



The Mainstream

HIDDENBROOK HOMES ASSOCIATION

MARCH/APRIL 2009

Covenants Change Vote Set for April's Annual Meeting

All homeowners are encouraged to attend the 2009 Annual meeting that has been rescheduled for **Tuesday, April 21 at 7:30pm in the clubhouse.**

After the annual meeting the Board of directors will hold a special meeting to amend the Hiddenbrook Association's Covenants, Conditions and Restrictions (CCRs) to change the allowable increase in dues from the annual Consumer Price Index (CPI) to a maximum of 15 percent.

Why Make This Change?
Operating and capital replacement costs have long outpaced the CPI and the Board has relied on special assessments combined with regular dues.

By changing the CCRs the Board hopes to end the negative connotation associated with using an annual special assessment and allow enough flexibility to keep up with rising costs while at the same
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How do we get a quorum?

Changes to our bylaws and covenants require a majority vote by a quorum of homeowners to be approved.

A quorum is the minimum number of members required for the vote to take place. For the first meeting, a quorum consists of two-thirds (2/3) of the members. If a required quorum is not achieved, the bylaws state that subsequent quorums may be scheduled, consisting of one-half (1/2) of the required quorum from the previous meeting. This is illustrated in the table below. Rules state that homeowners not voting in
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Total Hiddenbrook members =		393	Total voting membership
Meeting #1	$393 \times (2/3) =$	264	Initial Quorum - Two-Thirds of Voting Membership
Meeting #2	$264 \times (1/2) =$	132	2nd meeting - One-Half of Initial Quorum
Meeting #3	$132 \times (1/2) =$	66	3rd meeting - One-Half of Previous Quorum
Meeting #4	$66 \times (1/2) =$	33	4th meeting - One-Half of Previous Quorum
Meeting #5	$33 \times (1/2) =$	17	5th meeting - One-Half of Previous Quorum
Meeting #6	$17 \times (1/2) =$	9	6th meeting - One-Half of Previous Quorum
Meeting #7	$9 \times (1/2) =$	5	7th meeting - One-Half of Previous Quorum

Hiddenbrook Homes Association

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

President	Stephanie McClellan	703-437-5340
Vice President	Charles Roswell	703-904-8185
Treasurer/Sec	Dave Sutula	703-470-7615
Director	Bryan Schulke	703-318-2142

Committee Chairpersons

ACC	Kathy Cooper	703-318-7159
Nbhd. Watch	Steve Lowry	703-437-5783
Pool	Kathy Briggs	703-318-7159
Social	Marybeth Henry	703-742-6694
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: Jeanne Little and Jonathan Saunders. Meets 2nd Tuesday of the month, 7pm.

Neighborhood Watch: Steve Dyer

Pool: Nancy Fehrle 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

Office/Facilities Manager: Lisa Cullen
email: hiddenbrook_homes@hotmail.com

Newsletter editor: Stephanie McClellan
email: hiddenbrook_homes@hotmail.com

Hiddenbrook HOA
PO Box 582, Herndon, VA 20172
Office Hours:
Tuesday, Wednesday and Thursday
9:30 a.m. to 12:00 p.m.
Office phone/fax: (703) 318-7159
Seasonal pool phone: (703) 437-9736

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time limiting the increase to homeowners. To do this, **we'll need a quorum of homeowners at our annual meeting on Tuesday, April 21 at 7:30pm.**

What Will Happen If the Change is Not Approved? The Board will continue to increase dues by the annual CPI (usually about 2 percent to 3 percent) and use a special assessment each year as necessary, but prefers not to impose a special assessment for non-emergency maintenance or to fund future required capital improvements/replacements as outlined in the reserve study.

Homeowners Dues Since 2002:

2002	\$60
2003	\$61
2004	\$63
2005	\$65 + \$27 special assessment = \$92
2006	\$67 + \$27 special assessment = \$94
2007	\$70 + \$30 special assessment = \$100
2008	\$72.62 + \$30 special assessment = \$102.62
2009	\$75 + \$50 special assessment = \$125

Architectural Control Committee News

The ACC meets the second Tuesday of each month. Applications from homeowners for changes to their house or property must be received no later than the Friday before the meeting. **Next meeting dates are Tuesday, March 10 and April 14.**

The ACC needs new members to get involved! The group meets only once per month, so please consider making a contribution to your community.

