CAMERON STATION COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
June 25, 2019 at 7:00 p.m.
Cameron Club Henderson Room

AGENDA

Note timed agenda

I.	CALL TO ORDER/ESTABLISH QUORUM		7:00
II.	APPROVE AGENDA		7:00
III.	HEARING		7:00
IV.	GUEST SPEAKERS: Lieutenant Casey; Lieutenant Weinert (5 Minutes Each)		7:15
V.	RESIDENTS OPEN FORUM		7:25
VI.	APPROVAL OF MINUTES	TAB 1	7:30
	-- CSCA Board Meeting held on May 28, 2019		
VII.	FINANCIAL REPORT for May 2019	TAB 2	7:35
VIII.	ProFIT May 2019 Report	TAB 3	7:45
IX.	OFFICERS & COMMITTEE MINUTES/REPORTS (CCFC to report first)	TAB 4	7:55
X.	MANAGEMENT REPORT – For review	TAB 5	8:15
XI.	OLD BUSINESS		8:20
	a. City of Alexandria Update (5 minutes)		8:25
XII.	NEW BUSINESS		
XIII.	BOARD DECISION		
	a. Lancaster Proposal #51619 - J Ticer Com. Area Drainage	TAB 6	8:30
	b. Lancaster Proposal #29964 – Duke/Gardner Walkway	TAB 7	8:35
	c. Pothole Repair #9477910 - Cameron Station Potholes	TAB 8	8:40
	d. Board Appointment	TAB 9	8:45
	e. Officer Appointments	TAB 10	8:55
XIV.	BOARD DISCUSSION		
	a. Shuttle Timeline – Discussion	TAB 11	9:00
	b. Replacement Reserve Study (Revised provided at meeting)		9:05
	c. Insurance Appraisal	TAB 12	9:20
XV.	EXECUTIVE SESSION		
	a. Delinquency and Collection Reports	TAB 13	9:35
XVI.	ADJOURNMENT		9:40

DRAFT

CAMERON STATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
Tuesday, May 28, 2019

The regularly scheduled monthly meeting of the Board of Directors for April was held on Tuesday, May 28, 2019. The meeting was called to order at 7:04 p.m. by President Michael Johnson at the Cameron Club located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

BOARD ATTENDANCE

Michael Johnson	President
Martin Menez	Treasurer
Jon Dellaria	Director
Sarah Meyer Walsh	Director
Tom Sugrue	Director
Brian Sundin	Director

MEMBERS ABSENT

None

OTHERS ATTENDING

Karen Soles, General Manager, CMC
Deirdre Baldino, Assistant General Manager, Recording Secretary, CMC
Kenya Cooper, Portfolio Manager, CMC
Cameron Station Residents

APPROVE AGENDA

Move To: "Approve the Board agenda with the addition of Board applicants to be discussed in Executive Session when Legal Counsel calls into the meeting via conference phone and add Board Committee Liaison for Brian Sundin under Board Decision as amended."
Moved by: Sarah Meyer Walsh
Seconded by: Brian Sundin
For: All
Against: None
MOTION PASSED

GUEST SPEAKERS

Lt. Casey with the Alexandria Sheriff's wanted to bring to everyone's attention that the department is aware that people in the area have been receiving deceiving phone calls that appeared legit from criminals stating asking for money. If you receive any calls do not respond and report immediately. Lt. Weinert with the Alexandria Police Department stated they are aware of the recent uptake in the crime in the past few weeks. They have increased patrols and surveillance for the next few weeks and asked if any residents have any video footage to send to the APD. Also, he reiterated the importance of always reporting criminal activity to the Police Department.

RESIDENTS OPEN FORUM

Resident asked the Board if the Association had a stipulation of when a proposal must go out to bid with regards to overall cost. Ms. Soles informed him that Management is required to obtain multiple bids unless told otherwise in if the project exceeds $2500. He also inquired if other alternative routes for the shuttle was considered during the summer Metrorail shut down, such as running one shuttle to the Landmark Mall where the City of Alexandria is offering bus services that will run from that location to the Pentagon. The Board thanked Resident for his input and advised Management to continue to monitor feedback from residents regarding the shuttle timing and seek additional information including number of riders in each run from FLEET Transportation.

APPROVAL OF MINUTES

Move To: "Approve the minutes from the April 30, 2019 Board of Directors meeting as presented."

Moved by: Martin Menez
Seconded by: Tom Sugrue
For: All
Against: None
MOTION PASSED

FINANCIAL REPORT FOR APRIL 2019

This summary reflects the un-audited fiscal year 2019 financial entries. Please be reminded, this is a snapshot of the Association's financial situation as of April 30, 2019. As always, Management will continue to closely monitor the monthly expenses for the Association and will advise the Board of any specific issues that may have an impact to the budget.

February 2019

EXECUTIVE SUMMARY	**Actual**	**Budget**	**Variance**
Total Cash and Investments	$2,915,970.69		
YTD Income	$ 867,605.46	$ 862,976.00	$ 4,629.46
YTD Expenses	$ 809,882.93	$ 867,834.00	$(57,951.07)
YTD Net Income, surplus/ (loss)	$ 57,722.53	$ (4,858.00)	$ 62,580.53

The financial report was included in the BoD packet. Also, to be noted is that the delinquency rate for April 2019 on the variance of approximately 2.95%. This is below the industry standard of 3%-5%. Mr. Menez, Board Treasurer, also discussed the Association's current cash and investments, the reserve study underway and need for determination of adequacy of insurance coverage.

PRO-FIT REPORT FOR APRIL 2019

Presented report as provided in BoD packet.

OFFICERS'/COMMITTEE REPORTS

Cameron Club Facilities Committee

The Security Audit for the Cameron Club is scheduled for June 4th and the Basketball Court replacement proposals are due June 5th. The pool season is upon us and currently going smoothly.

Activities and Events Committee

Both the latest Bingo night and wine tour were successful for the month of May. Bunco is schedule for tomorrow night. Fourth of July parade date is set for July 4th and was discussed. Also, the annual pool party to slated for August 17th.

Architectural Review Committee

Has been receiving a lot of roof and window replacement applications. The ARC recently had a new Committee appointment and Covenants Administrator Bethlehem Kebede has been doing a great job.

Common Area Committee

There are several items on the agenda that the CAC are in favor of that have been sent back to Lancaster to be revised. Also, suggested was a dedicated email blast be sent out to the Community with the updated shuttle schedule.

Communications Committee

Has been working on creating a Welcome Committee for new residents/tenants and updating the Welcome packet.

Financial Advisory Committee

None; contained within the Treasurer's report.

OLD BUSINESS

a. City of Alexandria Update- Mr. Menez reported on several ongoing projects in the West End. The Landmark Mall continues to move forward along with Picket Place, the Public Storage application was approved by the City Council and the Victory Center was bought by Stonebridge. VA Paving SUP is up for renewal and the Vulcan Materials plant has ceased operations.

NEW BUSINESS

None.

MATTERS FOR BOARD DISCISON

Lancaster Proposal #29761

Move To: "Table the CAC recommendation for the Lancaster Landscapes, Inc's proposal #29761 to remove and reset pavers to direct water flow onto grassy area and away from walkway at the rear of the Gazebo in the amount of $3,225.00".

Moved by: Sarah Meyer Walsh
Seconded by: Tom Sugrue
For: All
Against: None
MOTION PASSED

Lancaster Proposal #LI19-003

Move To: "Table the CAC recommendation for the Lancaster Landscapes, Inc's proposal #LI19-003, to install 14 low voltage landscape lights in front of the clubhouse and on the flagpole. This also includes the removal of existing 110 lighting in the amount of $4,200.00".

Moved by: Sarah Meyer Walsh
Seconded by: Tom Sugrue
For: All
Against: None
MOTION PASSED

Lancaster Proposal #29762

Move To: "Approve the CAC recommendation for the Lancaster Landscapes, Inc's proposal #29762 for re-grading the eroded area at 246 Murtha Street, to create a shallow swale to direct water to existing drain box in the amount of $1,700.00 to be expensed to GL3364- Capital Improvements".

Moved by: Sarah Meyer Walsh
Seconded by: Jon Dellaria
For: All
Against: None
MOTION PASSED

Lancaster Proposal #29764

Move To: "Approve the CAC recommendation for the Lancaster Landscapes, Inc's proposal #29764 (revised 5/1/19) for re-grading the eroded area at 5156 California Lane to create a shallow swale to direct water to existing storm drain in the amount of $2,005.00 to be expensed to GL3364- Capital Improvements".

Moved by: Tom Sugrue
Seconded by: Sarah Meyer Walsh
For: All
Against: None
MOTION PASSED

Change of Attendance: Mr. Todd Sinkins, ESQ., Rees Broome joined the meeting via conference phone at 8:34 p.m.

EXECUTIVE SESSION

Move To: "Enter Executive Session at 8:36 p.m. to discuss personnel".
Moved by: Sarah Meyer Walsh
Seconded by: Brian Sundin
For: All
Against: None
MOTION PASSED

Move To: "Exit Executive Session at 8:59 p.m.".
Moved by: Jon Dellaria
Seconded by: Martin Menez
For: All
Against: None
MOTION PASSED

Change of Attendance: Mr. Todd Sinkins, ESQ., Rees Broome exited the meeting via conference phone at 9:00 p.m.

Street Sweeping- Reilly Sweeping, Inc.
Move To: "Approve the CAC recommendation for Reilly Sweeping, Inc.'s proposal, to provide services to sweep all accessible blacktop paved roadways and parking lots. This will include the disposal of debris in the amount of $4,900.00 to be expensed to GL6760- Street Repair and Maintenance, as amended".
Moved by: Martin Menez
Seconded by: Tom Sugrue
For: All
Against: None
MOTION PASSED

Pool Facilities Tables
Move To: "Approve the CCFC recommendation to replace the existing 8 tables at the pool facility with Pool Furniture Supply proposal #Q-PFS10019 in the amount of $2,678.95 to be expensed to GL3280- Repair and Replacement Reserves".
Moved by: Martin Menez
Seconded by: Tom Sugrue
For: All
Against: None
MOTION PASSED

Board Committee Liaison
Move To: "Approve the appointment of Brian Sundin as the Board Liaison to the Common Area Committee".
Moved by: Tom Sugrue
Seconded by: Martin Menez
For: All
Against: None
MOTION PASSED

MATTERS FOR BOARD DISCUSSION
None.

MATTERS FOR BOARD REVIEW AND INFORMATION
Management Report- Included in Board packet for review.

Move To: "Adjourn the meeting at 9:37 p.m."
Moved by: Martin Menez
Seconded by: Jon Dellaria
For: All
Against: None
MOTION PASSED

Minutes prepared and respectfully submitted by Deirdre Baldino, Recording Secretary, CMC

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Community Management Corporation

MEMORANDUM

TO: Cameron Station Board of Directors
Financial Advisory Committee

FROM: Karen Soles, General Manager, CMC
Deirdre Baldino, Assistant General Manager, CMC
Kenya Cooper, Portfolio Manager, CMA

DATE: June 19, 2019

RE: May 31, 2019 Financial Statement Summary

This summary reflects the un-audited fiscal year-to-date 2019 financial entries. Please be reminded, this is a snapshot of the Association's financial situation as of May 31, 2019.

EXECUTIVE SUMMARY

	ACTUAL	BUDGET	VARIANCE
Total Cash and Investments	**$ 2,770,189.09**		
Year to Date Income	**$ 1,089,964.31**	**$1,077,318.00**	**$ 12,646.31**
Year to Date Expense	**$ 1,047,941.04**	**$1,083,852.00**	**$ (35,910.96)**
Net Income Year to Date, surplus/ (loss)	**$ 42,023.27**	**$ (6,534.00)**	**$ 48,557.27**

Investments:

On May 31, 2019 the Association had operating and investment funds totaling $2,770,189.09. The Pacific Premier Bank (PPB) operating account had a balance of $417,072.48. The Congressional Bank Money Market account reflects a balance of $708,285.53, and the PPB-Merchant account has a balance of $1.45. The Morgan Stanley Smith Barney Money Market account had a balance of $18,175.74. There is also $1,618,000.00 invested in laddered Certificates of Deposit managed by Morgan Stanley. Additionally, there is Accrued Interest in the amount of $8,653.89.

Balance Sheet:

The Accounts Receivable Residential Assessments account (GL 1500) as of May 31, 2019 was $97,991.48. The Association also maintains for an Allowance for Doubtful Accounts (GL 1530) on the Balance Sheet in the amount of $37,498.86. This reflects a net delinquency rate of approximately 2.43%, which is below the industry standard of 3% - 5%. This is based on the formula as follows: Net Residential Assessments Receivable ($97,991.48 - $37,498.86)/Total Annual Assessments: $2,491,524.79= 2.43%.

Accrued Repair & Replacement Reserves total $1,940,049.56 and are fully supported by cash and investments based on the calculation below. (Total Cash & Investments: $2,770,189.09 minus Liabilities $398,155.07 minus Repair & Replacement Reserves: $1,940,049.56 = $431,984.46 surplus capital.)

The Capital Improvement Reserve account totals ($10,000.00) which is also fully supported by cash and investments. At the time of this report I am unaware if there are any approved Capital Improvements projects to be funded from this account. (Surplus Capital $431,984.46 minus Capital Reserves ($10,000.00) = $421,984.46 remaining capital after funding Capital Reserves.)

Owner's Equity*, which has a balance of $446,041.42, is supported by cash and investments at 17.9%, which is well within the 10 – 20% recommended by the auditor. $446,041.42/$2,491,524.79=17.9%.

**The Association's Unappropriated Prior Year Owner's Equity is the cumulative amount of net income or losses since the inception of the Association. Each year the net income (or loss) is added (or subtracted) to/from this amount. Auditors recommend that it is healthy for Associations to have between 10-20% of the Association's annual assessments in this line item.*

Income Statement Report:

The Income Statement Report reflects a year-to-date income of $1,089,964.31 which is $12,646.31 more than the budgeted amount of $1,077,318.00.

There are several of the line items budgeted under Other Income that are significantly more than year-to-date budgeted amounts. I bring to your attention those GL line items that are below/above the budgeted allocations by $2,500.00 or more.

Resale Processing Fees, line item #4260 is over the year-to-date budgeted number of $2,083.00 by $3,668.13. This is due to the quarterly processing of resale fee. Going forward, this will be processed monthly.

Charitable Donations Income, line item #4295 is over the year-to-date budgeted number of $3,000.00 by $4,500.00. The A&E has collected charitable donations.

Interest Earned – Reserve Funds, line item #4910 is over the year-to-date budgeted income of $12,083.00 by $3,291.21. This could be attributed to greater than anticipated total funds invested or higher than anticipated returns.

Year-to-date expenses total $1,047,941.04 which is $35,910.96 less the budgeted amount of $1,083,852.00. Below are a few line items that I would like to bring to your attention, as they have a variance of more than $2,500.00 of the year-end budgeted amount.

Expense Variances Below Year-End Budget by $2,500.00 or more:

Acct Setup/DD/Coupons, line item #5030 is under the year-to-date budgeted number of $6,000.00 by $4,062.00. This is due to fewer direct debit and new account setups than anticipated.

Events & Awards, line item #5200 is under the year-to-date budgeted number of $10,714.50 by $8,313.61. This is due to fewer community activities than anticipated.

Payroll Taxes/Benefits/Costs, line item #5340 is under the year-to-date budgeted number of $38,830.00 by $7,127.41.

Water Service, line item #6025 is under the year-to-date budgeted number of $11,143.00 by $8,767.30. The irrigation system has had less usage due to the heavy rain fall.

Irrigation System Contract, line item #6299 is under the year-to-date budgeted number of $8,319.00 as there have been no expenses yet. The budget spread can be adjusted.

Snow Removal Services, line item #6442 is under the year-to-date budgeted number of $42,000.00 by $16,201.00, this can be attributed to a mild winter.

Linear Park Landscape Maintenance, line item #6685 is under the year-to-date budgeted number of $8,125.00 as there have been no expenses at the time of this report.

Fire Suppression System, line item #6500 is under the year-to-date budgeted number of $2,500.00 as there have been no expenses at the time of this report.

Expense Variances Above Year-to-Date Budget by $2500

Computer Network/C3, line item #5040 which is $5,642.10 above the year-to-date budgeted number of $3,333.00. This is due to IT protection and service. This exceeds the annual budgeted allowance of $8,000 by $975.10.

Flower Rotation & Landscape Enhancements, line item #6150 which is $4,240.50 above the year-to-date budgeted number of $11,000.00. Management is reviewing all Common Area GL codes to ensure the expenses are being allocated to the correct GL codes and includes the cost of 8 planters for the pool in the amount of $2,370.50. However, this is within the annual budgeted allowance of $22,000.

Turf Treatment & Enhancements, line item #6155 which is $9,237.50 above the year-to-date budgeted number of $5,625.00. This is due to Turf and Restoration performed in October 2018 and will be adjusted after the audit. However, this is within the annual budgeted allowance of $15,000.

Tree & Shrub Maintenance, line item #6160 which is $2,605.00 above the year-to-date budgeted number of $6,600.00. This is due to the emergency tree work that was conducted in January, and tree

maintenance performed in February, storm drain cleanup and hardwood mulch, tree removal and replacement, and tree maintenance performed in March. However, this is well within the annual budgeted allowance of $33,000.

General Repair & Maintenance, line item #6600 which is $10,306.82 above the year-to-date budgeted number of $2,083.50. There has been necessary maintenance performed in the Cameron Club to include large scale drywall/ceiling repairs, roof membrane repairs. This exceeds the annual budgeted allowance of $5,000.00 by $7,390.32.

Reserve Studies, line item #5105 which is $4,394.00 above the year-to-date budgeted number of $0.00. The reserve study was not included in the 2019 Budget.

Legal Services - Collections, line item #7025 which is $3,594.52 above the year-to-date budgeted number of $8,750.00. The Board and Legal is being proactive in collections for the Associations. However, this is well within the annual budget allowance of $21,000.00.

Legal Services – General Counsel, line item #7030 which is $4,359.00 above the year-to-date budgeted number of $12,500.00. This is due to an Increase in communications with Board and Legal. However, this is well within the annual budget allowance of $30,000.00.

Fire Prevention & Protection, line item #6414 which is $3,545.68 above the year-to-date budgeted number of $3,000.00. Management will investigate this line item to ensure we are budgeting properly for the 2020 budget consideration. This exceeds the annual budgeted allowance of $6,000.00 by $545.68.

