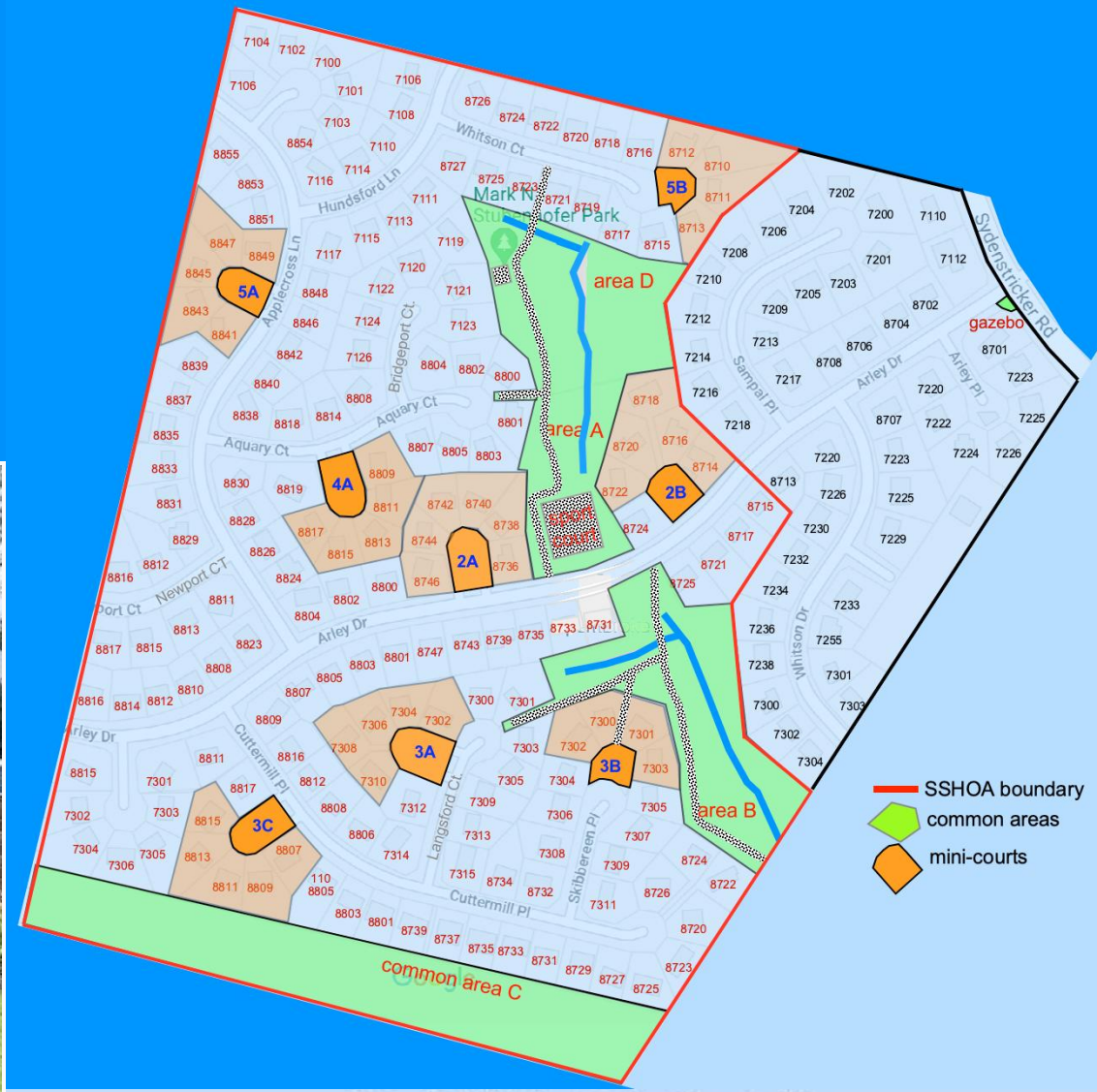
Springfield Station Homeowners' Association

2025 Annual Meeting
September 20, 2025
Sport Court

http://www.springfieldstationhoa.org



President	- Louanna Dorazio	Members -at-Large	Jim Klein
Vice President	- Megan Caprio		Louanna Dorazio
Treasurer	- Open		Megan Caprio
Secretary	- Gail Simpson		Juan Osorio
Reg Agent	- Dan Germain		Taylor Chasteen
Webmaster	- Dan Germain		Anwar Zzaman
HOA data	- Dan Germain		Martha Kiene
			Andrew Segerman
			Gail Simpson