Copies of the guidelines and application forms can be obtained through the Hiddenbrook office or website: hiddenbrookhomes.org. Please note that applications must be mailed to PO Box 582, Herndon, VA 20170 or emailed to: hiddenbrook_homes@hotmail.com.



Now is a good time to buy a pool membership!

Contact Lisa at 703-318-7159 to get a list of memberships for sale.



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person can vote by written proxy (assigning their vote to another homeowner who is present at the meeting). Absentee ballots are not allowed.

For the convenience of the homeowners and to save costs, the board decided to schedule all meetings for the same day. If this were not done, those members interested in voting in person would have to come back the next month if a quorum was not achieved, and continue coming back meeting after meeting until the quorum requirements for voting were met. In the last 10 years attendance at the annual board meetings rarely has been greater than five homeowners, which would require members interested in voting in person to come to as many as five or six meetings. Each meeting requires written notice to all homeowners and the cost of sending out notices is about \$300 (the cost of postage,

materials, and labor for 393 letters) per meeting. The board felt that this was not an efficient use of the association’s funds, considering that all members, no matter what date the meeting takes place, can ensure their vote is represented by written proxy.

Therefore, a meeting quorum will be called for starting at 7:30pm on Tuesday, April 21 and subsequently every 5 minutes until quorum requirements have been met and the covenants change can be voted upon.

All homeowners to encouraged to participate by attending the annual homeowners meeting and casting their vote. Light refreshments will be served. To ensure all homeowners have the opportunity to vote a **proxy form is below** allowing your household representation if an owner is unable to attend. Please give it to a trusted neighbor or feel free to assign a Board member your vote.

“I, _____ (homeowner’s name) at _____ (street address) and ____ (lot number) assign my proxy vote for changing Hiddenbrook homeowners association covenants regarding annual dues to fellow Hiddenbrook homeowner _____ (proxy’s name) at _____ (proxy’s street address) and ____ (lot number).” *The homeowner who has been assigned the proxy should bring this completed and signed proxy form to the quorum meeting on April 21, 2009.*

_____ (homeowner’s signature) _____ (date)

_____ (proxy homeowner’s signature) _____ (date)

OR, A homeowner alternately may assign his/her proxy vote to a member of the Hiddenbrook Board of Directors. “I, _____ (homeowner’s name) at _____ (street address) and ____ (lot number) assign my proxy vote for changing Hiddenbrook homeowners association covenants regarding annual dues to fellow Hiddenbrook homeowner and Board of Director member”: *(please check only one)*

__Stephanie McClellan __Charles Roswell __Judd Schulke __Dave Sutula
_____ (homeowner’s signature) _____ (date)

_____ (proxy Board member’s signature) _____ (date)

If assigning your proxy to a board member, please drop off this completed and signed proxy form at the clubhouse no later than 5:30pm on April 21, 2009.

Join the Hiddenbrook Hurricanes Swim Team!



by Marcel VanViersson, Swim Team President

Do you have a child or children between the ages of 4 and 18? Would you like to see their swimming improve wonderfully in only one short summer? Then think about joining our Hiddenbrook Swim Team.

Being a strong, skilled swimmer is a personal asset that your children will carry with them their entire lives. Swim team membership is open to all Hiddenbrook Swim and Tennis Club member families. Whether your child or children have lots of swim experience, or very little, they are welcome to join our team. The only requirement is that the swimmers be comfortable in the water.

Our swim team is part of the Northern Virginia Swimming League (NVSL), which is one of the largest competitive/developmental youth leagues in the U.S., with over 100 teams. We have swim meets geared for developmental

swimmers on Monday evenings, and competitive swim meets for more experienced swimmers on Saturday mornings. We also have our Waterspouts program for kids ages 4-8 who are just learning to become Hurricane swimmers, and aren't yet ready for competition.

The cost to join the team is \$85 for the first swimmer from each family, \$70 for the second swimmer, and \$50 for each additional swimmer, up to a maximum of \$225 per family. This includes 8 weeks of practices, meets and a variety of social activities.

If you would like more information about our team, **please join us on May 17th** at 7pm in the Hiddenbrook Clubhouse. We will discuss the upcoming season, including dates of meets and social activities, and we'll answer your questions. We will also introduce our 2009 coaching staff. If you have questions before then, email us at HiddenbrookSwimTeam@gmail.com.

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