

OFFICIAL MINUTES OF THE REGULAR SCHEDULED MEETING OF THE  
BLOOMS CROSSING HOMEOWNERS ASSOCIATION MEETING ON  
WEDNESDAY, MAY 1, 2002, AT 4:00 PM AT CITY HALL, ONE PARK  
CENTER COURT, MANASSAS PARK, VIRGINIA

Present: Directors:  
Brett Shorter, President  
Sharon Corbin, Vice President  
Lana Conner, Secretary/Treasurer  
Cheryl Kenny  
David W. Reynal

Absent: None

Also Present: Sandy Mango, CMC  
Doug Smith, Miller & Smith

**I. Call to Order: 4:00 PM**

**II. Resident Form:**

There were no citizens present.

**III. Approval of Minutes April 3, 2002:**

MOTION: Director Corbin moved to approve minutes as presented.

SECOND: Director Shorter

VOTE: Unanimously passed

**IV. Document Amendment Meeting:**

The meeting to start process for amending documents will be held Monday, May 20th at 7:00 pm at Cougar Elementary. The meeting notice and the proxy/consent form, a copy of which was given to Board members was sent out on April 24<sup>th</sup>. Registration will start at 6:45 pm. The meeting should be brief with only questions asked about the official document.

Ms. Mango asked if this project has VA and FHA approval. She stated we are going to have to go to VA and FHA. Both must be notified of any change of sustenance on documents because they do so much financing. We must send this document out to all mortgages of record and put in the letter that if we do not hear from them by a date certain it will be assumed that you approve. The only way they can tell who has what mortgages is by settlement documents. That could be a problem because some mortgages are sold two and three times since settlement. The Treasurer may be able to help with names. The documents have to be notarized and a lot of people are not going to do that if they have to pay. They are trying to get as many as possible to sign at meetings where the notary will be.

**V. Status of Web Site Development:**

Director Corbin gave Board a status on the different webmasters she has contacted and what they have to offer. She will bring back a recommendation for Board approval.

**VI. Status of Primrose Development:**

Director Kenny stated she did not have a problem with the fencing but was concerned about setting a precedent for other areas in Association. Director Corbin wanted to know if there were any high maintenance items that would be a lot of work back on the Blooms Crossing Owners Association to keep it up under Association guidelines. She is not comfortable that our guidelines give us the latitude to say this section can have certain things and that other section cannot.

Vinyl fencing is not allowed at present. Miller & Smith have never had a problem with these fences fading. The homeowner would maintain the fences. They do not warp from heat or cold. You never have to paint it. Director Conner stated that this was more of a decorative fence than anything else. It will not keep animals in the yard.

Board deferred this item to next month and had a draft of language as far as guidelines that would allow this board to approve neighborhood fencing plan material and style. This will be addressed by the ARB also. Ms. Mango will run this language by the Association Attorney.

**VII. Review of Action Items List**

Document Amendment	Board/CMC	Agenda Item
Reserve Study	CMC Engineering	In process
Tree Pruning	Byron Landscapes	Scheduled: April
Reserved Parking	CMC	Painting scheduled
Builder Assessment	CMC/MP	Data needed (B. Shorter)
Amenities Study	Board/Committee	In process
Primrose	CMC/MP/M&S	In process
Architectural Inspections	CMC	Scheduled: April
Flag/flagpole	CMC	On order

**VIII. Closed Meeting**

There was no closed meeting

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The next meeting is June 5, 2002 at 4:00 pm.

**V. Adjournment at 5:10 PM:**

MOTION: Director Corbin moved to adjourn at 5:10 PM.

SECOND: Director Shorter

VOTE: Unanimously passed

Approved

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President