Pool Management, line item #6438 which is $3,868.00 above the year-to-date budgeted number of $31,850.00. This is contributed to the early weekend opening in May in the amount of $2,468.00 that the Board approved. However, this is well within the annual budget allowance of $63,700.00.

Income Tax, line item #9000 which is $6,389.00 above the year-to-date budgeted number of $1,611.00. This exceeds the annual budgeted allowance of $6,443.00. This is due to the timing of taxes being paid and the budget spread.

Overall there is a positive variance between annual income and expenses in the amount of $42,023.27 through May 31, 2019. Management will continue to closely monitor the monthly expenses for the Association and will advise the Board of any specific issues that may have an impact to the budget. Please let me know if you have any questions regarding this information.

Cameron Station Community Association

May 2019
Financial Report

Statement prepared by: Cheryl Weaver

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Community Management Corporation

Investment Listing Report
Cameron Station Community
As of Fri May 31, 2019

GI Account \ Institution	Bank Account	Investment Type	Current Balance	Rate	Purchase Date	Term	Maturity Date
Cash & Investments							
1012 - PPB Merchant Pacific Premier Bank	1171003237 Signers: N.Mazzarella / S.Philbin Signers: John Tsitos	Operating/Checking	1.45	0.000%	06/15/2016	0	
1013 - Operating 3336 Pacific Premier Bank	1171000142 Signers: N.Mazzarella / S.Philbin Signers: John Tsitos	Operating/Checking	417,072.48	0.000%	01/01/1900	0	
1302 - Congressional Bank - MM 5485 Congressional Bank	9010515485 Signers: Philbin/Tsitos	Money Market	708,285.53	1.750%	07/31/2018	0	
1330 - Morgan Stanley Smith Barney MM Morgan Stanley Smith Barney	504-112344-279 Signers: Martin Menez/ John A Tsitos / S.Philbin	Money Market	18,175.74	0.750%	09/19/2001	0	
1353 - Morgan Stanley Smith Barney Investments Morgan Stanely Smith Barney	504-112344-279 Signers: Martin Menez/ John A Tsitos / S.Philbin	Certificate of Deposit	1,618,000.00	0.000%	09/19/2001	0	
	Consists of multiple CDs with varying terms and interest rates. See broker statement for a detailed list of CDs.						
1730 - Accrued Interest Receivable CMC	0000	Other	8,653.89	0.000%	01/01/1900	0	
		Total Cash Investments:	**2,770,189.09**				
		Total Cameron Station Community:	**2,770,189.09**				

Cheryl Weaver

Henry Cooper

Balance Sheet Report
Cameron Station Community
As of May 31, 2019

	Balance May 31, 2019	Balance Apr 30, 2019	Change
Assets			
Cash & Investments			
1012 - PPB Merchant	1.45	1.45	0.00
1013 - Operating 3336	417,072.48	566,936.24	(149,863.76)
1302 - Congressional Bank - MM 5485	708,285.53	707,242.63	1,042.90
1330 - Morgan Stanley Smith Barney MM	18,175.74	19,451.09	(1,275.35)
1353 - Morgan Stanley Smith Barney Investments	1,618,000.00	1,615,000.00	3,000.00
1730 - Accrued Interest Receivable	8,653.89	7,339.28	1,314.61
Total Cash & Investments	**2,770,189.09**	**2,915,970.69**	**(145,781.60)**
Current Assets			
1500 - Residential Assessments Receivable	97,991.48	110,969.36	(12,977.88)
1530 - Allowance for Doubtful accounts	(37,498.86)	(37,498.86)	0.00
1600 - Prepaid Insurance	16,241.09	17,587.98	(1,346.89)
1640 - Other Prepaid Expenses	20,396.52	29,778.30	(9,381.78)
1725 - Insurance Receivable	(31,050.00)	(31,050.00)	0.00
1799 - Clearing Account	0.00	1,428.54	(1,428.54)
Total Current Assets	**66,080.23**	**91,215.32**	**(25,135.09)**
Total Assets	**2,836,269.32**	**3,007,186.01**	**(170,916.69)**
Liabilities			
Current Liabilities			
2025 - Transfer Fee Payable	58.69	265.40	(206.71)
2050 - Resident Refunds	739.98	4,079.17	(3,339.19)
2200 - Income Taxes Payable	(1,700.00)	(1,700.00)	0.00
2300 - Accrued Expenses	21,267.42	34,013.04	(12,745.62)
2400 - Accrued Payroll Payable	(14,155.88)	11,030.00	(25,185.88)
2550 - Prepaid Assessments	184,317.86	120,230.89	64,086.97

Balance Sheet Report
Cameron Station Community
As of May 31, 2019

	Balance May 31, 2019	Balance Apr 30, 2019	Change
Liabilities			
Current Liabilities			
2560 - Future Months Assessments	207,627.00	415,254.00	(207,627.00)
Total Current Liabilities	**398,155.07**	**583,172.50**	**(185,017.43)**
Total Liabilities	**398,155.07**	**583,172.50**	**(185,017.43)**
Owners' Equity			
Unappropriated Owners' Equity			
3000 - Owners Equity - Prior Years	446,041.42	446,041.42	0.00
Total Unappropriated Owners' Equity	**446,041.42**	**446,041.42**	**0.00**
Capital Improvement Reserves			
3362 - Capital Improvement Reserves Contr.	10,000.00	8,000.00	2,000.00
Total Capital Improvement Reserves	**10,000.00**	**8,000.00**	**2,000.00**
Repair & Replacement Reserves			
3102 - Repair & Repl Reserve Beginning Balance	1,832,694.85	1,832,694.85	0.00
3276 - Repair & Repl Reserve Contributions	139,000.00	111,200.00	27,800.00
3280 - Repair & Repl Reserve Expenditures	(31,645.29)	(31,645.29)	0.00
Total Repair & Replacement Reserves	**1,940,049.56**	**1,912,249.56**	**27,800.00**
Total Owners' Equity	**2,396,090.98**	**2,366,290.98**	**29,800.00**
Net Income / (Loss)	**42,023.27**	**57,722.53**	**(15,699.26)**
Total Liabilities and Equity	**2,836,269.32**	**3,007,186.01**	**(170,916.69)**

Income Statement Summary
Cameron Station Community
May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Assessment Income	207,627.00	207,628.00	(1.00)	1,038,140.44	1,038,136.00	4.44	2,491,524.79
Total Other Income	14,731.85	6,714.00	8,017.85	51,823.87	39,182.00	12,641.87	94,200.00
Total Income	222,358.85	214,342.00	8,016.85	1,089,964.31	1,077,318.00	12,646.31	2,585,724.79
Total Administrative	9,937.22	9,679.00	258.22	42,132.22	47,179.00	(5,046.78)	111,755.00
Total Activities	1,163.03	0.00	1,163.03	2,400.89	10,714.50	(8,313.61)	37,500.00
Total Communications	4,292.92	3,374.00	918.92	7,816.42	11,708.00	(3,891.58)	25,000.00
Total Management Services	44,821.96	46,060.00	(1,238.04)	221,346.21	230,296.00	(8,949.79)	552,707.52
Total Trash Services	26,712.34	26,173.00	539.34	131,871.39	130,866.00	1,005.39	314,078.10
Total Common Area Maint & Services	55,329.95	54,212.50	1,117.45	271,732.21	293,091.50	(21,359.29)	683,460.00
Total Utilities	13.96	0.00	13.96	13.96	0.00	13.96	0.00
Total Landscaping	0.00	516.00	(516.00)	0.00	1,548.00	(1,548.00)	3,612.00
Total Repair & Maintenance	0.00	631.50	(631.50)	0.00	1,894.00	(1,894.00)	5,050.00
Total Professional Services	16,908.09	4,584.00	12,324.09	35,097.52	22,917.00	12,180.52	61,700.00
Total Cameron Club Maint & Operations	46,112.99	38,354.00	7,758.99	164,951.64	168,609.50	(3,657.86)	390,224.48
Total Taxes & Insurance	2,763.39	2,467.00	296.39	21,046.32	13,945.00	7,101.32	36,043.60
Total Other Expenses	2,202.26	2,167.00	35.26	10,532.26	12,083.50	(1,551.24)	31,000.00
Total Reserve Contributions	27,800.00	27,800.00	0.00	139,000.00	139,000.00	0.00	333,600.00
Total Expense	238,058.11	216,018.00	22,040.11	1,047,941.04	1,083,852.00	(35,910.96)	2,585,730.70
Net Income / (Loss)	(15,699.26)	(1,676.00)	(14,023.26)	42,023.27	(6,534.00)	48,557.27	(5.91)

Income Statement Report
Cameron Station Community
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May 01, 2019 thru May 31, 2019

	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
Assessment Income								
4001 - Assessemnts - SFD/TH	0.00	0.00	0.00	720,387.66	720,378.00	9.66	1,440,755.18	720,367.52
4002 - Assessments - CONDO	0.00	0.00	0.00	436,089.54	436,090.00	(0.46)	872,179.10	436,089.56
4016 - Future Assessments - SFD/TH	120,063.00	120,063.00	0.00	(120,063.00)	(120,063.00)	0.00	0.00	120,063.00
4017 - Future Assessments - CONDO	72,681.50	72,682.00	(0.50)	(72,681.50)	(72,681.00)	(0.50)	0.00	72,681.50
4018 - Future Assessments - COMMERCIAL	2,327.00	2,327.00	0.00	(2,327.00)	(2,327.00)	0.00	0.00	2,327.00
4019 - Future Assessments - TMP	12,555.50	12,556.00	(0.50)	(12,555.50)	(12,556.00)	0.50	0.00	12,555.50
4130 - Commercial Assessments	0.00	0.00	0.00	13,962.40	13,962.00	0.40	27,924.78	13,962.38
4135 - TMP Assessments	0.00	0.00	0.00	75,327.84	75,333.00	(5.16)	150,665.73	75,337.89
Total Assessment Income	**207,627.00**	**207,628.00**	**(1.00)**	**1,038,140.44**	**1,038,136.00**	**4.44**	**2,491,524.79**	**1,453,384.35**
Other Income								
4245 - Newsletter Advertising	0.00	0.00	0.00	2,155.00	3,000.00	(845.00)	6,000.00	3,845.00
4250 - Facilities Passes/Guest Fess	35.00	200.00	(165.00)	245.00	400.00	(155.00)	600.00	355.00
4260 - Resale Processing Fees	0.00	416.00	(416.00)	5,751.13	2,083.00	3,668.13	5,000.00	(751.13)
4265 - Website Income	0.00	83.00	(83.00)	125.00	416.50	(291.50)	1,000.00	875.00
4295 - Charitable Donations Income	7,500.00	0.00	7,500.00	7,500.00	3,000.00	4,500.00	9,000.00	1,500.00
4400 - Room Rental Fees	965.00	666.00	299.00	3,250.00	3,333.00	(83.00)	8,000.00	4,750.00
4405 - Club Cleaning Fees	750.00	500.00	250.00	2,875.00	2,500.00	375.00	6,000.00	3,125.00
4710 - Late Fees & Interest	(75.00)	584.00	(659.00)	3,831.79	2,917.00	914.79	7,000.00	3,168.21
4720 - Legal Reimbursements	266.00	500.00	(234.00)	3,575.00	2,500.00	1,075.00	6,000.00	2,425.00
4805 - Compliance Fees	1,140.00	291.00	849.00	2,090.00	1,458.00	632.00	3,500.00	1,410.00
4835 - Miscellaneous Income	0.00	0.00	0.00	0.00	200.00	(200.00)	400.00	400.00
4900 - Interest Earned - Operating Funds	4,614.36	1,058.00	3,556.36	5,051.74	5,291.50	(239.76)	12,700.00	7,648.26
4910 - Interest Earned - Reserve Funds	(463.51)	2,416.00	(2,879.51)	15,374.21	12,083.00	3,291.21	29,000.00	13,625.79
Total Other Income	**14,731.85**	**6,714.00**	**8,017.85**	**51,823.87**	**39,182.00**	**12,641.87**	**94,200.00**	**42,376.13**
Total Income	**222,358.85**	**214,342.00**	**8,016.85**	**1,089,964.31**	**1,077,318.00**	**12,646.31**	**2,585,724.79**	**1,495,760.48**

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	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Administrative								
5015 - Bank Charges	0.00	31.00	(31.00)	137.69	156.00	(18.31)	375.00	237.31
5020 - Board Support	692.28	834.00	(141.72)	3,293.41	4,167.00	(873.59)	10,000.00	6,706.59
5025 - Collection Charges	(35.00)	250.00	(285.00)	910.00	1,250.00	(340.00)	3,000.00	2,090.00
5030 - Acct Setup/DD/Coupons	235.50	2,000.00	(1,764.50)	1,938.00	6,000.00	(4,062.00)	12,000.00	10,062.00
5035 - Architechtural Comprehensives	352.96	688.00	(335.04)	1,388.39	2,064.00	(675.61)	6,880.00	5,491.61
5040 - Computer Network/C3	1,715.50	666.00	1,049.50	8,975.10	3,333.00	5,642.10	8,000.00	(975.10)
5070 - Parking Enforcement	1,200.00	1,334.00	(134.00)	5,280.00	6,667.00	(1,387.00)	16,000.00	10,720.00
5080 - Annual Meeting Expenses	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
5085 - Office Equipment Lease	594.16	416.00	178.16	3,024.47	2,083.00	941.47	5,000.00	1,975.53
5090 - Office Supplies	290.24	583.00	(292.76)	1,018.44	1,750.00	(731.56)	3,500.00	2,481.56
5210 - Printing & Copying	1,586.30	625.00	961.30	1,714.34	3,125.00	(1,410.66)	7,500.00	5,785.66
5215 - Postage	206.22	834.00	(627.78)	2,904.38	4,167.00	(1,262.62)	10,000.00	7,095.62
5220 - Courier Service	44.40	84.00	(39.60)	177.60	417.00	(239.40)	1,000.00	822.40
5320 - Temp Desk Coverage	1,004.08	500.00	504.08	2,995.13	2,500.00	495.13	6,000.00	3,004.87
6040 - Bundled Telecom Services	950.89	834.00	116.89	4,779.58	4,167.00	612.58	10,000.00	5,220.42
6300 - Permits & Licenses	0.00	0.00	0.00	0.00	1,333.00	(1,333.00)	4,000.00	4,000.00
6422 - Decals & Parking Passes	1,099.69	0.00	1,099.69	3,595.69	4,000.00	(404.31)	6,000.00	2,404.31
Total Administrative	**9,937.22**	**9,679.00**	**258.22**	**42,132.22**	**47,179.00**	**(5,046.78)**	**111,755.00**	**69,622.78**
Activities								
5200 - Events & Awards	1,163.03	0.00	1,163.03	2,400.89	10,714.50	(8,313.61)	37,500.00	35,099.11
Total Activities	**1,163.03**	**0.00**	**1,163.03**	**2,400.89**	**10,714.50**	**(8,313.61)**	**37,500.00**	**35,099.11**
Communications								
5115 - Web Site Maintenance	897.00	291.00	606.00	966.00	1,458.00	(492.00)	3,500.00	2,534.00
5225 - Newsletter Services	3,095.75	2,583.00	512.75	6,191.50	7,750.00	(1,558.50)	15,500.00	9,308.50
5316 - Other Communications	300.17	500.00	(199.83)	658.92	2,500.00	(1,841.08)	6,000.00	5,341.08
Total Communications	**4,292.92**	**3,374.00**	**918.92**	**7,816.42**	**11,708.00**	**(3,891.58)**	**25,000.00**	**17,183.58**

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	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Management Services								
5302 - Administrative Salaries	25,966.85	24,673.00	1,293.85	121,859.71	123,363.00	(1,503.29)	296,070.00	174,210.29
5340 - Payroll Taxes/Benefits/Costs	5,265.61	7,766.00	(2,500.39)	31,702.59	38,830.00	(7,127.41)	93,191.52	61,488.93
7015 - Management Reimbursements	219.00	250.00	(31.00)	819.00	1,250.00	(431.00)	3,000.00	2,181.00
7040 - Management Fees	13,370.50	13,371.00	(0.50)	66,964.91	66,853.00	111.91	160,446.00	93,481.09
Total Management Services	**44,821.96**	**46,060.00**	**(1,238.04)**	**221,346.21**	**230,296.00**	**(8,949.79)**	**552,707.52**	**331,361.31**
Trash Services								
6035 - Trash and Recycling Service	26,712.34	26,173.00	539.34	131,871.39	130,866.00	1,005.39	314,078.10	182,206.71
Total Trash Services	**26,712.34**	**26,173.00**	**539.34**	**131,871.39**	**130,866.00**	**1,005.39**	**314,078.10**	**182,206.71**
Common Area Maint & Services								
6000 - Electric Service	3,171.76	3,584.00	(412.24)	16,570.37	17,917.00	(1,346.63)	43,000.00	26,429.63
6025 - Water Service	523.99	3,714.00	(3,190.01)	2,375.70	11,143.00	(8,767.30)	26,000.00	23,624.30
6100 - Grounds & Landscaping - Contract	12,867.00	12,867.00	0.00	64,335.00	64,335.00	0.00	154,404.00	90,069.00
6150 - Flower Rotation & Lanscape Enhancem	15,240.50	0.00	15,240.50	15,240.50	11,000.00	4,240.50	22,000.00	6,759.50
6155 - Turf Treatment & Enhancements	0.00	1,875.00	(1,875.00)	14,862.50	5,625.00	9,237.50	15,000.00	137.50
6160 - Tree & Shrub Maintenance	0.00	6,600.00	(6,600.00)	9,205.00	6,600.00	2,605.00	33,000.00	23,795.00
6200 - Watering & Supplies	0.00	30.00	(30.00)	0.00	60.00	(60.00)	150.00	150.00
6299 - Irrigation System Contract	0.00	0.00	0.00	0.00	8,319.00	(8,319.00)	16,638.00	16,638.00
6305 - TMP Expenses	17,500.00	17,916.00	(416.00)	87,500.00	89,583.00	(2,083.00)	215,000.00	127,500.00
6315 - Uniforms	93.50	0.00	93.50	571.26	50.00	521.26	100.00	(471.26)
6434 - Pest Control	558.00	209.00	349.00	742.00	1,042.00	(300.00)	2,500.00	1,758.00
6442 - Snow Removal Services	0.00	0.00	0.00	25,799.00	42,000.00	(16,201.00)	70,000.00	44,201.00
6585 - Fountain/Pond/Lake Repair & Maintena	0.00	0.00	0.00	0.00	500.00	(500.00)	1,000.00	1,000.00
6600 - General Repair & Maintenance	188.47	417.00	(228.53)	12,390.32	2,083.50	10,306.82	5,000.00	(7,390.32)
6605 - General Maintenance Supplies	948.61	667.00	281.61	2,473.14	3,333.50	(860.36)	8,000.00	5,526.86
6640 - Lighting Supplies/Repair & Maintenanc	2,515.79	2,916.00	(400.21)	13,351.63	14,583.00	(1,231.37)	35,000.00	21,648.37
6685 - Linear Park Landscape Maintenance	0.00	2,708.50	(2,708.50)	0.00	8,125.50	(8,125.50)	21,668.00	21,668.00
6690 - Pet Stations	1,722.33	709.00	1,013.33	3,576.45	3,542.00	34.45	8,500.00	4,923.55