Springfield Station, Fairfax County, VA

Rolling Valley Sections 8A, B, C

Agenda

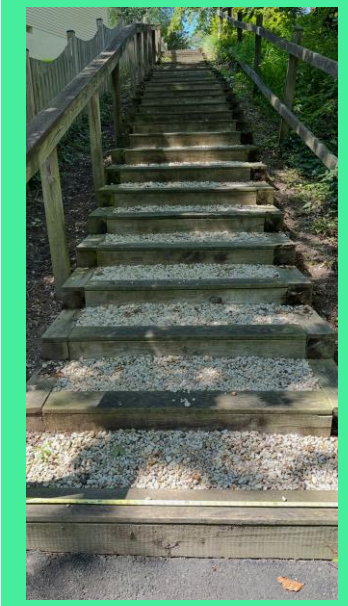
- Sign in (including email address)
- Approval of Minutes from last year's SSHOA General Meeting
- 2024-25 Board & Community Activities
- Financial Report
  - Overview
  - 2025 summary expenditures & income
  - Mini-court funds
  - Projected 2026 budget
- 10 Yr Capital Improvement Plan & Dues
- Housing Market Update
- Open Discussion
  - -Volunteers needed for community projects
  - -Traffic Study awareness
- Election of 2025-26 SSHOA Board members

2024-25 Board & Community Activities: Board Primary Activities

- Carry D&O and liability insurance on common property.
- Collect regular and mini-court annual dues . . .
  - 182 units/ 8 mini-courts
  - June 1st 2024 – May 31th 2025
  - Online payment available
- Financial accounting of expenses and income.
- Comply with State and Federal laws . . .
  - IRS taxes
  - Homeowners' Disclosure Packets
  - Chesapeake Bay Watershed Act & Fairfax County
- Maintain and upgrade all common areas and grounds . . .
  - mowing & leaf removal from common areas
  - remove dead/fallen trees in common areas
  - maintain paths, stairs, tot lot, sport court
- Meet quarterly.
- Resolve community issues subject to the SSHOA By-Laws or Covenants.

(The Board does not settle disputes between neighbors nor enforce Fairfax County's regulations.)

2024-25 Board & Community Activities: Community Activities











- Resurfacing and Repaint of Sport Court – Jim Klein, Taylor Chasteen, Anwar Zzaman
- Staining of Sport court benches – John Giuliani
- Routine leaf blowing and maintenance of Sport Court - Jim Klein, John Giuliani
- Came to the rescue with chainsaw to clear fallen limb by Sport court – Taylor Chasteen
- Sport Court access code updates - Dan Germain, Jim Klein
- Cut back foliage and clean and weed stairs to Langsford Ct. – Jim Klein
- Adding Treads on Langsford Stairs to Path (Fall 2025) – TBD
- Weeding Tot Lot (Add Mulch Fall 2025) – Jim Klein and Secret unknown helper
- Repair of basketball rim – Taylor Chasteen
- Weed and Landscape monument wall by gazebo Twice – Caprio Family
- Tree trimming around Sport court (Fall 2025) – Premium Lawn and landscape (coordination Jim Klein)



