

OFFICIAL MINUTES OF THE REGULAR SCHEDULED MEETING OF THE BLOOMS CROSSING HOMEOWNERS ASSOCIATION MEETING ON THURSDAY, AUGUST 11, 2005 AT 7:00 PM AT GENERALS RIDGE GOLF CLUB, MANASSAS DRIVE, MANASSAS PARK, VIRGINIA

Present: Sharon Corbin, President  
Martha Kiene, Secretary  
Jesse Ludwig, Member  
John Moore, Vice President  
Kim Boseman, CMC  
Absent: Michael Pierce, Treasurer

**I. Call to Order:** 7:10 PM

**II. Resident Forum:** Four residents were present for hearings. Also attending were MPC Zoning Code Inspector Ron Winder and Manassas Park Police Department Resource Officer Sid Qazei.

**III. Approval of Minutes.** Minutes were approved for June and July.

**IV. Appeals.** Board reviewed 9 appeals, to include a red stained fence, improper storage of materials on property, fence application, and fence forward of air conditioning unit.

**V. Action Items.**

- a. Approved spending up to \$5,000 for fall landscaping. Discussed the possibility of using pre-emergent / crab grass killer on HOA properties in the spring. Will include lawn maintenance tips in the newsletter.
- b. Discussed the need for several trees to be removed from a drainage pond on Fairway / Eagle Court and one to be removed from a common area.
- c. Decided to allow temporary inflatable pools on properties without HOA approval.
- d. Decided to draft an MOU with the City of Manassas Park concerning the city's trash service and town homeowner expectations.
- e. Decided on 13 October for the date for the HOA Annual Meeting, to be held at Cougar Elementary.

**VI. Information.**

- a. **Mr. Ron Winder** discussed zoning and overcrowding issues in the city. He is readily available to investigate suspected zoning violations, to include lawn height, illegally parked vehicles, and over crowding. His phone # is 703-335-8866. He offered the following information:
  - By Virginia State building code, 75 sq ft of living area (square footage not to include kitchen, bathrooms, living room, or dining room) is required per person. This means that approximately 11 people can reside in a typical 3-bedroom cape code home.
  - Up to 4 unrelated people are allowed to occupy one home.
  - No upholstered furniture can be in the front yard. No open containers of alcohol can be displayed in the yard.
  - Second kitchens or cooking areas are not allowed, as they constitute 2 separate family units (the premise being that one family will cook together).
- b. **Officer Sid Qazei**, MPC Community Resource Officer discussed his Department's responsibilities, to include: vagrancy issues, gang issues, tagging (graffiti), illegal landscape parking, trespassing, and neighborhood watch. He is available to speak to neighborhood groups about gang awareness and setting up neighborhood watch programs. His phone number is W: 703-361-1136 and C: 571-749-7810.

**VII. Closed Meeting.** There was no need for a closed meeting.

**XII. Adjournment.** Meeting was adjourned at 9:00. Next meeting will be 8 September at Cougar Elementary School.