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	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Common Area Maint & Services								
6760 - Street Repair & Maintenance	0.00	0.00	0.00	2,739.34	3,250.00	(510.66)	6,500.00	3,760.66
Total Common Area Maint & Services	**55,329.95**	**54,212.50**	**1,117.45**	**271,732.21**	**293,091.50**	**(21,359.29)**	**683,460.00**	**411,727.79**
Utilities								
6055 - Internet Service	13.96	0.00	13.96	13.96	0.00	13.96	0.00	(13.96)
Total Utilities	**13.96**	**0.00**	**13.96**	**13.96**	**0.00**	**13.96**	**0.00**	**(13.96)**
Landscaping								
6199 - Irrigation Repairs	0.00	516.00	(516.00)	0.00	1,548.00	(1,548.00)	3,612.00	3,612.00
Total Landscaping	**0.00**	**516.00**	**(516.00)**	**0.00**	**1,548.00**	**(1,548.00)**	**3,612.00**	**3,612.00**
Repair & Maintenance								
6755 - Storm Recovery Repair & Maintenance	0.00	631.50	(631.50)	0.00	1,894.00	(1,894.00)	5,050.00	5,050.00
Total Repair & Maintenance	**0.00**	**631.50**	**(631.50)**	**0.00**	**1,894.00**	**(1,894.00)**	**5,050.00**	**5,050.00**
Professional Services								
5105 - Reserve Studies	4,394.00	0.00	4,394.00	4,394.00	0.00	4,394.00	0.00	(4,394.00)
7000 - Audit & Tax Services	0.00	0.00	0.00	0.00	0.00	0.00	6,700.00	6,700.00
7020 - Legal Services	300.00	334.00	(34.00)	1,500.00	1,667.00	(167.00)	4,000.00	2,500.00
7025 - Legal Services - Collections	3,822.09	1,750.00	2,072.09	12,344.52	8,750.00	3,594.52	21,000.00	8,655.48
7030 - Legal Services - General Counsel	8,392.00	2,500.00	5,892.00	16,859.00	12,500.00	4,359.00	30,000.00	13,141.00
Total Professional Services	**16,908.09**	**4,584.00**	**12,324.09**	**35,097.52**	**22,917.00**	**12,180.52**	**61,700.00**	**26,602.48**
Cameron Club Maint & Operations								
5195 - Miscellaneous Expenses	0.00	84.00	(84.00)	50.17	417.00	(366.83)	1,000.00	949.83
5318 - Health Club Management/Staff	13,759.29	13,759.00	0.29	68,796.45	68,796.00	0.45	165,111.48	96,315.03
6075 - Clubhouse Utilities	4,379.66	2,834.00	1,545.66	14,972.25	14,167.00	805.25	34,000.00	19,027.75
6408 - Elevator Services	343.36	0.00	343.36	1,785.95	2,250.00	(464.05)	4,500.00	2,714.05
6414 - Fire Prevention & Protection	1,552.64	0.00	1,552.64	6,545.68	3,000.00	3,545.68	6,000.00	(545.68)

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	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Cameron Club Maint & Operations								
6424 - HVAC Services	550.00	1,000.00	(450.00)	1,783.00	3,000.00	(1,217.00)	6,000.00	4,217.00
6430 - Janitorial Services	3,414.54	3,534.00	(119.46)	17,072.70	17,672.00	(599.30)	42,413.00	25,340.30
6436 - Special Cleanings	150.00	666.00	(516.00)	1,950.00	3,333.00	(1,383.00)	8,000.00	6,050.00
6438 - Pool Management	17,628.00	13,271.00	4,357.00	35,718.00	31,850.00	3,868.00	63,700.00	27,982.00
6440 - Safety & Security	180.00	250.00	(70.00)	1,375.00	1,250.00	125.00	3,000.00	1,625.00
6500 - Fire Suppression System	0.00	500.00	(500.00)	0.00	2,500.00	(2,500.00)	6,000.00	6,000.00
6515 - Building Repair & Maintenance	1,316.75	1,166.00	150.75	5,122.20	5,833.00	(710.80)	14,000.00	8,877.80
6525 - Community Center Improvement	0.00	166.00	(166.00)	0.00	833.00	(833.00)	2,000.00	2,000.00
6570 - Fitness Equipment Repair & Maintenan	0.00	791.00	(791.00)	2,281.18	3,958.00	(1,676.82)	9,500.00	7,218.82
6575 - Fitness Center Supplies	1,605.33	0.00	1,605.33	4,317.56	3,250.00	1,067.56	6,500.00	2,182.44
6590 - Access System Supplies	660.47	0.00	660.47	660.47	1,500.00	(839.53)	4,500.00	3,839.53
6595 - Access System Repairs	0.00	0.00	0.00	(440.00)	333.50	(773.50)	1,000.00	1,440.00
6700 - Pool Repair & Maintenance	0.00	0.00	0.00	725.00	1,333.50	(608.50)	4,000.00	3,275.00
6710 - Pool Supplies	385.53	0.00	385.53	1,683.77	1,667.00	16.77	5,000.00	3,316.23
9934 - Recreation Equipment	187.42	333.00	(145.58)	552.26	1,666.50	(1,114.24)	4,000.00	3,447.74
Total Cameron Club Maint & Operations	**46,112.99**	**38,354.00**	**7,758.99**	**164,951.64**	**168,609.50**	**(3,657.86)**	**390,224.48**	**225,272.84**
Taxes & Insurance								
5390 - Fidelity/Workman's Comp	154.42	184.00	(29.58)	954.25	919.00	35.25	2,205.00	1,250.75
5415 - D&O Insurance Premiums	433.50	437.00	(3.50)	2,087.50	2,188.00	(100.50)	5,252.00	3,164.50
5420 - Umbrella	866.22	838.00	28.22	4,096.96	4,190.00	(93.04)	10,056.00	5,959.04
5445 - General Liability Insurance Premiums	1,309.25	1,008.00	301.25	5,907.61	5,037.00	870.61	12,087.60	6,179.99
9000 - Income Tax	0.00	0.00	0.00	8,000.00	1,611.00	6,389.00	6,443.00	(1,557.00)
Total Taxes & Insurance	**2,763.39**	**2,467.00**	**296.39**	**21,046.32**	**13,945.00**	**7,101.32**	**36,043.60**	**14,997.28**
Other Expenses								
5010 - Bad Debt	0.00	0.00	0.00	0.00	1,250.00	(1,250.00)	5,000.00	5,000.00
9106 - Capital Improvements Reserve	2,000.00	2,000.00	0.00	10,000.00	10,000.00	0.00	24,000.00	14,000.00

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	Current Period			Year to Date (5 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Expense								
Other Expenses								
9946 - Signs Expenses	202.26	167.00	35.26	532.26	833.50	(301.24)	2,000.00	1,467.74
Total Other Expenses	**2,202.26**	**2,167.00**	**35.26**	**10,532.26**	**12,083.50**	**(1,551.24)**	**31,000.00**	**20,467.74**
Reserve Contributions								
9800 - Repair & Replacement Expenses	27,800.00	27,800.00	0.00	139,000.00	139,000.00	0.00	333,600.00	194,600.00
Total Reserve Contributions	**27,800.00**	**27,800.00**	**0.00**	**139,000.00**	**139,000.00**	**0.00**	**333,600.00**	**194,600.00**
Total Expense	**238,058.11**	**216,018.00**	**22,040.11**	**1,047,941.04**	**1,083,852.00**	**(35,910.96)**	**2,585,730.70**	**1,537,789.66**
Net Income / (Loss)	**(15,699.26)**	**(1,676.00)**	**(14,023.26)**	**42,023.27**	**(6,534.00)**	**48,557.27**	**(5.91)**	**(42,029.18)**

MAY FY19 Financial Budget Report – Cameron Station Facilities

Product or Service	Line Item	2019 Budgeted Amount	Expenses (MAY)	YTD Expenses	Remaining Amount	2018 Budgeted Amount
Safety and Security	6440	$3,000.00	$180.00	$1,375.00	$1,625.00	$2,500.00
Fire Suppression System	6500	$6,000.00	$0.00	$0.00	$6,000.00	$6,000.00
Building Repair and Maintenance	6515	$14,000.00	$1,316.75	$5,122.20	$8,877.80	$14,000.00
Community Center Improvements	6525	$2,000.00	$0.00	$0.00	$2,000.00	$2,000.00
Fitness Equipment Repair/Maint	6570	$9,500.00	$1,056.18	$2,281.18	$7,218.82	$8,000.00
Fitness Center Supplies	6575	$6,500.00	$1,605.33	$4,317.56	$2,182.44	$6,000.00
Access System Supplies	6590	$4,500.00	$660.47	$660.47	$3,839.53	$4,500.00
Access Center Repairs	6595	$1,000.00	$0.00	$0.00	$1,000.00	$500.00
Pool Repair and Maintenance	6700	$4,000.00	$0.00	$725.00	$3,275.00	$4,000.00
Pool Supplies	6710	$5,000.00	$385.53	$1,683.77	$3,316.23	$5,000.00
Pool Management	6438	$63,700.00	$9,274.00	$18,090.00	$45,610.00	$59,900.00
Health Club Management	5318	$165,111.48	$13,759.29	$68,796.45	$96,315.03	$169,189.00
Recreation Equipment	9934	$4,000.00	$187.42	$552.26	$3,447.74	$4,000.00
Total in Operating Budget		$288,311.48	$28,424.97	$103,603.89	$184,707.59	$285,589.00
Reserve Expenditures Exercise Equipment	3280	$30,900.00	$4,807.62	$13,999.52	$16,900.48	$33,400.00

Note, the line item highlighted in YELLOW is the RESERVES NOT OPERATING

MAY FY19 Financial Budget Report – Common Area

Product or Service	Line Item	2019 Budgeted Amount	Expenses (MAY)	YTD Expenses	Remaining Amount	2018 Budgeted Amount
Grounds & Landscaping Contract	6100	$154,404.00	$12,867.00	$64,335.00	$90,069.00	$155,196.00
Flower Rotation & Landscape Enhancement	6150	$22,000.00	$15,240.50	$15,240.50	$6,759.50	$25,000.00
Turf Treatment & Enhancements	6155	$15,000.00	$0.00	$14,862.50	$137.50	$15,000.00
Tree & Shrub Maintenance	6160	$33,000.00	$0.00	$9,205.00	$23,795.00	$28,000.00
Watering & Supplies	6200	$150.00	$0.00	$0.00	$150.00	$750.00
Irrigation System Contract	6299	$16,638.00	$0.00	$0.00	$16,638.00	$18,000.00
Uniforms	6315	$100.00	$93.50	$571.26	-$471.26	$100.00
Snow Removal Services	6442	$70,000.00	$0.00	$25,799.00	$44,201.00	$70,000.00
Fountain/Repair/Maintenance	6585	$1,000.00	$0.00	$0.00	$1,000.00	$2,200.00
General Repair & Maintenance	6600	$5,000.00	$188.47	$12,390.32	-$7,390.32	$5,000.00
General Maintenance & Supplies	6605	$8,000.00	$948.61	$2,473.14	$5,526.86	$6,500.00
Linear Park Landscape Maintenance	6685	$21,668.00	$13,759.29	$0.00	$21,668.00	$21,668.00
Pet Stations	6690	$8,500.00	$1,722.33	$3,576.45	$4,923.55	$8,500.00
Street Repair & Maintenance	6760	$6,500.00	$0.00	$2,729.34	$3,770.66	$6,500.00
Total in Operating Budget		$361,960.00	$44,819.70	$151,182.51	$210,777.49	$362,414.00

For Sponsorship/ 2019 Budget

					Money Not Spent
January					
	Women's Self-Defense Class		$700	$700	-$700
	Bingo		$200	$275	($75)
	Kids Night		$200	$185	$15
					$760
February	Souper Bowl Contest				
	Bunco		$200		$90
	Kids Night		$200		$30
					$120
					($640)
March					
	St Patty's Bingo		$200	$190	$10
	Bunco		$200	$85	$115
					-$525
April	Kid's Night		$200		$200
	BUNCO		$200		$80
	Spring Yard Sale		$200		$70
	Egg Hunt	April 20th	$1,000		($1,010)
					($1,535)
May	Little Free Library				($20)
	Kids Night		$200		
	BUNCO		$200		
June	Father / Daughter Dance	June 16th	$100		
	Patriotic Parade (Possibly move into July)	June 23rd	$300		
	BUNCO (changed to HH event)		$200		

July	Family Movie Night	July 20th	$200
	BUNCO Night	July 25th	$200
August	National Night Out	August 7th	$500
	Pool Party	August 11th	$13,000
	BUNCO	August 29th	$200
September			$0
	BUNCO (changed to Fall HH)		$200
	Fall Yard Sale		$200
October	Casino Night	Oct 6th	$4,000
	Kids Halloween Carnival	Oct 20th	$1,000
	BUNCO		$200
November			
	Kid's Night		$200
	BUNCO		$200
December	Christmas Party		$13,800
			$37,700

Cameron Station
Replacement Reserves 504-xxx344

SECURITY	QUANTITY	INTEREST RATE	ANNUAL INCOME	MATURITY DATE
MORGAN STANLEY BANK DEPOSIT	$ 19,971	0.75%	$ 149.78	-
SYNCHRONY BANK - UT	$ 50,000	2.05%	$ 1,025.00	07/11/19
CAPITAL ONE NA - MCLEAN, VA	$ 100,000	2.00%	$ 2,000.00	09/30/19
BANK OF AMERICA - NC	$ 100,000	2.70%	$ 2,700.00	12/05/19
WELLS FARGO BANK - SD	$ 100,000	2.75%	$ 2,750.00	01/14/20
MS BANK - UT	$ 75,000	2.50%	$ 1,875.00	03/16/20
JP MORGAN BANK - OH	$ 75,000	2.40%	$ 1,800.00	04/30/20
MS PRIVATE BANK - NY	$ 90,000	2.85%	$ 2,565.00	06/08/20
JP MORGAN BANK - OH	$ 100,000	1.35%	$ 1,350.00	06/24/20
COMENITY BANK - UT	$ 100,000	2.90%	$ 2,900.00	10/13/20
DISCOVER BANK - DE	$ 100,000	1.90%	$ 1,900.00	12/21/20
DISCOVER BANK - DE	$ 75,000	2.70%	$ 2,025.00	03/15/21
SALLIE MAE BANK - UT	$ 75,000	2.80%	$ 2,100.00	04/19/21
SYNCHRONY BANK - UT	$ 100,000	1.50%	$ 1,500.00	06/17/21
CAPITAL ONE NA - MCLEAN, VA	$ 100,000	2.25%	$ 2,250.00	12/29/21
GOLDMAN SACHS - NY	$ 100,000	2.35%	$ 2,350.00	03/15/22
AMERICAN EXPRESS BANK - UT	$ 75,000	2.35%	$ 1,762.50	05/03/22
TOTAL	**$ 1,434,971**		**$ 33,002.28**	

as of 6/17/19

Cameron Station
Operating Reserves 504-xxx163

SECURITY	QUANTITY	INTEREST RATE	ANNUAL INCOME	MATURITY DATE
MORGAN STANLEY BANK DEPOSIT	$ 1,094	0.75%	$ 8.21	-
HINGHAM BANK - MA	$ 50,000	2.30%	$ 1,150.00	07/17/19
HOME EXCHANGE BANK - MO	$ 50,000	2.25%	$ 1,125.00	08/26/19
21st CENTURY BANK - MN	$ 53,000	2.30%	$ 1,219.00	09/17/19
21st CENTURY BANK - MN	$ 50,000	2.30%	$ 1,150.00	10/21/19
TOTAL	**$ 204,094**		**$ 4,652.21**	

as of 6/17/19

This information and data is being provided at your request and is from sources considered reliable, but their accuracy and completeness is not guaranteed. It has been prepared for illustrative purposes only and is not intended to be used as a substitute for the transaction statements you receive from Morgan Stanley Smith Barney LLC. Please compare the data on this document carefully with your transaction statements to verify its accuracy. This information is based upon the market value of your account as of the close of business on June 13, 2019 and is subject to daily market fluctuation.

Prices and yields are as of June 17, 2019 and subject to change and availability.

Morgan Stanley Smith Barney. Member SIPC.

Cameron Club Monthly Report

May 2019

Attendance and Usage

May – 7,078

- Average usage per day- 228

Previous month:

- April– 5,012
- Average usage per day- 167

Facility & Operations

Group Exercise Class Program

- Stretch and Core was the most attended classes this month, with Vinyasa Yoga coming in second.
- We saw an increase in 6 out of 11 classes from last month.

Exercise and Facilities Equipment

- We have 1, treadmill that is down and Heartline has been contacted for repairs.