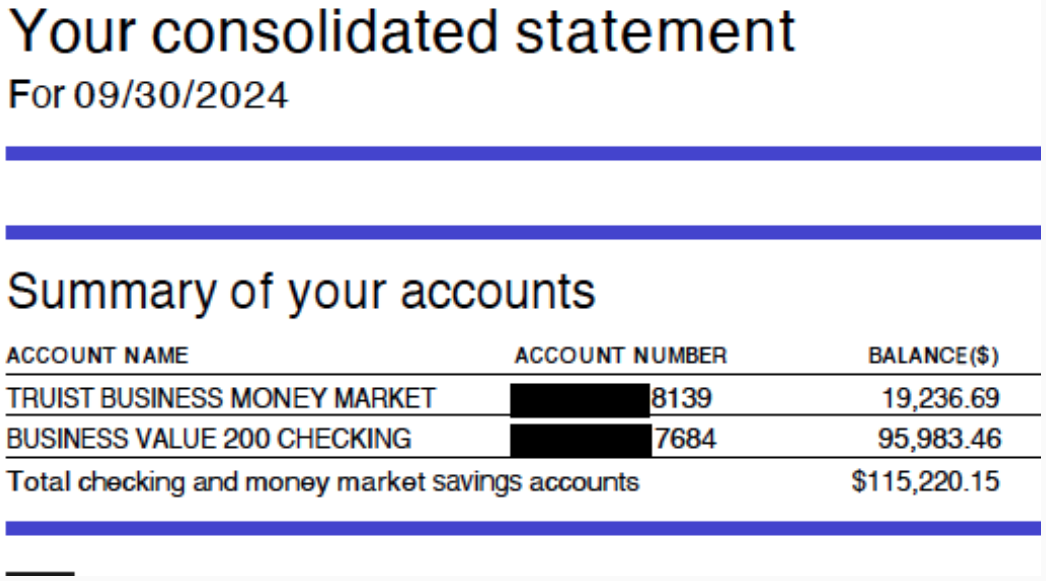




Financial Report: Overview

- Two SSHOA accounts with Truist (formerly BB&T)
  - Checking: normal operations such as deposits for HOA dues and expenses such as lawn service
  - Savings: Mini-court funds
- Two sources of income: annual dues and HOA disclosure documents
- Reserve $10,000 above yearly operating costs in checking account, remainder intended as a Capital Improvement Fund
- Accounting reconciles income and expenses with Truist bank statements
- Each expense and income item is coded
- Income dues checks are scanned for online deposit
- Outgoing expense check get email approval (i.e. countersign), then payment sent

Financial Report: Bank Statement Reconciliation

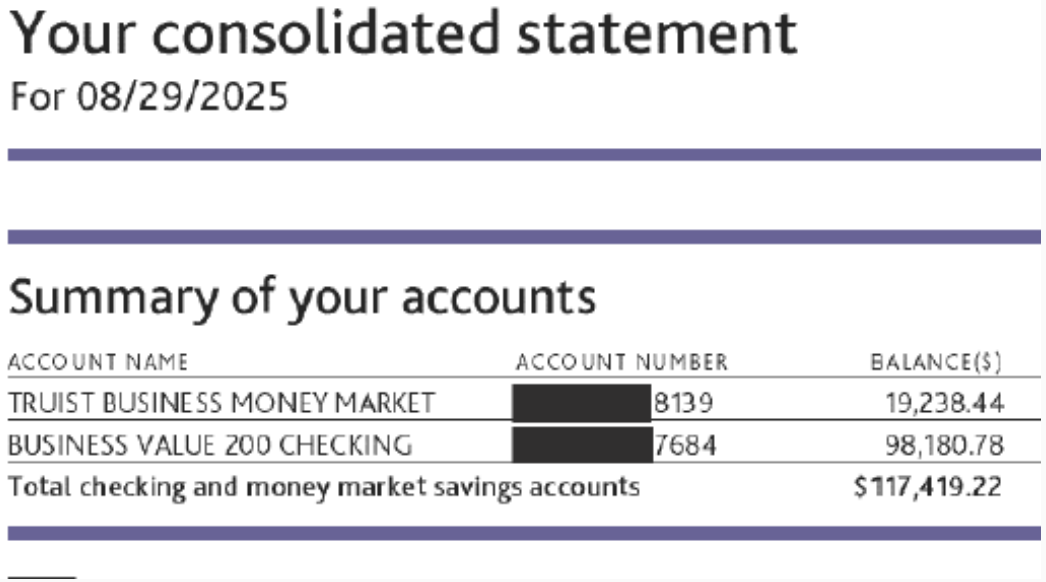


Your consolidated statement

For 09/30/2024

Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE($)
TRUIST BUSINESS MONEY MARKET	[redacted]8139	19,236.69
BUSINESS VALUE 200 CHECKING	[redacted]7684	95,983.46
Total checking and money market savings accounts		$115,220.15



Your consolidated statement

For 08/29/2025

Summary of your accounts

ACCOUNT NAME	ACCOUNT NUMBER	BALANCE($)
TRUIST BUSINESS MONEY MARKET	[redacted]8139	19,238.44
BUSINESS VALUE 200 CHECKING	[redacted]7684	98,180.78
Total checking and money market savings accounts		$117,419.22

