



Locust Hill HOA Meeting

Locust Hill HOA Annual Meeting
Mar 26, 2012

Agenda

- Treasurer's Report
- Cleanup Day
- Fairfax County Barn Grant
- Cell Tower Proposal
 - ✦ Tam Murray, Community Wireless Structures
 - ✦ Neighborhood Discussion

Cleanup Day

- April 14th
- Two Shifts
 - ✦ 9–12pm
 - ✦ 1–4pm
 - ✦ Lunch provided
 - ✦ Drinks afterwards

Treasurer's Report

LOCUST HILL HOMEOWNERS ASSOCIATION

	2007	2008	2009	2010	2011 BUDGET	2011 ACTUAL	2012 BUDGET
Receipts							
Membership Dues	\$9,225.00	\$8,800.00	\$8,500.00	\$8,400.00	\$8,400.00	\$8,600.00	\$8,800.00
Collection of prior year's Dues						\$1,300.00	\$400.00
Special Assessment Collections						\$24,900.00	\$1,200.00
Interest	\$9.48	\$8.49	\$8.44	\$7.92	\$8.00	\$6.38	\$6.00
LHHOA package	\$0.00	\$150.00	\$0.00	\$150.00	\$150.00	\$150.00	\$150.00
Bank Refund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL RECEIPTS	\$9,234.48	\$8,958.49	\$8,508.44	\$8,557.92	\$8,558.00	\$34,956.38	\$10,556.00
Disbursements							
Bank Charges	\$6.00	\$0.00	\$0.00	\$6.00	\$0.00	\$8.00	\$8.00
Buildings/Grounds Repairs/Enhancements	\$0.00	\$1,430.00	\$243.99	\$0.00	\$0.00	\$6,713.29	\$27,000.00
Electricity	\$100.00	\$200.00	\$200.00	\$200.00	\$200.00	\$269.51	\$270.00
Insurance	\$1,709.00	\$1,704.00	\$995.00	\$1,003.00	\$1,003.00	\$1,008.00	\$1,003.00
Landscaping	\$5,330.00	\$6,257.00	\$5,328.00	\$5,951.00	\$5,676.00	\$6,632.00	\$6,000.00
Miscellaneous	\$0.00	\$0.00	\$0.00	\$660.00	\$500.00	\$440.84	\$800.00
Printing & Advertising	\$153.24	\$93.13	\$144.53	\$0.00	\$121.35	\$121.35	\$125.00
Recreation (Picnic)	\$845.63	\$288.21	\$0.00	\$589.35	\$600.00	\$662.07	\$700.00
State Corporation Commission	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00	\$0.00	\$60.00
TOTAL DISBURSEMENTS	\$8,143.87	\$9,972.34	\$6,911.52	\$8,434.35	\$8,125.35	\$15,855.06	\$35,966.00
Net Income	\$1,090.61	-\$1,013.85	\$1,596.92	\$123.57	\$432.65	\$19,101.32	-\$25,410.00
Beginning Balance	\$20,251.19	\$21,341.80	\$20,327.95	\$21,750.61	\$21,874.18	\$21,874.18	\$40,975.50
Ending Balance	\$21,341.80	\$20,327.95	\$21,924.87	\$21,874.18	\$22,306.83	\$40,975.50	\$15,565.50

Fairfax County Barn Grant

The Details

- Last Fall we applied for a County Grant Program that could give us matching \$\$ for work that we volunteer to our neighborhood.
- In February we received notice that we were selected as one of the 31 award winners (out of 72 applicants) to receive up to a \$4,000 matching grant from Fairfax County.
- At least 25% of the grant needs to be borne from “sweat equity”.
- This program counts volunteer work at a rate of \$21.36 per hour.
- To earn every \$1,000 from the County we need 46.82 hours of “sweat equity” work from the neighborhood.
- If anyone in the community would rather donate money vs. time, the County will still match those funds up to \$3,000, as long as \$1,000 is earned via sweat equity

Execution

- Hire out the barn and silo to be pressure washed and primed for painting (est. ~\$2k)
- Set up a “what color to paint the barn contest?” within the neighborhood
- HOA then buys paint/supplies and holds a neighborhood paint the barn day/weekend (volunteers from outside Locust Hill also welcome). – Sweat Equity earned here

Cell Tower Proposal

- **Neighborhood has been approached by Community Wireless Services to host a cell tower in proximity to the Barn**
 - ✦ **This happened in 1997**
 - **Much confusion and acrimony**
 - **Threatened lawsuit shut down discussion**
- **What's changed?**
 - ✦ **Cell phones are more common**
 - ✦ **Cell towers are everywhere**
 - ✦ **Residents are younger**

Community Wireless Structures

Options

- Silo
 - ✦ Silo is reconstructed to fit cell tower inside
 - ✦ Size doubles to around 90'
- Mono-pine
 - ✦ Built to look like a free-standing tree
 - ✦ Slightly taller than silo version (95–100')
 - ✦ Existing version behind Serbian Crown



Silo



Mono-Pine



Silo vs. Mono-Pine

	Advantages	Disadvantages
Silo	<ul style="list-style-type: none">• Silo gets upgraded	<ul style="list-style-type: none">• 90 ft structure dwarfs the Barn
Mono-Pine	<ul style="list-style-type: none">• Blends into trees	<ul style="list-style-type: none">• Needs to be near Barn• 95-100' tall

Advantages

- Revenue would eliminate need for HOA dues and special assessments
 - ✦ Could be over 2x current annual revenue
 - ✦ Improvements to milk house and landscaping
- Neighborhood cell phone service improved
 - ✦ Cell service will replace landline and wired internet service in coming years

Concerns

- Safety
 - ✦ Microwave radiation is non-ionizing
 - Only way to damage human tissue is by heating it
 - ✦ No studies show any incidences of disease or injury of residences near cell towers
 - ✦ 2kW tower energy flux is $6\text{mW}/\text{m}^2$ at 500 ft
 - $\sim 1/300^{\text{th}}$ of intensity allowed to leak from microwave oven
- Aesthetics
- HOA Excess Funding

Terms of Lease

- HOA would lease property to CWS
- HOA receives monthly stipend
- HOA receives initial payment prior to construction
- CWS provides for upkeep of Barn

Terms Of Lease Would Be Negotiated Following HOA Approval

What Would Happen Next?

- HOA Deed of Declaration is rewritten
 - ✦ Allows for lease to CWS
 - ✦ Outlines uses for revenue
- HOA approves DoD
 - ✦ 73 homes of 92 homes in HOA (75%)
 - ✦ Signed and notarized by each homeowner
- Lease would need to be negotiated with CWS
- CWS goes through 18 month approval process prior to construction

Questions?