

Locust Hill Barn

Locust Hill HOA Annual Meeting
June 9, 2011
John DeMoors

Locust Hill Barn

Future of the Barn

- Do Nothing
- Demolish
- Replace the Roof
- Find interested group to take over ownership/maintenance

Locust Hill Barn

Do Nothing

Pros:

- 1) No near term costs for homeowners

Cons:

- 1) Eyesore at the front of the neighborhood that could adversely affect property values
- 2) With roof caving in, interior is exposed to the elements and will further weaken the structure
- 3) Poses liability for trespassers that may gain entry

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Demolish

Pros:

- 1) No future concerns over “what to do” with the barn

Cons:

- 1) High up front cost to effect this. Two quotes obtained
 - A) EE Lyons – verbal quote ~\$23,000 (have requested written quote several times, but still waiting)
 - B) Tyson’s Service Corp – written quote ~\$30,000
- 2) Additional time/cost to obtain permits from Fairfax County, Transfer Electricity, and removal of asbestos from the “milk house”

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Replace Roof

Pros:

- 1) Buys “time” and will improve appearance

Cons:

- 1) High up front cost. One quote obtained
 - A) Gutttermann Services– written quote \$18,650 (~\$1k-\$2k more to replace discovered lumber failing in the frame)
- 2) Only slightly lower cost than what the demolition would cost....an expensive “band aid”

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Interested Group Takes Over Ownership/Maintenance

- 1) Non Profit has shown interest in taking over and renovating the barn for their own use
- 2) Interested homeowners from Locust Hill and adjoining neighborhoods could pool funds to renovate the barn to be used as an event/meeting site

If this were to come to pass, the idea would be that our HOA gifts the barn and underlying land to this group, which would cost the HOA \$0.

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Conclusion

- With the roof caving in, the time has come to make a decision on the future of the barn
- Unless someone or some group comes forward to have us gift the barn to them, any of the other solutions will create a cost to the Locust Hill Homeowners...most likely in the form of a one time special assessment
- The purpose of tonight's meeting is to generate awareness of the available options and to get an idea of where people stand on this matter.
- By the end of the summer the Board plans to make a decision about how to proceed
- If you'd like to voice your position, feel free to write to barn@locusthillva.org