Accounts	Balance 10/1/2024	Balance 8/29/2025	Change
General Fund	$ 95,983.46	$ 98,180.78	$ 2,197.32
Minicourt Fund	$ 19,236.69	$ 19,238.44	$ 1.75

General Fund	
Revenue	$ 15,376.37
Operating Expenses	$ (6,729.05)
Capital Expenses	$ (6,450.00)
Net Income	$ 2,197.32

Minicourt Fund	
Interest Earned	$ 1.75

SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION, INC.
ANNUAL BUDGET
Oct 1, 2024 - September 31, 2025

OPERATING BUDGET	UNITS	ANNUAL BUDGET	ACTUALS as of August 30, 2025	PROJECTED through Sept 30, 2025	PROJECTED END OF YEAR TOTAL	Budget + / -
INCOME						
Assessments	182	$ -	$14,498.37	$ 3,066.00	$ 17,564.37	
Mini-Court Fees	39	$ -	$ 528.00	$ 96.00	$ 624.00	
Late Fees		$ -				
Bank Interests		$ -				
Resale Packets	5	$ -	$ 350.00		$ 350.00	
Miscellaneous Income		$ -				
TOTAL INCOME		**$ -**	**$15,376.37**	$ 3,162.00	$18,538.37	
EXPENSES						
Administrative Expenses						
Communication with Members:						
Annual Meeting Preparation Fees		$ 100.00	$ 332.73		$ 332.73	$ (232.73)
Annual Dues Collection Fees (formerly Office & Bookkeeping Supplies)		$ 200.00				$ 200.00
Community Information Board Website Hosting		$ 100.00		$ -	$ -	$ 100.00
Bank Charges / Fees		$ -	$ 1.50		$ 1.50	$ (1.50)
Total Administrative Expenses		$ 400.00	$ 334.23	$ -	$ 334.23	$ 65.77
Fixed Expenditures						
Insurance		$ 1,850.00	$ 1,782.00		$ 1,782.00	$ 68.00
Secretary of State Filing		$ 25.00		$ 25.00	$ 25.00	$ -
State Real Estate Board Fee		$ 21.00	$ -		$ -	
Total Fixed Expenditures		$ 1,896.00	$ 1,782.00	$ 25.00	$ 1,807.00	$ 89.00
Operating Expenditures						
Common Area Maintenance		$ 390.00	$ 254.32		$ 254.32	$ 135.68
Grass Cutting / Leaf Cleanup * Includes $516 projected for September		$ 5,300.00	$ 4,358.50	$ 516.00	$ 4,874.50	$ 425.50
Production of Resale Packets				$ 239.88	$ 239.88	$ (239.88)
Total Operating Expenditures		$ 5,690.00	$ 4,612.82	$ 755.88	$ 5,368.70	$ 321.30
Total Expenses (Admin, Fixed, Operating)		**$ 7,986.00**	$ 6,729.05	$ 780.88	$ 7,509.93	$ 476.07



Mini-Court Update

MINICOURT SUMMARY	Totals		2A (lots 134 thru 139)	2B (lots 140 thru 145)	3A (lots 70 thru 74)	3B (lots 87 thru 90)	3C (lots 111 thru 115)	4A (lots 221 thru 225)	5A (lots 158 thru 162)	5B (lots 184 thru 187)
Balance as of 12/31/2023	$ 19,210.60		$ 5,500.00	$ 786.30	$ 355.30	$ 2,375.53	$ 2,325.72	$ 4,698.38	$ 3,101.68	$ 67.68
2024 Allocation	$ 840.00		$ 120.00	$ 96.00	$ 120.00	$ 96.00	$ 120.00	$ 120.00	$ 96.00	$ 72.00
			$ 5,620.00	$ 882.30	$ 475.30	$ 2,471.53	$ 2,445.72	$ 4,818.38	$ 3,197.68	$ 139.68
2024 Interest Earned	$ 1.87		$ 0.52	$ 0.08	$ 0.04	$ 0.23	$ 0.23	$ 0.45	$ 0.30	$ 0.01
2024 Balance	$ 20,052.47		$ 5,620.53	$ 882.38	$ 475.35	$ 2,471.76	$ 2,445.95	$ 4,818.83	$ 3,197.98	$ 139.69
2025 Allocation	$ 576.00		$ 96.00	$ 96.00	$ 72.00	$ 72.00	$ 72.00	$ 72.00	$ 24.00	$ 72.00
			$ 5,716.53	$ 978.38	$ 547.35	$ 2,543.76	$ 2,517.95	$ 4,890.83	$ 3,221.98	$ 211.69
2025 Interest Earned	$ 1.27		$ 0.35	$ 0.06	$ 0.03	$ 0.16	$ 0.16	$ 0.30	$ 0.20	$ 0.01
Balance as of 9/19/2025	**$ 20,629.74**		**$ 5,716.88**	**$ 978.44**	**$ 547.38**	**$ 2,543.92**	**$ 2,518.10**	**$ 4,891.13**	**$ 3,222.18**	**$ 211.71**