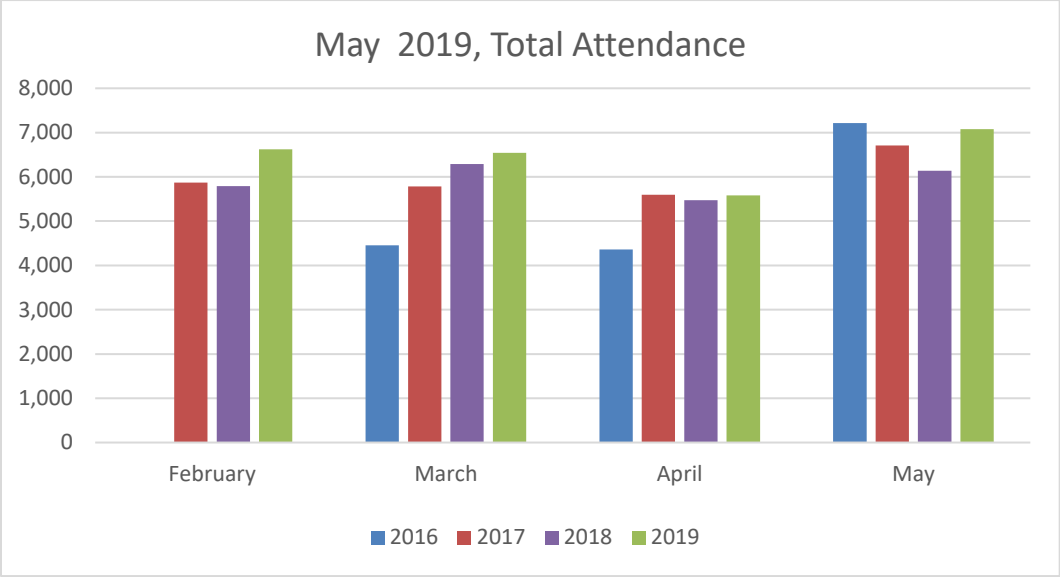
Personal Training

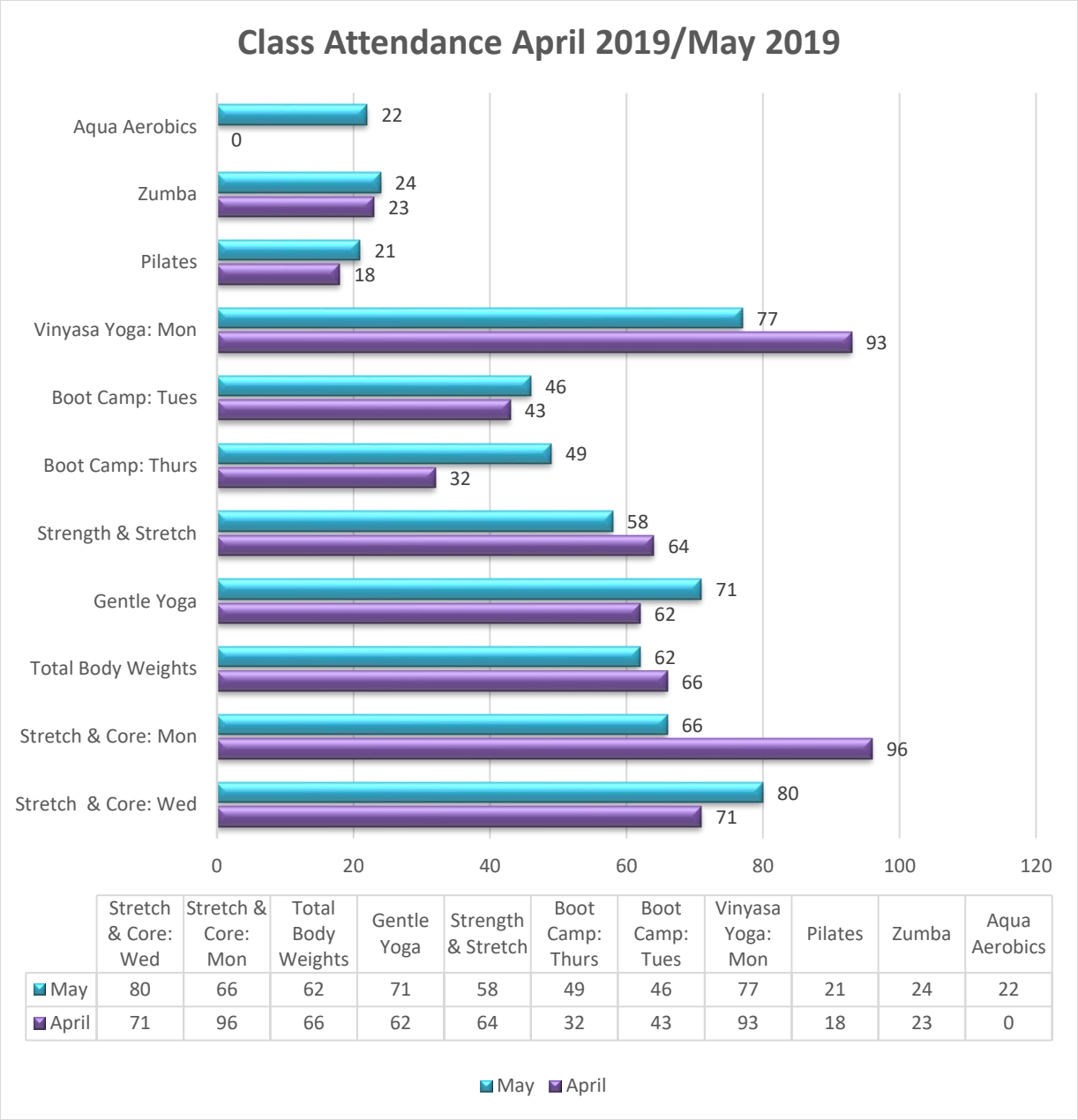
- For the month of May there were no new clients. We have 4 inquires into personal training.

Upcoming Goals & Events

- The swim lap challenge, which started May 25th, is still ongoing. This challenge will be based on who can do the fastest lap time and is open to all Cameron Residents. We are looking to extend this challenge until the 29th of June. This challenge was originally scheduled to end on June 15th. The next challenge will start July 6th. This challenge will be the Pull-up/Chin-up challenge. It will be based on who can do the most pull-ups or Chin-ups. The winner of the challenge will receive 2 movie tickets to the Hoffman theater. This challenge will end August 3rd.

Graphs


May 2019, Total Attendance
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
February
March
April
May
2016
2017
2018
2019



	Stretch & Core: Wed	Stretch & Core: Mon	Total Body Weights	Gentle Yoga	Strength & Stretch	Boot Camp: Thurs	Boot Camp: Tues	Vinyasa Yoga: Mon	Pilates	Zumba	Aqua Aerobics
May	80	66	62	71	58	49	46	77	21	24	22
April	71	96	66	62	64	32	43	93	18	23	0

DRAFT MINUTES
CAMERON CLUB FACILITIES COMMITTEE (CCFC) MEETING
THURSDAY, JUNE 13, 2019

The following individuals attended the meeting:
Dick Shea, Vice Chair
Dan Ogg, CCFC Recording Secretary
Brendan Hanlon, CCFC Member
John Burton, CCFC Member
Jon Dellaria, BODs Representative to the CCFC
Deirdre Baldino, CMC Management, Assistant Manager
Ben Rogers, American Pool, Regional Manager
Tameka Green, American Pool, Lifeguard
Rich Mandley, ProFIT President
PsyniiGianni Scott, ProFIT Fitness Center Manager/Activities Director

The following individuals were absent:
Ray Celeste, CCFC Chair

1. The Cameron Club Facilities Committee meeting was called to order by Dick Shea at 7:03 p.m.

2. Dick Shea noted that there were three items to add to the New Business section of the agenda: 1) a proposal for HVAC system maintenance, 2) a proposal to replace the AC for the computer server room, and 3) a proposal for new audio-visual equipment for the clubhouse. Dan Ogg made a motion to approve the meeting agenda with these three additions. The motion was seconded by John Burton and it passed unanimously.

3. Residents' Open Forum: No residents attended.

4. John Burton made a motion to approve the CCFC's meeting minutes for May after making the following correction to agenda item 7.d): change "CAD files for the layout of the locker rooms" to "CAD files for the plot plan for the clubhouse property". The motion was seconded by Brendan Hanlon and it passed unanimously.

5. Community Pool Status. Ben Rogers and Tameka Green provided the update.

    a) Repairs have been made to the lap lanes and pool lights.

    b) Ben recommended that the community use another vendor, Aqua Mobile, for swim lessons because the class sizes are too small for American Pool. He promised to provide Deirdre with information for the weekly email blast.

    c) Tameka suggested that at least one lifeguard arrive early each day to have time to clean the pool water and pool floor with the vacuum machine. She said an hour should be enough. Ben agreed.

6. BOD Update. Dick Shea provided the BOD update.

    a) The Board was briefed on our discussion with the Reserve Specialist.

    b) Dick briefed the Board on the pool opening and the purchase of the new tables for the pool deck.

    c) Dick briefed the Board on the continuing security audit for the clubhouse.

    d) Dick informed the Board that the CCFC expected to have all proposals for the basketball court floor replacement soon and that the CCFC would be considering the proposals during its June meeting.

7. CMC Management report. Deirdre Baldino provided the CMC Management update.

    a) CMC Management has obtained bids from five companies for replacement of the basketball court floor. CMC Management also provided a comparison table for three of the five bids. The CCFC requested that CMC Management expand the table to include a comparison of the bids from all five companies and Deidre agreed. The CCFC expects to be able to select a contractor during its July meeting.

    b) An updated facility maintenance log was provided to the CCFC. Brendan Hanlon noted that a number of the issues discussed by ProFIT were not included on the log and asked that Psy Scott ensure that the ProFIT items are reported to the management office for inclusion on the maintenance log. Psy and Deirdre agreed.

    c) CMC Management received an updated draft Reserve Study report for consideration. The CCFC asked that an electronic copy of the report be sent to the members of the CCFC and Deirdre agreed.

    d) John Burton discussed the replacement of lost or missing Cameron Station ID cards. John spent a few hours in the administration offices one Saturday recently assisting with processing replacement badges. John noted the following trends while processing approximately 20 replacement badges:

        1) With the exception of two families getting new badges, all other transactions were for lost or missing badges.
        2) In nearly all cases of lost or missing badges, the residents stated that they thought it was easier to ask CMC Management to print a new badge than to look for their lost badge.
        3) In many cases, the residents were rude and demeaning to John and the administrative staff who were processing the replacement badges.
        4) Based on the costs of security badge card stock, printer ink, photo paper, and administrative staff time to process badges, John estimated that a replacement badge costs the community approximately $12.50 in direct costs. Indirect costs

such as handling and system support were not included. However, the community policies state that residents are to be charged $5.00 for a replacement badge. The committee believes that more than a $5.00 replacement fee may encourage some people to pay more attention to their cards and reduce the pressure on the administrative staff.

John Burton made a motion for the Board to amend the Cameron Station Policies to increase the Cameron Station ID card replacement fee from $5.00 to $25.00 for the first instance of a lost badge and $40.00 for subsequent badge replacements, payable by check only. Brendan Hanlon seconded the motion and it passed unanimously.

8. ProFIT Report:

   a) Psy Scott provided the ProFIT monthly report. Attendance in May was 7,078 (228 per day) compared to April's attendance of 5,012 (167 per day).

   b) This week, a treadmill broke down and Heartline has been called to make repairs. The treadmill is under warranty. All other equipment is functioning properly.

   c) ProFIT is extending the swim lap challenge until June 15, to record the fastest lap time and award a small prize.

   d) Next, ProFIT will hold a pull-up challenge. Details will be advertised soon.

   e) Rich stated that he is still updating the Capital Improvement Plan for gym equipment based on comments provided by Dan Ogg. Both Rich and Psy noted again that the gym is too crowded with equipment, and some ~~equipment~~ should be removed, particularly older stationary bicycles. The CCFC requested that Rich provide a recommendation for equipment removal and he agreed.

   f) Further consideration of the Locker Room renovation is awaiting floor plans for the facility.

9. Old Business.

   a) John Burton gave an update on the Cameron Club security audit. The security survey has been completed and the contractor is preparing a report, which should be available in approximately two weeks. Some key preliminary findings are:
      - that the facility needs to be equipped with security cameras.
      - The back door to the gym needs to be made secure and all doors, in general, need to be made more secure.
      - The card entry system is old and difficult to use. It is also nearing its limit on the number of cards which can be entered.

10. New Business:

a) Proposal for HVAC system maintenance. Deirdre noted that the previous contract for HVAC system maintenance is on a month to month basis, and the community should establish a new contract. CMC Management recommends AirPlus Heating & Cooling, which has a good reputation. CMC Management provided a proposal from AirPlus for HVAC system maintenance and the CCFC considered the proposal.

John Burton made a motion for the Board to direct CMC Management to enter into a contract with AirPlus Heating and Ventilation to provide maintenance services for the Cameron Club HVAC systems for a cost of $3,500.00 per year to be funded out of Line Item #6424, HVAC Services. Line item #6424 had $4767.00 remaining as of April 2019. Dan Ogg seconded the motion and it passed unanimously.

b) Proposal to replace the air conditioning system for the computer server room. It has been noted that the temperature in the computer server room is too hot. CMC Management obtained a quote from AirPlus Heating & Cooling to install an AC unit for the computer server room. Upon discussion, it is not clear what the source of the problem is since there are existing supply and return vents, plus a thermostat which do not seem to be working. The CCFC directed CMC Management to conduct more troubleshooting of the problem and report back to the CCFC. Deirdre agreed.

c) Proposal for new audio equipment for the clubhouse. During the Reserve Specialist survey of the clubhouse, it was noted that the audio system for the gym was a temporary system, not intended for permanent use. CMC Management obtained a proposal from Complete Audio Video Security Integration to replace the audio system amplifier, wiring, speakers, and controller. This proposal would also add music to the gym/basketball court lobby and would cost $9,533.50. The CCFC discussed the proposal and asked that CMC Management obtain additional quotes for the same scope of work.

11. Adjournment: Brendan Hanlon made a motion to adjourn the meeting. Dan Ogg seconded the motion and it passed unanimously. The meeting was adjourned at 8:52 p.m.

Cameron Station Community Association
Financial Advisory Committee Meeting
May 22, 2019
Cameron Club Henderson Room

MEETING MINUTES

I, Call to Order

a. The meeting was called to order at 7:18 pm.
b. Members Present; Chairman Takis Taousakis, Bill Blumberg, Fred Blum, Jeff Gathers. Absent Joan Lampe and Alexandru Cebotari.
c. Others Present: Martin Menez, Board Treasurer and Board Liaison, Karen Soles, Community Manager: Kenya Cooper, Portfolio Manager CMC, Mark Haase, Miller-Dodson, reserve study consultant.

II. Approval of Agenda and Previous Month's Minutes

a. The agenda was approved unanimously.
b. The April 25, 2019 meeting minutes were approved unanimously.

III. Resident Open Forum

a. No residents were present.

IV. Review of Financial Results

a. No issues were raised concerning both the month and year-to-date financial results. In both cases income is above budget and expenses are below budget. Note on GL line 4260 there were 23 resale processing fees recorded in April and 49 total year-to-date fees.
b. Discussion of variance report improvements and possibly modifying the budget spread going forward will continue in future meetings.

V. Old Business

a. Repair & Replacement Reserve Project Update: Kenya Cooper explained the draft of the proposed tables for monitoring Reserve Projects, Capital Improvement Projects and Special Projects. By tracking individual projects this new report will help the FAC better manage cash needs, particularly our CD ladder for both the replacement reserve and capital improvements, separate from normal operations. After discussion, Chairman Taousakis suggested adding columns on project start and completion dates and changed project estimates. Work on these project reporting tables will be finalized after the reserve study is final.

b. The Capital Improvement Reserve accounting (GL 3015 and 9106) was corrected with the April financial report.

c. Other Old Business items on agenda not addressed at the meeting:
Resale Processing Fee income
Woodland Hall proposal, CMC and Counsel comments
Congressional Bank/Morgan Stanley Money Market Savings. Can we improve yield?

VI. New Business

a. 2019 Reserve Study Miller Dodson Draft Report:

There was an extensive review of the Miller-Dodson draft Reserve Report by Mark Haase, the reserve consultant. He completed a physical walk through of Cameron Station as part of our Level 1 study. We reviewed the May 15th draft reserve study.

Financial Goal & Background-

Haase stated that reserve study fees should be treated as an operating expense, not a reserve expenditure item (GL 5105). Calculations are based on 2019 dollars.

Jeff Gathers commented on the need for project tracking, their execution and cash needs and the impact on cash when work is not done. This has been a problem in the past and is supposed to be addressed by the Project Update/Forecast Tables put together by Kenya Cooper.

Haase stated the reserve study is a funding goal versus spending goal, a very important distinction. Roads are the biggest item, needing both scope planning and the ability to spread work over several years. Spreading work will allow better cash and CD management and avoid special assessments.

The FAC should retool contribution level as needed, as we want to avoid special assessments and have steady annual increases. Haase noted that is the best approach and is a key part of our current approach.

Paving, Curbs & Gutters—

This is the most expensive item in both near and long term with many parts. The plan is for milling and overlay starting at the 20-year point. Funding needs for various projects were shown as a lump sum. He can do a paving model spreading work over two, three, four or even five years. That would greatly impact our cash needs in any given year. Karen Soles said spreading the paving work over several years makes managing the project easier (especially dealing with access and parking needs).

Projecting a community map helped the discussion by having everyone look at the questioned items together.

Haase captured all asphalt pavement etc. to be paved, including roads, alleys parking, part of which is owned by the condo and, part is owned by Cameron Station. City owned streets are excluded. Issue of shared ownership of parking, alleys and cul-de-sacs was discussed, but no conclusions reached. English Terrace and Yarrow Lane are part of the Condominiums at Cameron Boulevard, and Woodland Alley is part of Woodland Hall condos.

Seal coating is listed as an option, item 40, at $135,199, one to two years after paving is completed. This is a major inconvenience to residents, but does not greatly increase extend paving life, especially given the street structure. There is an additional $25,000 for crack sealing and spot repairs every 5 years item 39. This study plans another milling and overlay at 40 years. This is substantially different than present study about what is done at 40-year point. The old

plan had us replacing all asphalt layers going down to the underlying aggregate sub-surface and possible replacement.

Curbs and gutters (item 41) is an allowance, and we should use engineering assessments to determine how much needs to be replaced at the time of the mill & overlay contract RFP.

A related issue is paver replacement along city owned streets. What is the city's responsibility? Recent repairs in front of Main Street condos at Ben Brenan and Somerville were done by city.

Irrigation System & Related--

This is item 65 for $350,000 in 2019. Irrigation system repairs are already in budget. This same $350,000 amount is in the reserve study in years 2029, 2039 and 2049, totaling $1,400,000. There is an additional $30,000 for irrigation valves (item 66), pipes and heads in each of the 5-year cycles, totaling $240,000. The Common Area Committee needs to assist us in understanding cost, system life and savings. This is far different than current reserve study about maintenance/replacement of the system.

