. Our HOA Facilities Manager maintains the books and handles most day-to-day functions. This arrangement has been in place at the HOA for about 15 years. However, when the HOA covenants were created in the early 1970s the original description of the Treasurer detailed a much more hands-on volun-

The Hiddenbrook Homeowners Association is holding an election for a board of director's position: current HOA President Charles Roswell and current Architectural Control Committee Chairman Jonathan Saunders are running. All Hiddenbrook homeowners should have received a ballot in the mail. Ballots must be *received by Jan. 18*. See page 3 for information.

teer who did the books, wrote the checks, made bank deposits, etc. We are looking for just such a spirited volunteer to carry out these duties. For a list of responsibilities envisioned for the new Treasurer, please **see the description on page 4**. If you think you might be interested in this volunteer position, I urge you to contact me for a further discussion.

### History of HOA Dues:

2010 \$101.65 dues and \$33.35 capital reserves funding totaling \$135

2009 \$75 dues and \$50 special assessment for maintenance and reserve funding totaling \$125

2008 \$72.63 dues and \$30 special assessment for maintenance and reserve funding totaling \$102.63

2007 \$70 and \$30 special assessment for maintenance and reserve funding totaling \$100

2006 \$67 and \$27 special assessment for maintenance and reserve funding totaling \$94

2005 \$65 and \$27 special assessment for maintenance and reserve funding totaling \$92 (Note that 2005 was when Virginia law required all HOAs to conduct reserve studies to determine adequate long-term funding needs; hence, the addition of the special assessment)

2004 \$63 dues

2003 \$61 dues

2002 \$60 dues

# Hiddenbrook Homes Association

## Board of Directors—3rd Tuesday of the month, 7:30pm

President	Charles Roswell	703-904-8185
Vice President	Robert Hartsoe	
Treasurer	Pat Diehl	703-810-1008
Director at Large	Chaz Holland	703-481-9668
	Erin Clark	

## Committee Chairpersons

ACC	Jonathan Saunders	703-318-7159
Nbhd. Watch	Nancy Fehrle Gadd	703-435-8048
Pool	Kathy Briggs	703-318-7159
Social	Vacant	
Tennis	Sheri Fairchild	703-707-0724

## Club Chairpersons

Swim Team Rep.	Leslie Petty	703-450-4372
Swim Team Pres.	Marcel VanViersson	703-404-0011
Swim Team VP	Martha Marino	703-796-6862

## Committee Members

ACC: Kimberly Hartsoe, Julie Green, Carl Koteff, Jeanne Little, Hugh Masters, Loren Sadlack, Joan Koss, Pam Spencer, Kendra Green.

ACC meets 2nd Tuesday of the month, 7pm.  
[hiddenbrookacc@gmail.com](mailto:hiddenbrookacc@gmail.com)

Neighborhood Watch: Steve Dyer

Pool: Nancy Fehrle Gadd and Sheri Fairchild

Tennis: Richard Goulet and David Shupp

Social: Dale Robinson, Jeanne Clark and Risa Mayan  
Please contact the relevant committee Chairperson, any of the five Board Members or the business office with concerns or issues you wish to discuss.

Website: [www.hiddenbrookhomes.org](http://www.hiddenbrookhomes.org)

Office/Facilities Manager: Lisa Cullen

email: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

phone: (703) 318-7159

Office hours at the Clubhouse are by appointment; please call or email Lisa.

Newsletter editor: Stephanie McClellan

email: [hiddenbrook\\_homes@hotmail.com](mailto:hiddenbrook_homes@hotmail.com)

Hiddenbrook HOA

PO Box 582, Herndon, VA 20172

Office phone/fax: (703) 318-7159

Seasonal pool phone: (703) 437-9736



## Hiddenbrook Board of Directors Meeting Minutes

The following are condensed minutes from the October 2010 Board meetings. Budget and expense reports for homeowners and swim and tennis members are always available in the Hiddenbrook office. **The next board meetings are scheduled for Tuesday, Nov. 16 and Dec. 21.**

There was not a quorum for the Sept. 21 board meeting, so no official minutes were recorded.

### Oct. 19:

The board appointed Robert Hartsoe to serve the remaining term of Bryan Schulke expiring Dec. 31, 2011 and Erin Clark to serve the remainder of Jeff Schaffner's term expiring Dec. 31, 2012. Robert is the vice president. Erin is the liaison to the ACC.

Jonathan Saunders and Charles Roswell have submitted applications to run for Charles's term that expires Dec. 31, 2010. That term will be for three years. The HOA will run an election according to Article 7 of the Bylaws: each household gets one vote thru secret ballot on or about Nov. 1. Ballots are due before the annual meeting in January. There must at least 25% of membership submitting ballots; if there are fewer than 25% submitted the board may appoint the candidate with the most votes.

Treasurer Pat Diehl distributed the draft 2011 budget (see related article). The budget will be discussed in detail at the November meeting and will be approved at the December meeting. The proposed budget calls for no HOA or S&T dues increases. Current financial statements will be available at subsequent board meetings.

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*Saunders's Statement continued from p. 3:*  
meetings of the Hiddenbrook Board of Directors for some time and am well versed in Board protocol. I also have 25 years in private industry in roles that range from director to consultant. I am a former small business owner and member of numerous groups and forums. I have degrees in Engineering, Business Administration and various information and management disciplines. I currently work for several different Fortune 500 companies and I relish the opportunity to serve my community as well.

