

OHECA Board Meeting Minutes – September 15, 2025

Pohick Library

Board Member Attendees:

Gary Koblitz, President

Stacey Cheshire, Vice President

Susanne Dominick, Secretary

Aaron Schlenker, Website

Don Irvine, Treasurer

Tom Malejko, Membership records

Adair Petty, Grounds

Gary Jenson, Community Yard Sales

Michelle Castillo, Contests

Jody Terry, Membership

Patti Alf, Directory-Advertising and Distribution

The meeting was called to order at 7 pm.

Agenda

Treasurer's report

Review of recent actions

Action Calendar

Covenants

2026 budget work up

Member comments

Treasurer’s Report:

| | Balance 1/01/2025 | Balance 08/31/2025 | Dividends thru 08/31/2025 |
|-------------------|----------------------|-----------------------|------------------------------|
| Savings | \$40,045.97 | \$28,205.57 | \$7.66 |
| Checking | \$48,254.12 | \$8,988.96 | |
| OHECA Membership | \$13,910.83 | \$283.01 | |
| 12 Month Jumbo CD | | \$50,828.51 | \$828.51 |
| Totals | \$102,210.92 | \$88,306.05 | \$836.17 |

Review of Recent Actions:

- Entrance Sign Repair: Completed
- End School Zone Signs: Two signs installed; awaiting a third.
- Huntsman Blvd Median Erosion: VDOT dropped the ball; requires followup.
- Median Tree Replacements: A Huntsman median tree to be replaced soon.
- Reservation Dr Park Parcel: Dogwood sapling has died; Stacy is pursuing replacement. Park Authority has denied installation of message board.
- Huntsman Xing at Side Saddle Parking: VDOT has restriped, and residents complying.
- Huntsman Sidewalk Obstructions: VDOT trimmed back shrubs near school entrance.
- Huntsman Xing at Spelman Dr Cleanup: School janitor has removed debris.
- Sidewalk Repairs: Slab leveling completed on Huntsman and Reynard.

Fall Action Calendar:

- Yard Sale, Sep 20
- Start of Membership Drive, Oct 1
- Fall Newsletter, Mid-Oct
- Halloween Contest, Mid-Late Oct
- Adopt-A-Highway: Adair reported the date will be Nov 22.
- Next Board Meeting, Nov 6

Covenants: President raised that the covenants are outdated, unenforceable, and sporadically compliant by residents. The criteria for rewriting them is a significant challenge, and there wasn’t a board positive response to tackle this.

2026 Budget Workup:

The first pass comparing 2026 estimates with the 2025 budget showed an estimated net of almost \$500. Further messaging of this draft will be accomplished at the Nov board meeting.

| | |
|----------------------------|-------------------|
| APPROVED OHECA 2025 BUDGET | Draft 2026 Budget |
|----------------------------|-------------------|

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|--------------------------------|---------------------|--|---------------------|--|
| | | | | |
| INCOME | | | | |
| Membership | \$ 15,190.00 | Dues | \$ 15,190.00 | |
| Donations | \$ 2,496.00 | | \$ 2,600.00 | |
| Directory Ads | \$ 3,200.00 | | \$ 3,200.00 | |
| Interest | \$ 20.00 | | \$ 10.00 | |
| CD Dividend | | | \$ 1,000.00 | |
| Total Income | \$ 20,906.00 | | \$ 22,000.00 | |
| EXPENSES | | | | |
| Community Awareness | \$ 1,500.00 | Donations to 3 Neighborhood Pools | \$ 1,800.00 | plus PTA request |
| Attorney fees | \$ - | | \$ - | |
| Directory Printing | \$ 2,500.00 | | \$ 2,500.00 | |
| Fees | \$ 1,824.00 | Various cumulative. E.G., PO Box, State Corp Fee, Storage Unit Rental, and more. | \$ 1,785.00 | Post Office Box; 276.00, State Corp Fee; 25.00, Membership Toolkit Fee; 850.00, Storage Rental; 288, Surety Bond; 100.00, MailChimp; 234.00. |
| Landscaping | \$ 10,000.00 | Mowing | \$ 10,400.00 | contract is \$10,188, plus landscaping incidentals |
| Membership | \$ 1,400.00 | Mailings | \$ 1,400.00 | |
| MTK Processing fees | \$ 600.00 | | \$ 600.00 | did this rate change for 2026? |
| Officers liability insurance | \$ 1,500.00 | | \$ 1,500.00 | last year's actual was \$1300 |
| President's Discretionary Fund | \$ 1,000.00 | | \$ 1,000.00 | New letters for portable signs necessary approx \$60 |
| Signs (Electricity) | \$ 200.00 | | \$ 200.00 | |
| Special | \$ - | | \$ - | Fund prizes for |

| | | | | |
|----------------------------|---------------------|--------------------------------------|---------------------|---|
| Events | | | | decorating/yard contests? |
| Transportation | \$ 150.00 | | \$ 100.00 | |
| Treasurer Supplies | \$ 25.00 | | \$ 25.00 | |
| Website | \$ 182.00 | | \$ 182.00 | |
| Yard sales | \$ 25.00 | | \$ 25.00 | |
| Total Expenses | \$ 20,906.00 | | \$ 21,517.00 | |
| Net Income | \$ - | | \$ 483.00 | |
| CAPITAL IMPROVEMENTS | | | | |
| Tree Replacement | \$ 4,281.00 | Balance From Member Approved in 2024 | \$ 4,281.00 | |
| Cherry Run Upgrade | \$ 6,000.00 | Landscaping & Message Board | \$ 6,000.00 | |
| House Number Curb Painting | | | \$ - | Do we want to do curb painting again? Last done summer 2023 |
| Total Improvements | \$ 10,281.00 | | \$ 10,281.00 | |

Contests: Idea was brought forward regarding making changes to OHECA contests. Number of contests and prizes were discussed. More discussion on this topic will be part of the Nov meeting agenda.

Follow up: President overlooked getting comments at the meeting regarding an Orange Hunt PTA request for \$250 to sponsor a student illustrated 2026 calendar. Based on positive email feedback from board members before the meeting, President made the decision to use his discretionary fund to make the donation.

Respectfully submitted,

Susanne Dominick