Lights & Poles

We have been replacing poles as needed, for example events such as accidents. It is a reason to spread this item, item 68 at $1,466,250. Poles are separate from replacing the decorative heads. The current study has an annual purchase of 12 units per year. Is it really needed for a 10-year migration to new poles, with 35-year life? Item 67, $372,600 are replace with LEDs heads in 2020 (20-year cycle), separate from light poles. This can pay for itself with lower electric bills and maintenance costs.

Other Items

Cambria steps, this is a new item with an expected life of 18 years.

Mailboxes belong to US Postal Service, we only paint the pedestals, but do not replace.

Ticer gazebo dome replacement item 74, and columns item 75. Hopefully the dome and columns will hold up and there is no other issue to drive up costs that we just went through.

The storm water management allowance, item 77, is a placeholder and needs to be reviewed by the Common Area Committee.

Foundation plantings, item 76 to be renamed Tree Replacement, and have the Common Area Committee review the number.

Club House,

Security system and parts, items 101-104, is a potential cost. What is an adequate system?

Life expectancy of remodeling done in 2014 is 10-15 years life remaining on kitchen, rest rooms offices. Locker rooms and lockers remodeling is slated for 2020, along with basketball court floor, which has been delayed but hopefully will be in 2019.

Weight room TVs were just replaced, items 117, 118 & 119. Items 113-116 and #120 deal with other weight room issues to be justified by the committee.

Conference room, 10 years additional life on conference table, 2 years on chairs

Water lines, project items 135 & 136 (water lines) funding for possible eventual replacement, with an unknown life. These are low probability events, but high cost if replacement or repair is needed. This is not in the current study. Water-service includes serving both the clubhouse and pool, thus a fairly high capacity system.

HVAC replacement, lines 137-149. HVAC lifespan is affected by parts availability and changes in refrigerants. If repair parts are not available, then a unit needs to be replaced ahead of schedule. Staggered replacement of units is affected by installation costs, as units must be craned on to the roof. Changes in refrigerant can have a negative impact on repair costs and timing of replacement units.

Pool deck, item 174 for $106.330, to replace the whole deck at once is "country club" approach to property management. Line item 175 ($10,633 every 10 years) takes care of small section of the pool deck repairs/replacement.

Swimming pool structure, item 163, at $335,750. At 41 years out it is not in the current study. This will be in future studies. However again there is a low probability of failure, and a high cost to repair. Various natural events beyond our control affect pool life.

Report Structure & Possible Changes

We reviewed the report structure and how numbers in various sections work together. Tables in Section A show peak year funding requirements versus actual outlays (spending). These tables show how different funding, spending models and reserve fund balances work together. How spending on key items, discussed above, is spread will impact reserve fund balances. We will be provided additional material on spreading spending on key items, including street milling and overlay, sidewalk pavers and HVAC replacement schedule, and related impact on fund balances.

The study used level contributions over its 40-year life, with no adjustment for inflation, a conservative approach.

The cost of annual update becomes part of annual budget and is particularly important if individual items get postponed and resulting impact on outlays.

VII. Meeting was adjourned at 10:10.

CAC Meeting Minutes
Cameron Station Community Association, Inc.
Common Area Committee

Monday, June 10, 2019

The regularly scheduled monthly meeting of the Common Area Committee (CAC), on Monday, June 10, 2019, was called to order at 7:01 PM by Robert Burns, CAC Chairman, in the club's second floor meeting room.

Members Present:

Robert Burns, CAC Chairman, Kathy McCollom, CAC Vice Chairman
Members: Kyle Gerron, Linda Greenberg, S. Hockley Walsh and Wendy Ulmer.

Others in Attendance: Karen Soles, CMC
Joel Owen and Carlos Rios, Lancaster Landscapes
Residents: Corey Medina, 4913 Waple Lane and Ryan Christ, 5263 Pocosin Lane

OLD BUSINESS

Move to Approve Meeting Minutes of May 13, 2019.

Moved by: Walsh
Seconded by: McCollom
For: All
Against: None
Motion Passed

Updates from Last Meeting:

Board member Brian Sundin will be CAC liaison.

Jeanne Brasseur has resigned. Her new job requirements make it tough for her to serve. CAC thanked Jeanne for her work for CAC.

Question of irrigation at Gazebo raised by Burns. Soles said plumber had repaired the problem; Owen said all systems are on.

Burns requested Soles review the categories assigned for expenses to date since we have reached the 6 month point and provide a more detailed update at the July meeting.

NEW BUSINESS

Resident Open Forum:

Ryan Christ described traffic and speeding problem at Y intersection where driveway leading to parking behind Cameron Station Boulevard cuts into Pocosin. Soles will meet with Christ to determine best solution.

Corey Medina presented her standing water problem last week. She returned expecting that CAC would consider the issue at this meeting. Soles will notify her of the board's decision.

Common Area Applications: None

Proposals: The CAC reviewed CS budget for each proposal to ensure adequate funding to cover the costs prior to a final vote or consideration of the proposal.

Remove Two Metal Gates and Replace with Shrubs, on Duke at 5101 Gardner and 100 CSB , Proposal #29969.
Total Cost: $1,620. (Budget Line: 6155)
Discussion: Lyle, who provides liaison with the city of Alexandria, reported that the city requires fencing in both openings (gates) from CSB to Gardner. McCollom explained that the present gates do not close because their supporting pillars have settled and shifted positions.
Lancaster asked to break out costs of work, including fencing for two gates.
No Action

Drainage Control, Proposal #51619.
Total Cost: $5,640. (Budget Line: 3364)
Rear Common Area behind 4910 4914 John Ticer and 4917 Barbour. City Storm drain under the deck of 4917. Discussion about the scope of the project.

Move to delete stepping stones and recommend amended proposal.
Moved by Greenberg
Seconded by McCollom
For: All
Against: None
Motion Passed

Drainage Control, Proposal #?
Total Cost: $3,645. (Budget Line 3364)
Rear Common Area behind 5150-5156 California Lane. Regrade bare areas, remove tree roots as needed and install 15 yds. hardwood mulch; install approx 20 x 2-3' of West Virginia fieldstone to channel water to drain. Install 35 flagstones for walkway.
Discussion: Resubmit with costs broken out and without flagstones. Should this be 5150 rather than 3354?

Landscape Enhancements, Proposal #29962.
Total Cost: $1,335 (Budget Line 3364)

Install 5' x 3' of West Virginia Fieldstone and 20 2' x 2' stepping stones in the bare area along the side of 4916 Waple Lane, in Common Area.
Lancaster asked to break out costs and resubmit.
No Action

Drainage Control, Proposal #29963.
Total Cost $3,127.50 (Budget Line 6155)
Common area on right side and rear of 4913 Waple Lane.
Discussion extensive. Lancaster will see how to improve the drainage with the least expense. The home owner has made two personal appearances to discuss standing water.
No Action.

Landscape Enhancement, Proposal #29965.
Total Cost: $2,895. (Budget Line 6155)
Replace dead or dying plants with new plants. Should Budget Line be 6150?
Lancaster requested to break out costs.
No Action

Landscape Enhancements, Proposal #29964.
Total Cost: $1,956. (Budget Line 3364 or 3280)
Improve access from Duke Street to Gardner through archway.
Move to substitute flagstone for stepping stones and recommend proposal.
Moved by McCollom
Seconded by Greenberg
For: All
Against: none
Motion Passed

Pothole Repair, Proposal #9477910.
Parc Inspection Report for Phase 2 (Budget Line 6760)
Total Cost: $ 5,869.
Discussion: Only $3,760.66 remains in the budget for this line item.
Move to proceed with work up to $3,760.66.
Moved by Greenberg
Seconded by Walsh.
For: All
Against: None
Motion Passed.

Landscape Enhancements, **Proposal #29978.**
Total Cost: $1, 965. (Budget Line 6155)
Improve side and rear of 4916 Donovan Drive: at side cut back tree roots 3 to 5' from back yard wall and fill with soil, fill bare area with hardwood mulch. At rear, regrade and install hardwood mulch and stepping stones. Lancaster asked to break out expenses.
Discussion: Stepping stones not needed. Karen asked to review all expenses and budget categories.

No action.

Other Matters

Reserve Report FY 2019 Draft given to McCollom.

Pride of Ownership: Four winners identified, have been approved by management. They are: 4921 Barbour, 162 Cameron Station Boulevard, 4915 Barbour, all townhouses and 5024 Barbour, single family home. They will be notified and signs placed. Each will receive a total of $250 in gift certificates. Their certificates will be from London Curry House, Toka, Home Depot and Cameron Café.

Community Walkthrough: Thursday, July 18, 2019, at 8 a.m. We meet at the Club House.

Trees: Greenberg asked Lancaster about the health of pine trees in the Common Area between Bessley and Brawner. They appear to be dying, plus one has a broken branch. She also pointed out the dead tree at the corner of Brawner and Tancreti plus the birch hitting the roofs of townhomes between 5207 and 5209. She had sent a memo to Soles about these. Lancaster will examine.

Burns reiterated the importance of providing detailed proposals for the board. The board and committee need to see unit costs. Each proposal is considered on its own merits. Also, the photographs provided for each proposal are very helpful and are very appreciated.

The next meeting is July 8, 2019.

The meeting adjourned at 8:50.

Linda Greenberg
CAC Member

MEETING MINUTES
CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Tuesday, June 4, 2019

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) for June was held on Tuesday, June 4, 2019. The meeting was called to order at 7:00 p.m. by ARC Chair, Karen Diener, located at 200 Cameron Station Blvd., Alexandria, VA 22304, with a quorum present.

ARC MEMBERS IN ATTENDANCE

Karen Diener- ARC Chair
Craig Schuck- ARC Member
Stephen Pearson- ARC Member
Kevin Devaney – ARC Member
Jeremy Drislane – ARC Member

Delayed Arrivals

ARC Member - Sharon Wilkinson arrived at 7:25PM

MEMBERS ABSENT

Gayle Hatheway- ARC Vice Chair

OTHERS IN ATTENDANCE

Cameron Station Residents
Bethlehem Kebede, Covenants Administrator, CMC

APPROVE AGENDA

MOVE TO: "Approve the agenda as presented."
Moved By: Craig Schuck
Seconded By: Stephen Pearson
For: All
Against: None
Absent: Gayle Hatheway and Sharon Wilkinson
MOTION PASSED

RESIDENTS OPEN FORUM

The residents that were present were there to discuss the Applications that they had submitted and answer any questions that the ARC may have regarding their Applications and not for an Open Forum.

MOVE TO: "Approve the May 7, 2019 ARC meeting minutes as presented."

Moved By: Craig Schuck

Seconded By: Stephen Pearson

For: All

Against: None

Absent: Gayle Hatheway and Sharon Wilkinson

MOTION PASSED

ADDRESS	MODICATION REQUEST	ARC ACTION/VOTE
5008 John Ticer Dr.	Exterior paint and fence renovation work	**APPROVED: as submitted** Moved By: Craig Schuck Seconded By: Stephen Pearson For: All Against: None Absent: Gayle Hatheway & Sharon Wilkinson **MOTION PASSED**
5008 John Ticer Dr.	Roof Replacement	**APPROVED: as submitted** Moved By: Craig Schuck Seconded By: Kevin Devaney For: All Against: None Absent: Gayle Hatheway & Sharon Wilkinson **MOTION PASSED**
329 Helmuth Ln	Landscape Brick Wall	**Request for More Information on wall location, height as well as materials.** Moved By: Craig Schuck Seconded By: Stephen Pearson For: All Against: None Absent: Gayle Hatheway and Sharon Wilkinson **MOTION PASSED**
5234 Brawner Pl	Window Modification	**Tabled, homeowner to return with a different plan, a plan that doesn't change the exterior appearance of the house** Moved By: Stephen Pearson Seconded By: Craig Schuck

		For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
5248 Bessley	Cap bay window with powder coded aluminium trim coil	**APPROVED: as submitted** Moved By: Stephen Pearson Seconded By: Sharon Wilkinson For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
187 Cameron Station Blvd.	Foundational Repair	**APPROVED: as submitted** Moved By: Craig Schuck Seconded By: Stephen Pearson For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
5228 Brawner Pl	Roof Replacement	**APPROVED: as submitted** Moved By: Stephen Pearson Seconded By: Kevin Devaney For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
133 Martin Ln	Roof Replacement	**APPROVED: as submitted** Moved By: Stephen Pearson Seconded By: Kevin Devaney For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
5051 Kilburn St.	Roof Replacement	**APPROVED: as submitted** Moved By: Stephen Pearson Seconded By: Kevin Devaney For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
5101 Gardner Dr.	Repair/Replace Metal Flashing	**APPROVED: as submitted** Moved By: Stephen Pearson Seconded By: Sharon Wilkinson For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**

5012 Gardner Dr.	Security Device	**APPROVED: as submitted** Moved By: Craig Schuck Seconded By: Sharon Wilkinson For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
5011 John Ticer Dr.	Security Device	**APPROVED: as submitted** Moved By: Stephen Pearson Seconded By: Craig Schuck For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
5010 Waple Ln	Awning on Deck	**APPROVED: as submitted** Moved By: Sharon Wilkinson Seconded By: Kevin Devaney For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
4907 John Ticer Dr.	Security Device	**APPROVED: as submitted** Moved By: Craig Schuck Seconded By: Stephen Pearson For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**
4909 John Ticer Dr.	Security Device	**APPROVED: as submitted** Moved by: Stephen Pearson Seconded: Sharon Wilkinson For: All Against: None Absent Gayle Hatheway **MOTION PASSED**
5155 California Ln	Replace Front Porch Railings	**APPROVED: as submitted** Moved by: Kevin Devaney Seconded: Craig Schuck For: All Against: None Absent: Gayle Hatheway **MOTION PASSED**

MATTERS FOR DISCUSSION, INFORMATION & ACTION TOPICS

Board Update- Mr. Schuck discussed that at his attendance on the Board meeting he discussed that homeowners have been turning in their applications to the office with all the supporting documents included

and this has facilitated in getting applications approved on time and that the ARC is working hard to accommodate emergency repair requests.

OTHER BUISNESS

The next ARC meeting will remain on July 2nd and will not be rescheduled for now, if rescheduling becomes necessary later on, the alternate date will be announced to the community.

Covenants Report – April 2019

- The number of Comprehensive Inspections conducted in May is 90.
- The number of Resale Inspections conducted in May is 8.
- The number of Exterior Modification Applications reviewed in May is 13.
- In May there were no vehicles towed.
- In May 178 violation letters were sent, of these 28 letters are for Trash and Recycling bin violations and the rest of the letters are regarding Property Maintenance violations.
- The next meeting of the Architectural Review Committee will be on July 2, 2019, application due date for this meeting is June 23, 2019.

HEARING OPEN SESSION

There were no residents present for an open session hearing.

EXECUTIVE SESSION

MOVE TO: "Enter Executive Session at 8:20 p.m. for hearing deliberations."

Moved By: Stephen Pearson
Seconded By: Craig Schuck
For: All
Against: None
Absent: Gayle Hatheway
MOTION PASSED

MOVE TO: "Exit Executive Session at 8:33 p.m."

Moved By: Craig Schuck
Seconded By: Stephen Pearson
For: All
Against: None
Absent: Gayle Hatheway
MOTION PASSED

MOVE TO: "Extend and give 30 more days to the following homes, so that the homeowners can finish the necessary repairs; #00220-0086, #00205-4821, #00242-5230, #00448-2967"
Moved By: Craig Schuck
Seconded By: Stephen Pearson
For All
Against None
Absent: Gayle Hatheway
MOTION PASSED

MOVE TO: "Approve to assess fines for accounts #00282-6826, #00303-6453, #00336-2554, #00854-9416, #00439-8776, #00214-1828 for failure to comply with the Association's Policies."
Moved By: Craig Schuck
Seconded By: Stephen Pearson
For: All
Against: None
Absent: Gayle Hatheway
MOTION PASSED

ADJOURNMENT
MOVE TO: "Adjourn the meeting at 8:37 p.m."
Moved By: Stephen Pearson
Seconded By: Sharon Wilkinson
For: All
Against: None
Absent: Kevin Devaney and Jeremy Drislane
MOTION PASSED

Minutes prepared by Bethlehem Kebede, Covenants Administrator, CMC

A&E Committee Meeting Minutes

Call to order

A meeting of Cameron Station Activities & Events Committee was held at Clubhouse on June 5, 2019.

Attendees

Attendees included Andrew Yang, Ritah Karera, Rebecca Stalnaker, Amanda Wilkinson, and Sarah Meyer Walsh

Members not in attendance

Megan Porter, Jessica Curtis

Approval of minutes

No meeting was held last month.

Upcoming Events

Flyers in Shuttle Busses:

- Ritah will post in shuttle once flyers are ready
- Try to fit section from email blast into 8.5”x11” or Andy will redesign

Movie Night/Movie Mixer (Friday, June 14, 6:30-8:30 pm):

- Andy will rent How to Train Your Dragon 3 from redbox
- Andy will order 20 pizzas to start (normally 16)
- Advertise as event BYOB?

Patriotic Parade (Thursday, July 4, 9:30 am, 10:30 am line-up):

- Face painting at 9:30, Andy will check for alternative providers, option for sitter to do face painting with stencils for $150, Sarah
- BBQ from Rockland’s or Mission BBQ (200 people) - Rebecca will get quotes
- Watermelons (6-7) - Amanda
- Need judges for parade - Mindy Lyle
- Backup plan indoors if rain - Andy will request great room and gym
- Sarah will order kickballs (125) for Podolsky giveaway
- Sarah will check pricing on 200 cups like last year
- Miniature American flags to decorate and advertise event, ask Podolsky, Sarah, otherwise 100 for $17 on Amazon

- Flour for decorating path
- Amanda will setup signup genius, tasks?
- Borrow canopy from Podolsky and Sarah Townes, but consider purchasing for future events, i.e., pool party, about $55 each
- Andy will research cornhole set
- Firetruck visit?