Financial Report: Capital Expenditures

Capital Expenditures								
		Budget		**ACTUALS as of August 30, 2025**	**PROJECTED through Sept 30, 2025**	**PROJECTED END OF YEAR TOTAL**		**Budget + / -**
	Sealing of Sport Courts	$ 7,540.00		$ 6,450.00				
	Sport Court Line Painting	$ 1,999.00			*$ 2,325.00*			
	Total Capital Expenditures	$ 9,539.00		$ 6,450.00	*$ 2,325.00*	**$ 8,775.00**		**$ 764.00**

Capital Improvement Plan: Dues Increases

To keep the Capitol Improvement Plan (CIP) solvent:

i) Add more than $10,000/yr to the CIP fund, as long as normal operating activities are not affected;

ii) And continue to increase dues per Restrictive Covenants, Article VI, Covenants for Maintenance Assessments Section 3. Maximum Annual Assessment

> "the maximum annual assessment applicable to each Lot or Living Unit may be increased each year not more than the "Maximum Percentage" (as defined below) above the maximum and annual assessment applicable to each such Lot or Living Unit for the previous year without a vote of the membership. The "Maximum Percentage" for any shall be the greater of (i) three percent (3%) or (ii) the percentage of increase in the Consumer Price Index"

Capital Improvement Plan: 10 Yr Outlook

10-YEAR CAPTITAL IMPROVEMENT PLAN (CIP) — **Starting Capital Improvement Fund is Main Checking account at year's end - next year's operating expenses - $10,000 reserve.**

Major Maintenance (Capital Improvement Budget)	Frequency	Last Completed	Next Estimated Date	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Capital Improvement Funds				$67,186	$68,661	$73,967	$83,967	$93,967	$38,039	$39,730	$49,730	-$7,410	-$3,232	$6,768
Sport Court														
asphalt sealing	every 5 yrs	2020 ($4620)	2025	-$5,700					-$6,568					-$7,540
repaint lines	every 5 yrs	2020 ($1240)	2025	-$2,325					-$1,741					-$1,999
repave & replace fence	every 40 yrs	2021 ($120,000)	2061 (~$265,000)											
Paths														
asphalt sealing	every 7 yrs	2013 ($4,000)	2020											
repave	every 20 yrs	2009 ($38,000)	2029					-$65,928						
Stairs to Paths														
repair/replace at Langsford Ct, Aquary Ct, & Sport Court	every 10 yrs	2009 ($3000)	2019	-$500	-$4,694							-$5,822		
Playground														
replace equipment & border	every 25 yrs	2006 ($32,400)	2031								-$67,140			
Gazebo at Arley & Sydenstriker														
repair roof & wood	every 20 yrs	2020 ($3,300)	2040 (~$4,900)											
Expected Capital Improvements Expenses				-$8,525	-$4,694	$0	$0	-$65,928	-$8,309	$0	-$67,140	-$5,822	$0	-$9,539
Expected additions to Capital Reserve Fund				$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000	$10,000
Ending Capital Improvement Funds				$68,661	$73,967	$83,967	$93,967	$38,039	$39,730	$49,730	-$7,410	-$3,232	$6,768	$7,229