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# Candidates' Statements for HOA Board of Directors

## **Charles Roswell, current President of Hiddenbrook Homeowners Association and Swim & Tennis Club:**

My wife and I have been residents of Hiddenbrook since February 1999, and I welcome the opportunity to continue to serve the community as a member of the Board of Directors. I joined the board in January 2007, and served as Vice President until January 2010, when Stephanie McClellan retired as President. The board appointed me President in January of this year, and I have enjoyed the challenge and responsibility of helping to maintain Hiddenbrook's unique small neighborhood feel and personality.

As the parent of two elementary school age children, I am aware of the importance of helping preserve the safety of our children. As a homeowner, I care about maintaining home values. My wife and I love the relationships we have developed with our neighbors, and we intend to live in the neighborhood for many years to come.

Regarding my background, I am a systems engineer with a software development background, working in the defense industry. I have lived in Herndon since 1994, and met my wonderful wife in 1996. I have a Master's degree in Business Administration.

If I am fortunate enough to be re-elected to the board for another term, I would seek to continue as President, building upon the one year of experience I have in that position. If you have the opportunity to talk to my fellow board members, both current and past, I believe they will tell you that I deeply care about our community, am a strong leader who values consensus and insists on giving all sides the right to express opinions, but who emphatically maintains the professional decorum of our meetings when contentious issues are discussed.

On the near term horizon there are critical issues facing the board regarding how we as an association will maintain the value and character of our community as it ages. I look forward to the opportunity, with your vote, to meet these challenges in a way that will benefit all of us. Thank you for your support.

## **Jonathan Saunders, current Chairman of the Hiddenbrook Architectural Control Committee:**

I accepted the challenge to run for the Board because I want to see Hiddenbrook thrive. I'm not an HOA activist or a career board member. My family and I simply think Hiddenbrook is a nice, hassle-free place to live and want to contribute.

I believe in fiscal responsibility: Our yearly HOA dues recently tripled and now the budget is running a surplus. Why doesn't that extra money go back to homeowners? The majority of homeowners never agreed or voted for the increased dues in the first place. The 1/4 million dollar annual budget is not a small sum of money. The Board should have monthly P&L statements and know exactly where our money is going on a continuous basis. That is not the case today.

I believe that the new Metro line will inspire a major change. Right now it is hard to visualise but we certainly should not underestimate it's potential impact on our commutes and home values. What are we doing about bicycle and bus access for Hiddenbrook? Recently I asked Dranesville District Supervisor John Foust, our local rep, what was number one on his agenda. The answer was Metro.

I don't believe that the current Board should have de-funded the Social Committee and let the Chair position stand vacant for as long as it did. Local households with kids are on the increase - this year was the biggest incoming kindergarten class in Dranesville Elementary School's history - and one thing families want is activities directly within their own neighbourhood.

The Board of Directors are all volunteers. We have to give our time to help Hiddenbrook HOA avoid hiring a professional, but expensive, outside management company. I have great respect for the current board and we should all appreciate the time they have already given. I am happy to volunteer my time and give the current position holder the opportunity to step down and take a much deserved break.

I am a five year Hiddenbrook resident, four years serving on committees, two years "Homes Beautiful" judge, and 1-1/2 years as a committee chairman. I have been an active participant in

*continued on bottom right of page 2*

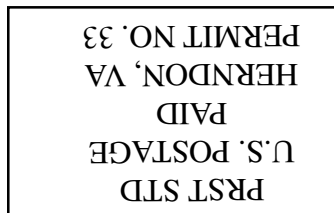
## Hiddenbrook Seeks Volunteer Treasurer to Serve Community

The Hiddenbrook Homes Association seeks a volunteer Treasurer. This is an unpaid position, but expenses will be reimbursed. Interested applicants should contact the Board of Directors at 703-318-7159 or Hiddenbrook\_Homes@hotmail.com

Duties include:

- Collection and payment of the monthly bills of the Homeowners Association (HOA), and the Hiddenbrook Swim & Tennis Club (S & T).
  - Administering the bank accounts of the HOA and S & T. Making deposits, withdrawals, transfers, and some written correspondence with the bank.
  - Doing payroll for seasonal and part time employees of the HOA and S& T.
  - Paying annual Federal and State taxes.
  - Monthly reconciliation of the books of the HOA and S & T using the Quick Books computer operating program.
  - Attendance at HOA monthly Board meetings.
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- Preparation of Profit/Loss and Actuals statements for the HOA and S & T to be presented to the Board at each monthly meeting.
- Interact with vendors who are submitting invoices and solicit bids from vendors for new repair, ongoing maintenance and construction projects.
- Analysis of future repair and construction requirements for the HOA and S & T according to the master plan of an existing Reserves study, and presentation of conclusions to the Board.
- Preparation of the annual budget for both the HOA and S & T to be presented to the Board.
- Arranging for an annual audit of HOA and S & T finances, coordinating as necessary with the auditor.
- Regular interaction with at least one Board member who will be chosen to oversee the Treasurer's activities.



Hiddenbrook Homes Association  
PO Box 582  
Herndon, VA 20172  
RETURN SERVICE REQUESTED