Pool Party (Saturday, August 17, 12-3 pm):

- Andy will submit special events permit, book face painter, DJ from last year
- Andy will research Big Country Amusements for bounce house and furniture rental
- Other permits, Megan? Or touch base with Megan for information
- Swag bags, Sarah?
- Food options, Rebecca, see above, reduce to 400 people

Past Events

Bingo:

- Event went smoothly, 42 people, good alternative to movie nights

Bunco:

- Had 8 attendees, which was abnormally low, decided to scrap event

Wine Tour:

- Had 12 attendees, event went smoothly despite lower turnout than expected

Cameron Station Communications Committee Meeting Minutes
May 21, 2019

Members Present: Kimberly Dillon, Mary Rulien (New Member), Rebecca Pipkins, Susan Klejst, Tricia Hemel & David Thorpe

Call to Order: The meeting was called to order at 7:04pm

April 2019 Meeting Minutes Approved

Email Blasts Emailed management to have ongoing items in blast moved to the website to keep blasts short. Detailed on the format of blasts.

Welcome Committee Tricia has been working on a plan for the welcome committee. She will meet with property manager, Karen (5/22) to make sure things are not overlapping with what management is already doing.

- Welcome process will be for buyers (not renters)
- Where do residents need to go for passes, to register, etc.
- 3 to 10 residents a month
- What will be in the packet?
- We will discuss who will welcome each new resident (at next meeting)
- Which content will be in “shortened” version (sheet)
- Map of community: possibly Kimberly or office to design
    - Include dog parks
    - Walk throughs to Picket
- Local business to have menu and possibly coupon in welcome packet
    - LCH, Taste of Asia, City Kitchen, Toka Salon, Coffee House, Kiwi Pies, Mediterranean Bakery

Miscellaneous Mary Rulien to meet with Pat and Marian on assisting on The Compass Newsletter. They will meet 5/29 at 6 pm.

Meeting Adjourned The meeting was adjourned at 8:00 pm.

Respectfully Submitted, Mary Rulien

Cameron Station Community Association General Manager's Report June 25, 2019
Prepared by Karen Soles – General Manager
Next Board Meeting: Tuesday, July 30, 2019

Alexandria Police Liaison: We continue to have car break ins and a report of drunk individuals at Ben Brennan Park. Police have been notified and will monitor.

Monthly Financial Report: The May Financial Report is included in the Board package. This information has been reviewed by FAC and the Board Treasurer.

Lancaster Landscaping: Regular weekly meetings are held every Thursday. A new tracking log has been created to better track all pending landscape matters. These matters include irrigation, lighting, street signs, drainage concerns and other common area grounds matters. Management and Lancaster Landscapes are scheduled to attend the CAC walk through June 20th at 8:00 a.m. Lancaster has provided proposals that have been recommended by CAC and are included in this package for Board action. Other proposals have been revised for CAC consideration at their July Meeting and hopeful Board consideration at the July Board meeting.

John Ticer Gazebo: AOC has reported that the phase prior to the final coat has been completed and ready for Board and CAC review. Upon approval, the final phase can be begin. Upon the final coat application and a cure time estimated at 7 days, this project is projected to be completed shortly.

Cameron Club: Proposals for the basketball court floor replacement were reviewed by CCFC and deferred to their July meeting for further consideration. CCFC is recommending the Board consider an Increase in badge replacement cost from $5 to $25. Management is obtaining 3 proposals for HVAC preventive maintenance. Management is working on obtaining the CAD files from the Cameron Station renovation project. Management is obtaining 2 additional proposals for outdoor lighting for the exterior of the Cameron Clubhouse. The clubhouse chair cushions have been scheduled for cleaning, the carpets have been scheduled for routine spot cleaning, the front doors need to be re-stained and management is working with 3 contractors to obtain audio upgrade proposals.

The pool is being well managed and maintained. We have had to repair a couple of the lane lines and have replaced the vacuum head for pool cleaning. The approved pool facility replacement tables have been ordered and we anticipate their arrival mid-July.

Maintenance: Our Maintenance Tech, Alberto, continues to work hard cleaning common areas and repairing common areas. He has painted the chair legs on the chairs in the fitness lobby and the great room lobby.

Activities: Management worked with Tricia Hemel, our comcom volunteer, on her request for welcoming new residents to the Cameron Station Community. We discussed revising the Cameron Station map to include trails and community amenities that would be a helpful resource for new residents. We also discussed "Welcome Package" ideas i.e. total bags, handouts, local coupons etc.

Fitness Club: The lap swim challenge is been extended to June 29th. The chin-up/pull-up challenge is scheduled to start July 6th through August 3rd. The winner of this event will receive 2 movie tickets. The television bracket has been ordered for the additional television and management will order service for this additional television to include the box and remote.

LANCASTER LANDSCAPES, INC.
5019-B Backlick Rd ◆ Annandale, VA 22003
Phone: 703-846-0944 ◆ Fax: 703-846-0952

PROPOSAL NO.
51619 REVISED 6/18/19

May 16, 2019
CUSTOMER # 229
Karen soles
Community Manager
Cameron Station Community Association
200 Cameron Station Blvd.
Alexandria, VA 22304

Dear Karen,

Thank you for giving Lancaster Landscapes an opportunity to bid on your current job at the Cameron Station. Lancaster Landscapes, Inc. offers to perform the following services:

DRAINAGE CONTROL REAR COMMON AREA
4910-4914 JOHN TICER AND 4917 BARBOUR (THERE IS A CITY STORM DRAIN UNDER PATIO DECK AT THIS HOME)

Lancaster landscape at the request of home owners will remove built up silt and soil at (2) locations
To direct water from common area onto the city storm drain at 4917 barbour.
(1) area to remove soil and silt is located outside 4917 barbour at fence line.
To keep water flowing west virginia fieldstone will be installed in an area approx. 10x4'
At drain entrance install gravel to prevent erosion.

OUTSIDE BACKYARDS:
Regrade with clay soil mixed to direct water away from from backyards and onto storm drain.
Install tall fescue sod.

LABOR (48) hours $55.00 each.....$2,640.00

MATERIALS:
GRAVEI (2) yds.$137.50 each..... $350.00
CLAY SOIL MIXED (2) yds. $137.50 each..... $350.00
WEST VIRGINIA FIELDSTONE (1) pallet..... $350.00
TALL FESCUE SOD (1) pallet.....$900.00

PROPOSAL TOTAL: $ 4,590.00

Payment terms: All payments are due within 30 days of invoice date unless otherwise specified. A 1.5% per month late charge will be applied to payments not made within 30 days of their due date. In the event that this contract is placed in the hands of an attorney, whether or not suit is instituted, the client agrees to pay all reasonable attorneys fees involved in such collection efforts.

Lancaster Landscapes, Inc. offers a one year warranty on all newly installed plant materials and trees, excluding annuals and sod. The warranty period commences upon date of installation through and until one year from that date. Warranty is not valid if plants have (1) not been properly maintained (watered) (2) are damaged due to incidents not precipitated by contractor or its forces such as weather conditions, pedestrian traffic, animal damage, etc. (3) if invoice for services rendered has not been paid in full within the 30 day time allowance. Properties requiring re-installations will be inspected. Plant materials meeting warranty requirements will be listed and replaced, in mass, at the end of the warranty period, unless agreed to otherwise by contractor and client. This will ensure that all plants requiring replacements are installed under the best possible conditions and in compliance with current industry standards. Subsurface obstructions are not covered by proposal.

Disclaimer. Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Lancaster Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts to correct unsafe conditions will prevent breakage or failure of the tree. Our recommendations should reduce the risk of tree failure but they cannot eliminate such risk, especially in the event of a storm or any act of God. Some hazardous conditions in landscapes are apparent while others require detailed inspection and evaluation. There can be no guarantee or certainty that all hazardous conditions will be detected.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation insurance.

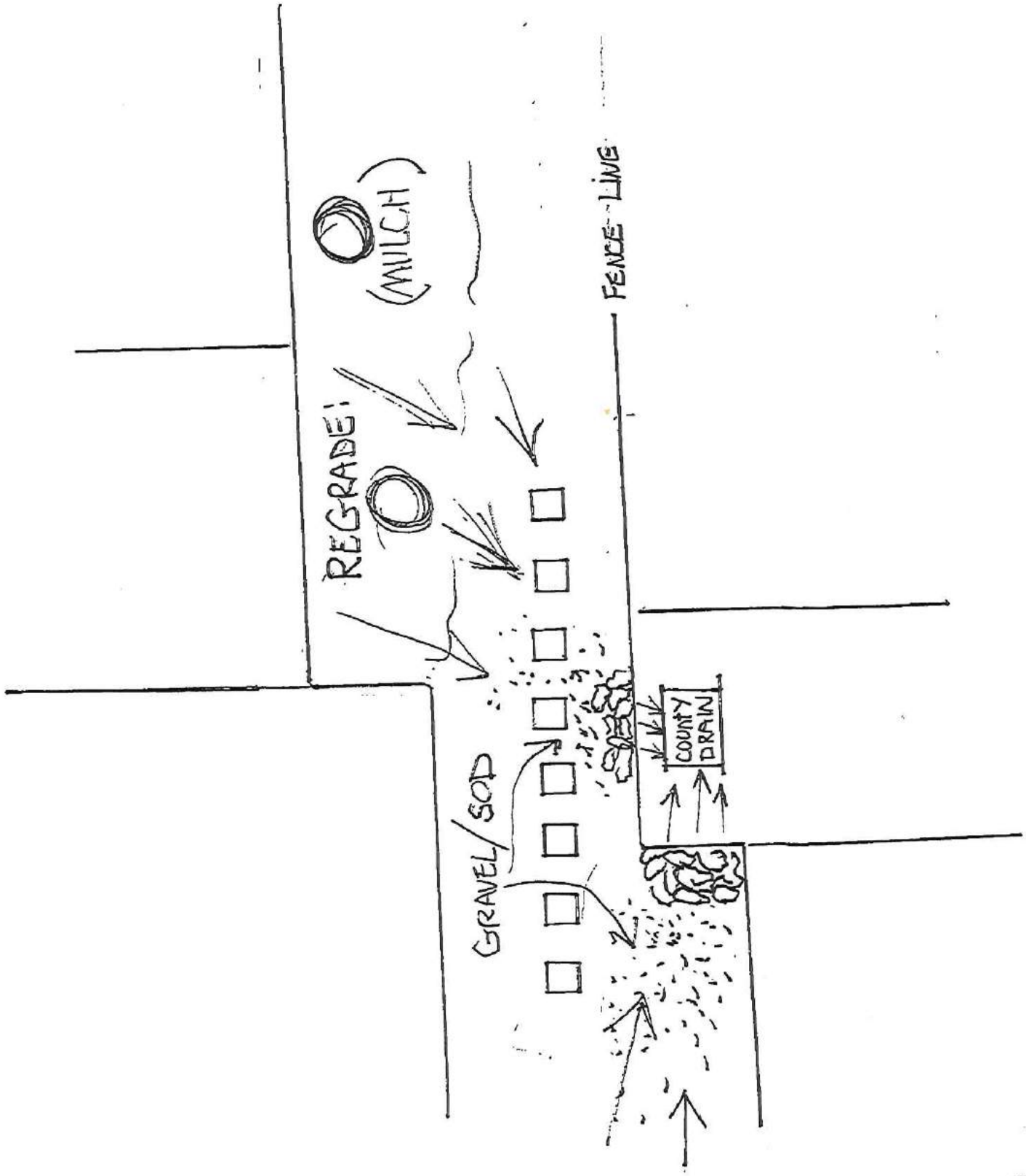
Authorized Signature: Carlos Rios
This proposal may be withdrawn by us if not accepted within 30 Days.

ACCEPTANCE OF PROPOSAL:
The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE:_____

SIGNATURE:_____

S1619 plan
JT common Area
Drainage Concern.



LANCASTER LANDSCAPES, INC.
5019-B Backlick Rd ◆ Annandale, VA 22003
Phone: 703-846-0944 ◆ Fax: 703-846-0952

PROPOSAL NO.
29964

Cap Imp - 3364 OR
Replacement - 3280
Reserve
$1,956.00

June 3, 2019

CUSTOMER # 229
Karen Soles
Community Manager
Cameron Station Community Association
200 Cameron Station Blvd.
Alexandria, VA 22304

Dear Karen,

Thank you for giving Lancaster Landscapes an opportunity to bid on your current job at the **Cameron Station**. Lancaster Landscapes, Inc. offers to perform the following services:

LANDSCAPE ENHANCEMENTS

DUKE ST./GARDNER ENTRANCE:

- REGRADE AREA, REMOVE EXISTING STEPPING STONES AND INSTALL (18) 3X2' STEPPING STONES ON A STONE DUST BASE TO CREATE A WALKWAY.

MATERIALS:

- LABOR (12) HOURS $55 EACH $660.00
- 18 (3' x 2') STEPPING STONES @ $72/EA. INSTALLED 1,296.00
- STONE DUST $137.50

PROPOSAL TOTAL: $ 1,956.00

Payment terms: All payments are due within 30 days of invoice date unless otherwise specified. A 1.5% per month late charge will be applied to payments not made within 30 days of their due date. In the event that this contract is placed in the hands of an attorney, whether or not suit is instituted, the client agrees to pay all reasonable attorneys fees involved in such collection efforts.

Lancaster Landscapes, Inc. offers a one year warranty on all newly installed plant materials and trees, excluding annuals and sod. The warranty period commences upon date c installation through and until one year from that date. Warranty is not valid if plants have (1) not been properly maintained (watered) (2) are damaged due to incidents nc precipitated by contractor or its forces such as weather conditions, pedestrian traffic, animal damage, etc. (3) If invoice for services rendered has not been paid in full within the 3 day time allowance. Properties requiring re-installations will be inspected. Plant materials meeting warranty requirements will be listed and replaced, in mass, at the end of th warranty period, unless agreed to otherwise by contractor and client. This will ensure that all plants requiring replacements are installed under the best possible conditions and i compliance with current industry standards. Subsurface obstructions are not covered by proposal.

Disclaimer. Trees inherently pose a certain degree of hazard and risk from breakage, failure or other causes and conditions. Recommendations that are made by Lancaste Landscapes are intended to minimize or reduce hazardous conditions that may be associated with trees. However, there is and there can be no guarantee or certainty that efforts t correct unsafe conditions will prevent breakage or failure of the tree. Our recommendations should reduce the risk of tree failure but they cannot eliminate such risk, especially in th event of a storm or any act of God. Some hazardous conditions in landscapes are apparent while others require detailed inspection and evaluation. There can be no guarantee c certainty that all hazardous conditions will be detected.

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized Signature: Carlos Rios
This proposal may be withdrawn by us if not accepted within 30 Days.

ACCEPTANCE OF PROPOSAL:
The above prices, specifications, and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

DATE OF ACCEPTANCE: _____

SIGNATURE: _____

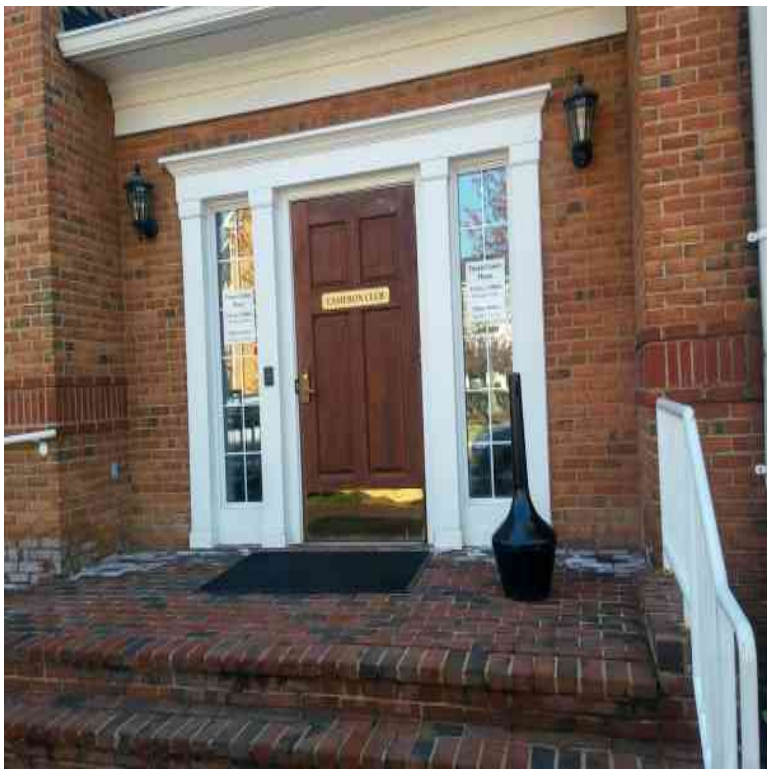
29964

29964

Proposal #9477910

Cameron Station

200 Cameron Station Boulevard
Alexandria, VA 22304



PARC Inspection Report

Karen Soles - Community Manager

Phone: (703) 567-4881

Email: KSoles@cmc-management.com

Proposal Date:04/08/2019

Submitted By: Lynda Paul - Sr Account Manager

703-850-3480 / lynda@potholerepair.com

Proposal #9477910

Contents

2. Executive Summary Report
3. Site Plan Detailing Location of Repairs
4. Photo Gallery Documenting Repairs
5. Carbon Calculator Analysis
6. Proposal Detail
7. Terms & Conditions

Proposal #9477910

Executive Summary Report

Scheduled Final PARC Inspection: Yes

Date of Report: 04/08/2019

Site Name: Cameron Station

Client Name:
CMC - Community Management Corporation Chantilly

Site Address: 200 Cameron Station Boulevard Alexandria, VA 22304

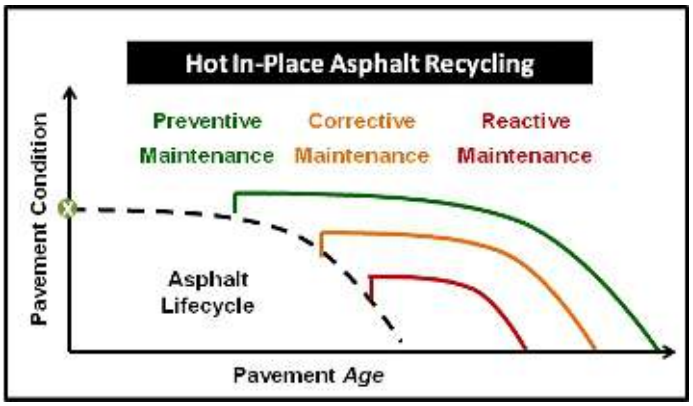
Billing Address: CMC790-55155/Cameron Station Community/PO Box 650255 Dallas, TX 75265

Attn: Karen Soles

Phone: (703) 567-4881

No. of Repairs Areas: 23

Cameron Station is currently protected by a Preferred Asphalt Repair Contract (PARC Agreement). This agreement provides the cornerstone to a proactive maintenance program designed to significantly reduce maintenance costs. Repairing asphalt damage before it has a chance to grow also reduces liability and extends the remaining life of your pavement, deferring large capital expenditures.