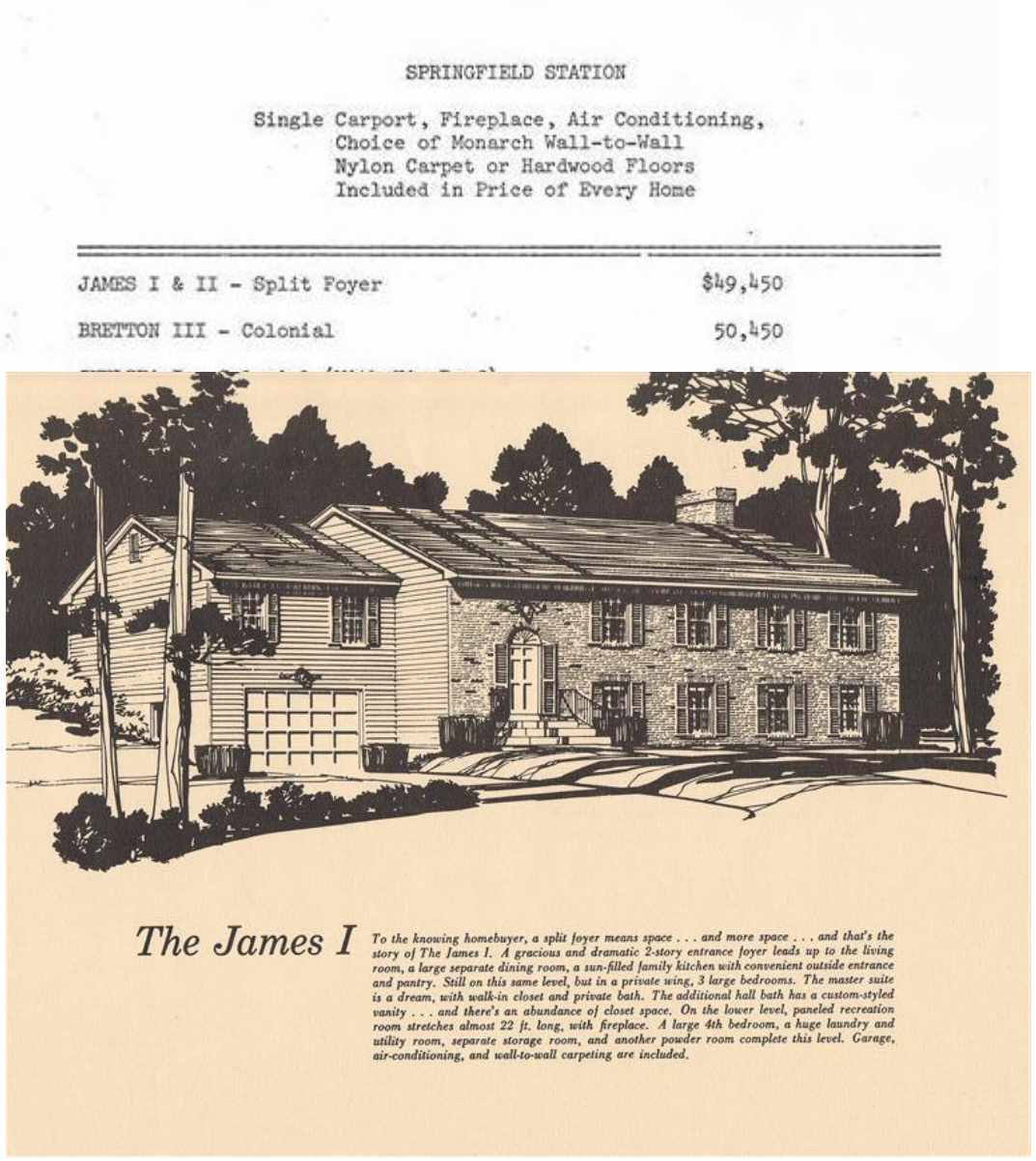
(Estimated costs use CPI inflation data from year of project, and 3.4% inflation 2025 decreasing to 2.5% by 2035.)

Financial Report: 2025-2026 Projected Budget

EXPENSES			
Administrative Expenses			
	Communication with Members		$ 500.00
	Website Hosting		$ 100.00
	Bank Charges / Fees		$ 10.00
	Total Administrative Expenses		$ 610.00
Fixed Expenditures			
	Insurance		$ 1,850.00
	Secretary of State Filing		$ 25.00
	State Real Estate Board Fee		$ 21.00
	Total Fixed Expenditures		$ 1,896.00
Operating Expenditures			
	Common Area Maintenance		$ 500.00
	Grass Cutting / Leaf Cleanup		$ 5,300.00
	TOT Lot Mulch Refresh		$ 1,300.00
	Tree Cutting / Removing		$ 2,000.00
	Production of Resale Packets		$ 300.00
	Total Operating Expenditures		$ 9,400.00
	Total Expenses (Admin, Fixed, Operating)		**$ 11,906.00**

VOTE

2025 Housing Market Update



SPRINGFIELD STATION

Single Carport, Fireplace, Air Conditioning,
Choice of Monarch Wall-to-Wall
Nylon Carpet or Hardwood Floors
Included in Price of Every Home

JAMES I & II - Split Foyer	$49,450
BRETTON III - Colonial	50,450

The James I To the knowing homebuyer, a split foyer means space . . . and more space . . . and that's the story of The James I. A gracious and dramatic 2-story entrance foyer leads up to the living room, a large separate dining room, a sun-filled family kitchen with convenient outside entrance and pantry. Still on this same level, but in a private wing, 3 large bedrooms. The master suite is a dream, with walk-in closet and private bath. The additional hall bath has a custom-styled vanity . . . and there's an abundance of closet space. On the lower level, paneled recreation room stretches almost 22 ft. long, with fireplace. A large 4th bedroom, a huge laundry and utility room, separate storage room, and another powder room complete this level. Garage, air-conditioning, and wall-to-wall carpeting are included.

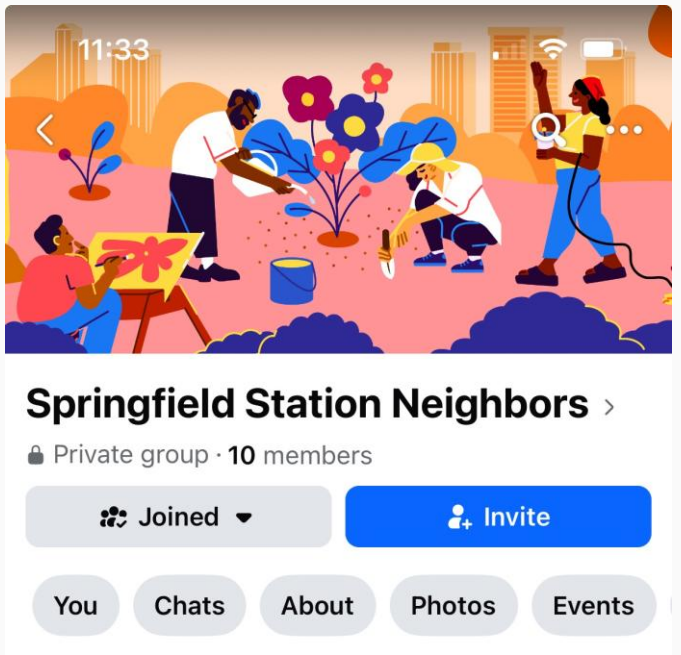
Date Sold	Model	Selling Price
4/24/25	Split Level	$803,750.00
5/13/25	Dutch Colonial	$805,000.00
5/20/25	Colonial	$ 900,000.00
7/21/25	Split Level	$ 800,000.00
7/25/25	Dutch Colonial	$ 849,888.00

Open Discussion

1) Sport court access (need email addresses).

2) Website improvements.

3) Facebook Page – Ask to Join!
   Springfield Station Neighbors



1) Volunteers for community projects: E-mail volunteer list
   Sport court steps
   Sport court cleanup
   Path maintenance
   Gazebo and sign maintenance
   Snow removal in community area –sidewalk in front of sport court, Creating a safe path for school kids.

Traffic Study Awareness

Traffic Study

Volume Criteria
500 – 6,000 vehicles in 24 hours
(Both directions combined)

Traffic Volume

1,495

Speed Criteria
85th Percentile Speed ≥ 10 MPH over the posted speed limit (One or more directions)

85th Percentile Speed

Eastbound	37
Westbound	40

- FCDOT performed traffic study on Arley Drive.
- Average speed was 37mph (east) and 40mph (west).
  =>Speed Limit 25mph.
- FCDOT evaluating traffic calming measures.
- We can share more information as it becomes available.

Date of traffic count: 6/11/2025

FCDOT Serving Fairfax County Since 1977

5

Election of 2025-26 SSHOA Board of Directors

Springfield Station Homeowners' Association, Inc.

- The affairs of this Corporation shall be managed by a Board of at least three (3) directors.
- Officers are elected by the Board.
- Meet quarterly.

VOTE