The PARC Agreement is also designed to save you valuable time. We perform regularly scheduled inspections of your property and produce detailed reports like this which document areas that do have need of your immediate attention.

During our recent inspection, we found **thirty-one (31)** individual and/or linked 1m x 1m thermal repairs are required to restore the areas indicated on the following plat map to a stable, safe condition. For your convenience, pictures documenting each area are also included in this report.

Please feel free to contact us immediately with any questions regarding our recommendations and to schedule repairs before the damage and cost increase. This property qualifies for the PARC Preferred discount reflected in this proposal and PARC Preferred clients (like you) enjoy an extended 15 month guarantee on all repairs!

Proposal #9477910

Site Plan Location of Repairs

Cameron Station

Repair #1(Marker A) = 1TR's
Repair #2(Marker B) = 1TR's
Repair #3(Marker C) = 1TR's
Repair #4(Marker D) = 1TR's
Repair #5(Marker E) = 1TR's
Repair #6(Marker F) = 2TR's
Repair #7(Marker G) = 1TR's
Repair #8(Marker H) = 1TR's
Repair #9(Marker I) = 1TR's
Repair #10(Marker J) = 1TR's
Repair #11(Marker K) = 1TR's
Repair #12(Marker L) = 1TR's
Repair #13(Marker M) = 1TR's
Repair #14(Marker N) = 1TR's
Repair #15(Marker O) = 1TR's
Repair #16(Marker P) = 2TR's
Repair #17(Marker Q) = 3TR's
Repair #18(Marker R) = 2TR's
Repair #19(Marker S) = 1TR's
Repair #20(Marker T) = 1TR's
Repair #21(Marker U) = 2TR's
Repair #22(Marker V) = 3TR's
Repair #23(Marker W) = 1TR's

200 Cameron Station Boulevard
Alexandria, VA 22304

Proposal #9477910

Potholes Images

Cameron Station

Pothole #1(1TR's)

Pothole #2(1TR's)

Pothole #3(1TR's)

Pothole #4(1TR's)

Pothole #5(1TR's)

Pothole #6(2TR's)

Pothole #7(1TR's)

Pothole #8(1TR's)

Pothole #9(1TR's)

Pothole #10(1TR's)

Pothole #11(1TR's)

Pothole #12(1TR's)

Pothole #13(1TR's)

Pothole #14(1TR's)

Pothole #15(1TR's)

Pothole #16(2TR's)

Pothole #17(3TR's)

Pothole #18(2TR's)

Pothole #19(1TR's)

Pothole #20(1TR's)

Pothole #21(2TR's)

Pothole #22(3TR's)

Pothole #23(1TR's)

200 Cameron Station Boulevard
Alexandria, VA 22304

Proposal #9477910

Carbon Calculator Analysis

Cameron Station

200 Cameron Station Boulevard
Alexandria, VA 22304

Carbon Saving for this 31 TR Project

Traditional Repair Creates **1612** kg of CO_2

Pothole Repair Creates **124** kg of CO_2

Pothole Repair **Saves 1488** kg of CO_2

Pothole Repair **Saves 4977** Miles of Travel

Pothole Repair **Saves 152** Years illuminating 100w Bulb

Proposal #9477910

Proposal Price Detail

Significant cost savings * Lasts longer than a traditional repair

Cameron Station

85% reduced carbon foot print * Recycles existing material * 1 Year guarantee

Green Asphalt Repair Proposal

Repair #	Product	TR / Qty	Cost Per	Subtotal	Adj. Subtotal	Approval (Y or N)
1	Thermal Repair	1	$299.00	$299.00	$188.00	____
2	Thermal Repair	1	$299.00	$299.00	$188.00	____
3	Thermal Repair	1	$299.00	$299.00	$188.00	____
4	Thermal Repair	1	$299.00	$299.00	$188.00	____
5	Thermal Repair	1	$299.00	$299.00	$188.00	____
6	Thermal Repair	2	$299.00	$598.00	$377.00	____
7	Thermal Repair	1	$299.00	$299.00	$188.00	____
8	Thermal Repair	1	$299.00	$299.00	$188.00	____
9	Thermal Repair	1	$299.00	$299.00	$188.00	____
10	Thermal Repair	1	$299.00	$299.00	$188.00	____
11	Thermal Repair	1	$299.00	$299.00	$188.00	____
12	Thermal Repair	1	$299.00	$299.00	$188.00	____
13	Thermal Repair	1	$299.00	$299.00	$188.00	____
14	Thermal Repair	1	$299.00	$299.00	$188.00	____
15	Thermal Repair	1	$299.00	$299.00	$188.00	____
16	Thermal Repair	2	$299.00	$598.00	$377.00	____
17	Thermal Repair	3	$299.00	$897.00	$565.00	____
18	Thermal Repair	2	$299.00	$598.00	$377.00	____
19	Thermal Repair	1	$299.00	$299.00	$188.00	____
20	Thermal Repair	1	$299.00	$299.00	$188.00	____
21	Thermal Repair	2	$299.00	$598.00	$377.00	____
22	Thermal Repair	3	$299.00	$897.00	$565.00	____
23	Thermal Repair	1	$299.00	$299.00	$188.00	____
24	Mobilization Fee	1	$35.00	$35.00	$35.00	____
	Total	31		$9,304.00	**$6,520.00**	
				Preferred Client Saving:	$651.00	
				Special PARC Price:	**$5,869.00**	____

PARC Agreement provides an **ADDITIONAL 10%** Discount on authorized repairs for 1 year and extends all warranty coverage to 15 months

Special PARC Pricing (Include $199 one year PARC Renewal Agreement)	**$6,068.00**	____

NOTES: * Pricing based on minimum of 5 Thermal Repairs, less than 5TR pricing $**299**/TR.

Adjustment(s) * This quote includes discount for PARC Preferred Client Account

Additional Information: Proposal valid for 30 days.

Acceptance of Proposal:

_____ Date _____ authorizes Pothole Repair.com to proceed in executing asphalt repairs as outlined above. 33% deposit required upon acceptance, balance due upon completion. Terms, conditions and guarantee information attached.

Proposal #9477910

POTHOLE REPAIR METRO DC, LLC

Statement of Work

CLIENT

_____

(Has authority to authorize the work.)

PROPERTY OWNER (if not the client)_____

NAME OF CLIENT

("Client") hereby hires and engages Pothole Repair Metro DC, LLC ("PRMDC") as follows:

1. **SCOPE OF WORK.** PRMDC shall perform in a workmanlike manner the pothole repair services (the "Services") which are fully described in this proposal (the "Proposal").
2. **RESPONSIBILITIES OF CLIENT.** Prior to the commencement of any Services, Client shall clear the service area making it free of obstruction and cordon off areas as required so that the Services can be provided without delay. In addition, Client will complete any other preparation described in the Proposal, if any, prior to PRMDC commencing the Services. PRMDC will contact Client at least 48 hours prior to the start date regarding the preliminary work to be done by Client, as described in this Paragraph 2.
3. **DELAYS ATTRIBUTABLE TO CLIENT.**
   a. In the event that Client fails to complete the preparation described in the preceding Paragraph 2 in a timely manner, and the commencement of the Services by PRMDC is delayed as a result thereof, Client shall pay PRMDC a cancellation fee of the greater of 20% of the total price of the Services as described in this Agreement or $99.
   b. If any act or omission of Client, its agent, employees, or representatives, causes delay in PRMDC's performance of the Services, Client will be charged a fee for such delay of $99 for each 30 minutes of delay.
4. **PRICE.** The cost of the proposed work is set forth in the Proposal.
5. **MODIFICATION.** PRMDC reserves the right to modify the Proposal and/or this Statement of Work if there is a material deterioration or other material change in and around the surface(s) to be repaired between the date of the Proposal and the date the Services are to commence.
6. **TIME.** PRMDC agrees to complete all repairs on or before _____ subject to the terms and conditions of this Agreement. In the event that the performance by PRMDC is delayed as the **result of weather conditions**, acts of God, or other force majeure, the due date will be extended until the force majeure or other condition is resolved and PRMDC shall not be subject to any penalty of any kind as a result of such delay. If the Services are delayed more than 30 days, then Client may at its option terminate this Agreement without penalty.
7. **TERMS AND CONDITIONS.** This Statement of Work is subject to the terms and conditions set forth below, all of which are incorporated herein by reference.

POTHOLE REPAIR METRO DC, LLC

By:_____ **Barry Foer, General Manager**

Date: _____

_____

Client's Full Name

By:_____

Name: _____

Date: _____

Proposal #9477910

COMMERCIAL TERMS AND CONDITIONS

The following terms and conditions govern the attached Statement of Work submitted by Pothole Repair Metro DC (PRMDC) to Customer.

1. **Services.** PRMDC agrees to supply the Services described in the Statement of Work pursuant to the terms of this agreement. The Statement of Work and these terms and conditions are referred to collectively as the "Agreement."
2. **Warranty**. Upon completion of the Services and receipt of payment in full from Client, PRMDC will warrant the repairs made against any defects in workmanship or materials for a period of 12 months from the date of completion of the Services. If a repair fails or degrades through normal wear and tear during the 12 month warranty period PRMDC will make necessary modifications to the repair without charge to the Client. PRMDC makes no other warranty express or implied.
3. **Exclusions.** Degradation, or other deterioration of a repair (i) in an area where vehicles make continual and repetitive turns; or (ii) which is caused by dislodging of the repair attributable to tree or other roots, broken water or gas pipes, breakage of the adjoining road or surface area adjacent to or surrounding the repair, or repetitive oil, gas, other toxic substance spillage, or similar circumstances are expressly excluded from this Warranty. Any modification or alteration to the Repair by any person or enterprise other than PRMDC will void the Warranty described in Paragraph.
4. **Limitations of Liability.** PRMDC shall not be liable to Client or any third party for (i) any failure or defect of the Repair caused by persons or events beyond PRMDCs reasonable control or the acts or omissions of Client or any third party or for any consequential damages arising from the Repair or the failure of the Repair; or (ii) any claim arising out of damage to underground utility lines or related hardware or consequent outages, unless Client has clearly informed PRMDC of the location of such utility lines or hardware prior to commencement of the Services. Client shall not be entitled to punitive damages under any circumstances. Client agrees that the maximum sum for which PRMDC may be held liable to Client or any third party collectively is the total consideration paid by Client to PRMDC for the Services provided pursuant to this Agreement.
5. **Payment.** Payment is due upon completion of the Services, unless Client has established an account with PRMDC. If Client has an account, payment is Net 10. 2% per month interest on any invoices remaining unpaid after 30 days (or the maximum interest allowed by law, if less than 24% per annum) and payment of all cost relating to collection, including, but not limited to, reasonable attorney fees, court costs, and interest.
6. **Severability.** A determination that any provision of this Agreement is invalid, illegal or unenforceable shall not affect the enforceability of any other provision.
7. **Applicable law.** This Agreement shall be governed by the laws of the Commonwealth of Virginia without regard to conflict of law principles. The parties hereby agree to submit to the exclusive jurisdiction and venue of the state or federal courts sitting in or serving Fairfax County, Virginia.
8. **Entire Agreement.** This Agreement constitutes the entire agreement of the Parties and supersedes all other agreements, representations, communications, statements or negotiations between the Parties relating to the subject matter hereof.
9. **Amendments.** Any modification of this Agreement must be in writing and signed by both parties.
10. **Client Representation.** Client hereby represents that it has authority to engage PRMDC to perform the Services at the site described in the Proposal.
11. **Dispute Resolution.** Any claim for monies due PRMDC pursuant to this Agreement, may be brought in any court of competent jurisdiction in Fairfax County, Virginia, and the parties agree to submit to the jurisdiction and venue of such court. All other disputes between the Parties in relation to or arising out of this Agreement or any part of this Agreement, which are not amicably resolved by the parties themselves, shall be submitted to final and binding arbitration.
12. **Location of Arbitration.** Any arbitration proceeding shall be held in Fairfax County, Virginia.
13. **Arbitration Procedure.** The arbitration shall be conducted pursuant to the rules of the American Arbitration Association governing commercial arbitration, and the applicable law in the Commonwealth of Virginia, as the same may be amended from time to time. The fees and costs for the arbitration, including, without limitation, fees and travel expenses for the arbitrators, but excluding the parties' attorneys' fees, shall be paid one-half by each party.
14. **Choice of Arbitrator.** The parties may request a list of prospective arbitrators from the American Arbitration Association or the Federal Mediation and Conciliation Service, or the Virginia judicial system, or they may select arbitrators on an ad hoc basis. If the parties cannot agree on an arbitrator, they will request that the American Arbitration Association appoint an arbitrator.
15. **Arbitration Is Final And Binding.**The parties to the dispute irrevocably agree that the decision in such arbitration proceedings (i) shall be binding on the parties; and (ii) may be enforced in a court of competent jurisdiction. The parties understand and agree that by entering into this agreement to arbitrate, they forfeit their right to assert in claims before a judge or jury
16. **Severability.** The foregoing agreement to arbitrate shall survive the termination of this Agreement.

Cameron Station Community Association, Inc. **TAB 9**

Board Decision

June 25, 2019

Motion:
"I move to approve the appointment of _____ to the Cameron Station Board of Directors to fill the vacant position until the 2020 Annual Meeting".

Second:

Summary:
The Board of Directors currently has one open position and the term is until the 2020 Annual Meeting. The member applications are in the Board packet for review.

CMC Recommendation:
The Board review all applications.

Budget Consideration:
None

Vote:

	In Favor	Opposed	Abstained	Absent
Michael Johnson				
Martin Menez				
Jon Dellaria				
Tom Sugrue				
Sarah Meyer Walsh				
Brian Sundin				

CAMERON STATION COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS ELECTION

DECLARATION OF CANDIDACY FORM

If you are interested in declaring yourself a candidate for the Board of Directors, please complete and return this Form to the Cameron Station Management Office for Board of Director's review and/or approval.

NOMINEE: (Please Print)

Kimberlee Canter
Name

Signature

427 Cameron Station Blvd.; Alexandria, VA. 22304
Cameron Station Address

Home | (703) 593-5846 Cellular | kim@interopion.com Email Address

I wish to become a candidate for election to the Board of Directors of the Cameron Station Community Association. I understand the term of office is two (2) years and my signature above indicates my willingness to serve.

Please provide below or attach a brief biographical statement that states the qualification and interests that you have and feel would be an asset to serving on the Board of Directors. (Please type or print neatly.)

I have been a resident of Cameron Station for 18 years. I have served on the board of Woodland Hall for 16 years, been a Member at Large, Treasurer and President of the Cameron Station Civic Association and served as a member of the Ad-Hoc Pool Committee several years ago. Obviously I am very invested in this neighborhood as well as the surrounding community. My son is currently a rising junior at TC Williams High School and has attended Tucker and Minnie Howard as well. I am employed by Interopion, Inc. as the Director of Operations and have extensive procurement experience.

PLEASE MAIL OR EMAIL THIS COMPLETED FORM TO:

Cameron Station Community Association
Attention: General Manager
200 Cameron Station Boulevard
Alexandria, Virginia 22304
communitymanager@cameronstation.org

CAMERON STATION COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS ELECTION

DECLARATION OF CANDIDACY FORM

If you are interested in declaring yourself a candidate for the Board of Directors, please complete and return this Form to the Cameron Station Management Office for Board of Director's review and/or approval.

NOMINEE: (Please Print)
GREG HILLSON

Name

Signature

440 FERDINAND DAY DR.

Cameron Station Address

NA

Home

518-281-4709

Cellular

GHILLSON@YAHOO.COM

Email Address

I wish to become a candidate for election to the Board of Directors of the Cameron Station Community Association. I understand the term of office is two (2) years and my signature above indicates my willingness to serve.

Please provide below or attach a brief biographical statement that states the qualification and interests that you have and feel would be an asset to serving on the Board of Directors. (Please type or print neatly.)

PLEASE SEE ATTACHED

PLEASE MAIL OR EMAIL THIS COMPLETED FORM TO:

Cameron Station Community Association
Attention: Karen Soles, General Manager
200 Cameron Station Boulevard
Alexandria, Virginia 22304
communitymanager@cameronstation.org

BOARD OF DIRECTORS VACANCY – BIOGRAPHICAL STATEMENT
GREG HILLSON

I wish to serve on the Board of Directors because I am interested in the essential governance and ongoing improvement of our lovely community. If selected, I will hold the concerns and welfare of the community foremost. I am an experienced team player, who would bring fresh ideas to the Board. I am also dedicated, responsive, and industrious. Please see the attached abbreviated resume.

If selected, I would do my best to listen to residents' concerns, respect their opinions, and encourage them to be actively involved with the HOA and to discuss and debate issues important to the community.

I understand that there has been very high turnover among Board members over the last year or so, with at least FOUR members resigning before their terms were over. If selected for the position, I have every intention of keeping my commitment and serving the entirety of my term.

Please note that because my spouse serves in the military, I am currently living out of the area until mid-August 2019. Also, I recently suffered an injury, and my physician has instructed me to minimize walking for the next few weeks. Therefore, I may not be able to attend any Board meetings in-person until August 2019. However, I would be happy to participate in any and all Board meetings – including the one on June 25, when this application will be discussed – either by telephone or electronically (e.g., via Skype). I understand that Mike Johnson and Megan Brock, as Board members, both "attended" the June 2018 Board meeting by telephone "conference call," so I assume that this would be an option for me as well.

Thank you for your consideration.

GREG S. HILLSON

518-281-4709 ghillson@yahoo.com

EDUCATION

UNIVERSITY OF VIRGINIA SCHOOL OF LAW Charlottesville, VA
Juris Doctor

- Order of the Coif (top 10-percent of class); *Virginia Law Review*, Editorial Board; Pro Bono Service Award.

THE WHARTON SCHOOL, University of Pennsylvania Philadelphia, PA
Master of Business Administration; Dual Major in Finance and Strategic Management

- Navy MBA Scholarship (full scholarship).

UNIVERSITY OF MICHIGAN Ann Arbor, MI
Bachelor of Arts, Economics and Political Science

- High Honors; High Distinction; Naval ROTC Scholarship (full scholarship).

EXPERIENCE

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Senior Counsel, Division of Enforcement ~Four Years - Present, Washington, D.C.

- Investigate potential violations of the federal securities laws.
- Recipient of Ellen B. Ross Award for exceptional performance.

WILLIAMS & CONNOLLY LLP
Associate ~Five Years, Washington, D.C.

- Litigated complex business cases in federal and state courts; focus on securities law, antitrust law, and corporate governance.
- Washington D.C. *Super Lawyers* "Rising Star" in General Litigation (2014, 2015); Capital Pro Bono Honor Roll.

BOOZ & COMPANY
Associate, Commercial Strategy Consulting ~One Year, McLean, VA

- Advised corporations on business strategy and cost-savings.

UNITED STATES NAVY
Surface Warfare Officer, Lieutenant (Top Secret clearance) ~Five Years, Norfolk, VA

- Led division of 20 technicians in maintenance and operation of weapons systems aboard AEGIS destroyer.

OKAZAKI INSTITUTE FOR INTERNATIONAL STUDIES
Henry Luce Scholar ~One Year, Tokyo, Japan

- Recipient of one of eighteen scholarships awarded nationally for $50,000 to work and study in Asia.
- Research assistant to Japan's former ambassador to Saudi Arabia at Tokyo-based, public policy think tank.

CENTRAL INTELLIGENCE AGENCY
Analyst-Intern, Directorate of Intelligence (TS/SCI clearance with polygraph) Four Summers, Langley, VA

- Authored intelligence reports for top policymakers.

CAMERON STATION COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS ELECTION

DECLARATION OF CANDIDACY FORM

If you are interested in declaring yourself a candidate for the Board of Directors, please complete and return this Form to the Cameron Station Management Office for Board of Director's review and/or approval.

NOMINEE: (Please Print)

Anthur Impastato
Name

Signature

239 Medlock Lane
Cameron Station Address

703-567-5075 703-963-7503 AIMPASTATO54@gmail.com
Home Cellular Email Address

I wish to become a candidate for election to the Board of Directors of the Cameron Station Community Association. I understand the term of office is two (2) years and my signature above indicates my willingness to serve.

Please provide below or attach a brief biographical statement that states the qualification and interests that you have and feel would be an asset to serving on the Board of Directors. (Please type or print neatly.)

I have lived in Cameron Station since MAY 2000 and am quite familiar with issues of key concern in our community. Since 2001, I have served as an officer or director of the Cameron Station Civic Association and I am committed to civic service and maintaining the quality of Life in Cameron Station. As a result of being the acting President of the Civic Association, a board member of the Alexandria Federation of Civic Associations, Chair of the West End Coalition and on the Advisory Group for the Eisenhower West/Landmark SAP, I am uniquely qualified to know about issues outside the community affecting our quality of life.

PLEASE MAIL OR EMAIL THIS COMPLETED FORM TO:

Cameron Station Community Association
Attention: Karen Soles, General Manager
200 Cameron Station Boulevard
Alexandria, Virginia 22304
communitymanager@cameronstation.org

CAMERON STATION COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS ELECTION

DECLARATION OF CANDIDACY FORM

If you are interested in declaring yourself a candidate for the Board of Directors, please complete and return this Form to the Cameron Station Management Office for Board of Director's review and/or approval.

NOMINEE: (Please Print)

Mark M. Sanchez

Name

Signature

5011 Murtha St

Cameron Station Address

609-289-1923

Home

Cellular

mark.m.sanchez@outlook.com

Email Address

I wish to become a candidate for election to the Board of Directors of the Cameron Station Community Association. I understand the term of office is two (2) years and my signature above indicates my willingness to serve.

Please provide below or attach a brief biographical statement that states the qualification and interests that you have and feel would be an asset to serving on the Board of Directors. (Please type or print neatly.)

Thank you for your time and consideration of my application. My family and I have been residents of Cameron Station for nearly five years. From 2015 - 2017 I served as a member of the ARC to include six months as Chair. My service was an example of my dedication to our fine community and the belief that when we work together we can solve any challenges that arise. In addition, I have a multitude of experience serving on various boards to include Coast Guard Mutual Assistance, the American Society of Military Comptrollers DC Chapter, and the Association of Government Accountants. With over 21 years of military service, I will bring dedication, compassion, and teamwork If elected to serve on this most esteemed board.

PLEASE MAIL OR EMAIL THIS COMPLETED FORM TO:

Cameron Station Community Association
Attention: Karen Soles, General Manager
200 Cameron Station Boulevard
Alexandria, Virginia 22304
communitymanager@cameronstation.org

CAMERON STATION COMMUNITY ASSOCIATION, INC
BOARD OF DIRECTORS ELECTION

DECLARATION OF CANDIDACY FORM

If you are interested in declaring yourself a candidate for the Board of Directors, please complete and return this Form to the Cameron Station Management Office for Board of Director's review and/or approval.

NOMINEE: (Please Print)

Sarah Townes
Name

Signature

5239 Bessley Place, Alexandria VA 22304
Cameron Station Address

703.965.9756
Home

Cellular

sarah.townes@fairfaxcounty.gov
Email Address

I wish to become a candidate for election to the Board of Directors of the Cameron Station Community Association. I understand the term of office is two (2) years and my signature above indicates my willingness to serve.

Please provide below or attach a brief biographical statement that states the qualification and interests that you have and feel would be an asset to serving on the Board of Directors. (Please type or print neatly.)

I previously served on the Board for several years. During my term HOA dues did not go up. My goal in serving on the Board is to bring about rational common sense changes to the community including electronic voting, fiscal responsibility, and rules changes that positively affect the community. I 20 resident of the community and I am aware of the unique problems our west end community faces as the units age.

PLEASE MAIL OR EMAIL THIS COMPLETED FORM TO:

Cameron Station Community Association
Attention: Karen Soles, General Manager
200 Cameron Station Boulevard
Alexandria, Virginia 22304
communitymanager@cameronstation.org

CAMERON STATION COMMUNITY ASSOCIATION, INC.
Board Member Vacancy Application

Please submit the completed form to the Cameron Station Management office for review by the individual Committee Chairs and the Board of Directors:

Name: Elliott M. Waters

Home Address: 325 Cameron Station Blvd, Alexandria, VA 22314

Email Address: waters325@comcast.net

Telephone Number: 703 303 5477(Cell) 703 823 2431 (Home)

Condominium Owners please check the appropriate box:

- ☐ Carlton Place Condominium
- ☐ Condominiums at Cameron Station Blvd.
- ☐ Main Street Condominium
- ☐ Oakland Hall Condominium
- ☐ Residences at Cameron Station
- ☐ Woodland Hall Condominium

1) Check the name of the Committee you would like to join (please include a 2nd choice as well):

- ☐ Architectural Review Committee
- ☐ Activities & Events Planning Committee
- ☐ Cameron Club Facilities Committee
- ☐ Common Area Committee
- ☐ Communication Committee
- ☐ Financial Advisory Committee

■ HOA Board Vacancy - We have a current vacancy on the Board. Please consider filling this position through the Annual Meeting, November 2020. The Board generally meets the last Tuesday of each month.

2. Provide a brief statement describing your qualifications (you may attach any pertinent information):

(a) Recipient of many years of education & training for/in public service
(b) Seasoned Experience [past & present) in community council, advisory and board service
(c) Resident Stakeholder for over 17 years
(d) Record of excellence in helping promote and ensure public and private sector business operations are managed in accordance with standards deemed equitable and just.

3. State your reasons why you would like to join fill this Board vacancy:

(a) An appeal has been made to fill an existing Board vacancy and I feel a sense to duty to fill that vacancy given my knowledge, experience and skills in rendering community service om similar boards and advisory councils
(b) Given that this is the third time where I have volunteered to serve the community in a meaningful way, my sense of duty will allow me to do no less than try to be part of finding community solutions in response to community challenges - overt and covert.

Thank you for your time and interest.

Cameron Station Community Association, Inc. 200 Cameron Station Boulevard, Alexandria, Virginia 22304 Phone (703) 567-4881 or communitymanager@cameronstation.org .

Cameron Station Community Association, Inc. **TAB 10**

Board Decision

June 25, 2019

Motion:
"I move to approve the appointment of _____ as Vice President to the Cameron Station Board of Directors".

Second:

Summary:
Currently the Board Vice President position is vacant.

CMC Recommendation:
The Board discuss and appoint a member to the Vice President position.

Budget Consideration:
None

Vote:

	In Favor	Opposed	Abstained	Absent
Michael Johnson				
Martin Menez				
Jon Dellaria				
Tom Sugrue				
Sarah Meyer Walsh				
Brian Sundin				

Cameron Station Community Association, Inc. **TAB 10**

Board Decision

June 25, 2019

Motion:
"I move to approve the appointment of _____ as Secretary to the Cameron Station Board of Directors".

Second:

Summary:
Currently the position of Secretary is vacant on the Board of Directors.

CMC Recommendation:
The Board discuss and appoint a member to the Secretary position.

Budget Consideration:
None

Vote:

	In Favor	Opposed	Abstained	Absent
Michael Johnson				
Martin Menez				
Jon Dellaria				
Tom Sugrue				
Sarah Meyer Walsh				
Brian Sundin				

Total Ridership per AM Shuttle

	5:54 - S1	6:10 - S2	6:19 - S1	6:34 - S2	6:43 - S1	6:58 - S2	7:07 - S1	7:22 - S2	7:31 - S1	7:46 - S2	7:55 - S1	8:10 - S2	8:19 - S1	8:34 - S2	8:43 - S1	8:58 - S2	9:08 - S1
6/10/19	14	1	6	6	8	4	7	7	7	8	4	9	2	7	0	7	3
6/11/19	11	3	4	6	8	5	9	8	8	9	5	9	4	6	7	6	1
6/12/19	12	1	2	6	11	5	7	7	8	8	6	7	4	5	1	7	4
6/13/19	14	2	1	9	9	4	4	10	6	9	3	5	3	4	3	9	1
6/14/19	11	6	3	10	8	3	6	10	8	5	5	8	4	3	6	2	3
	62	13	16	37	44	21	33	42	37	39	23	38	17	25	17	31	12

Total Ridership per PM Shuttle

	4:50 - S1	5:15 - S2	5:30 - S1	5:45 - S2	6:00 - S1	6:15 - S2	6:30 - S1	6:45 - S2	7:00 - S1	7:15 - S2	7:30 - S1	7:40 - S2	7:55 - S1	8:20 - S2
6/10/19	8	4	3	16	4	9	5	7	2	6	2	0	3	1
6/11/19	3	4	1	12	13	8	7	6	3	5	4	0	1	1
6/12/19	2	6	7	8	9	8	16	7	5	6	2	0	3	1
6/13/19	4	12	1	11	6	9	4	12	7	5	1	5	2	0
6/14/19	4	8	5	7	8	7	6	3	5	3	4	1	2	1
	21	34	17	54	40	41	38	35	22	25	13	6	11	4

Cameron Station Community Association
Alexandria, Virginia

Appraisal

Insurance Values

Valuation Date: May 7, 2019

IAC Reference Number: D9-1213
IAC Revaluation Number: 1018600

Industrial Appraisal Company

Two Gateway Center
603 Stanwix Street, Suite 1450
Pittsburgh, Pennsylvania 15222
800-245-2718 / 412-471-1758 FAX
www.indappr.com

May 31, 2019

Cameron Station Community Association
Alexandria, Virginia

The Industrial Appraisal Company is pleased to submit the results of its appraisal and report of the buildings, fixed and movable contents and property in the open of Cameron Station Community Association located in Alexandria, Virginia.

This report is based on an on-site inspection and analysis by Industrial Appraisal Company personnel in accordance with a formal agreement authorizing the appraisal. The effective date of this appraisal is deemed to be May 7, 2019.

The purpose of this study is to establish an independent, professional opinion of the insurable value of the property appraised and to provide proof of loss documentation should the need arise.

This report includes a summarized description of the buildings as well as the inventory of equipment assets in various classifications by location/area. Also included are plat plans of each structure showing the building perimeter situated in relation to roadways and/or other structures at the same site.

The appraisal does not include land, landscaping, consumable supplies, valuable papers, licensed vehicles, intangible assets, or property of third parties.

It must be noted that should a partial loss occur, the amount of the loss may be estimated based on the repair costs which are proportionately higher than the cost of reproduction new as defined and estimated.

The valuation determinations reflected in this report are defined as follows:

Cost of Reproduction New is the "cost of reproducing a new replica of a property on the basis of current prices with the same or closely similar materials allowing for contractor's overhead, profit, and architectural fees, but without provision for overtime, bonuses and premiums of any kind". The Replacement Insurable Value reflects the adjustment of "Exclusions" comprised of the following items: excavation and filling; portions of foundations which are below the under-surface of the lowest floor or are below the surface of the ground; and underground sewage, piping and wiring.

Sound Value – Value based upon the cost of reproduction new less an allowance for accrued depreciation resulting from age and condition. Sound Value is often referred to as Actual Cash Value within the insurance industry.

The valuation methodology utilized in this report for building assets involved the segregated cost method in the calculation of the Cost of Reproduction New, and in some instances the cost calculator and component part pricing methods, based upon proprietary indices available to and developed by the Industrial Appraisal Company. In estimating these replacement valuations, additional costs which could be associated with conforming to local building codes, municipal ordinances, federal standards, historical relevance, or other legal restrictions were not considered, nor was any value assigned to the cost of demolition or the removal of destroyed property should a loss occur.

The valuation methodology utilized in this report for major items of permanent fixtures, machinery, furniture and equipment was developed based on verifications of costs, documentation or quotations available from suppliers and manufacturers, and/or via consultation with appropriate staff at the site. The appraised valuations assume the cost of freight and installation. In many instances, replacement value has been determined for generic items "at average" for the property type based on the appraiser's assessment of observed quality. Minor items have been valued by group classification based on the agreed upon cutoff threshold as applicable.

The building account classification comprises (as applicable) general construction, plumbing, sewage, heating, ventilating, air conditioning, electrical lighting, sprinkler and fire alarm systems, and selected building fixtures.

The summary of values report also lists several different data elements of each building structure. Most of these are self-explanatory such as construction year, square footage, stores and occupancy. The construction class information is based on the ISO (Insurance Service Office) code, these are identified as follows:

Class 1	Frame Construction
Class 2	Joisted Masonry
Class 3	Non Combustible
Class 4	Masonry Non Combustible
Class 5	Modified Fire Resistant
Class 6	Fire Resistant

The fire alarm designations in your report are defined as follows:

None	No fire alarm exists
Local	Alarm sound in captioned building only
Central	Alarm sounds in captioned building and at remote designated location also (fire station, residence, etc.)

This report is comprised of the following sections:

- This Introductory Explanation and **Certificate** which summarizes the appraisal procedure and valuation methodology.
- A valuation **Summary** reflecting the insurable values by building/location.
- A **Building Index** and **Asset Classification Coding Index.**
- **Detail** section by building of movable contents by room or area.
- **Single Page Summary** for each building which includes a building photograph, plat, appraised values, and general pertinent building information.

Based upon the foregoing investigation, analysis and methodology employed, it is our opinion that the aggregate values for all assets under appraisal are as follows:

COST OF REPRODUCTION NEW	-	**$5,686,065**
SOUND VALUE	-	**$4,472,627**

In interpreting the Summary of Values report, the figures shown in Column 3 of the Summary report reflect the Cost of Reproduction New less exclusions. If the property coverage is based upon Sound Value (Actual Cash Value), the values shown in Column 6 represent the depreciated value less exclusions. Exclusions comprise such items as excavation and filling, below surface foundations, underground piping and wiring, and are generally considered as non-insurable.

Industrial Appraisal Company anticipates updating the report of insurable values on an annual basis to include property changes that can be reported, or if warranted and authorized, to include new site inspections on a selected basis. Updating procedures and reporting requirements will be coordinated through separate communications.

In the event of a loss covered by insurance, provided immediate written notice is given to the Corporate Office and our Annual Revaluation Service is in effect, the Industrial Appraisal Company will provide updated values for the properties appraised to assist in the preparation of Proof of Loss. Documentation support will be limited to the existing file.

All significant work papers and documents relating to this assignment will be held for five years beyond the last updating of valuations.

This appraisal is provided solely for the benefit of the purchaser of service and is not to be used for purposes other than as disclosed in advance of this engagement.

We have made no investigation of and assume no responsibility for title to or liabilities against the properties appraised. We have no present or prospective interest in the property appraised nor is our compensation for this appraisal contingent in any way to the conclusions of value.

Our estimates of value should be viewed as independently established, reasonable, true and correct to the best of our knowledge. We have inspected all of the property that is the subject of this report except where otherwise stated.

In formulating our conclusions, we may rely on information provided by the client or others. Should new information become available after a draft or final report has been submitted, we reserve the right to amend or modify our report and the conclusions therein.

If there are inquiries concerning the inclusion or exclusion of items not covered by this study, or the valuations set forth in the report, such inquiries must be transmitted in writing to the Industrial Appraisal Company no later than 60 days after receipt of this analysis. If no written inquiries are transmitted within the stipulated period, the complete report and valuations set forth therein shall be deemed to have been accepted.

We appreciate the opportunity to be of service in these valuation requirements.

Respectfully submitted,

INDUSTRIAL APPRAISAL COMPANY

Site Appraiser: Shaun M. Lasich

*If you have any questions concerning this appraisal, contact Mr. Antonio Esposito at 1-800-245-2718, Ext. 1754 or aesposito@indappr.com

BLDG NO: 0101
THE CAMERON CLUB
200 CAMERON STATION BLVD
ALEXANDRIA, VA 22304

OCCUPANCY: OFFICE/FITNESS CENTER
CONST YEARS: 1999
CONSTRUCTION CLASS: 2
SUPER SQFT: 23,179 / BASEMENT SQFT:
STORIES: 2
CONDITION: GOOD

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW			SOUND VALUE		
		TOTAL	EXCLUSIONS	INCLUSIONS	TOTAL	EXCLUSIONS	INCLUSIONS
BUILDING	05/19	$3,649,720	$138,140	$3,511,580	$2,910,110	$110,520	$2,799,590
ARCHITECT FEES	05/19	$255,470		$255,470	$203,691		$203,691
DETAILED PERMANENT FIXTURES	05/19	$148,745		$148,745	$116,277		$116,277
TOTAL BUILDING		**$4,053,935**	**$138,140**	**$3,915,795**	**$3,230,078**	**$110,520**	**$3,119,558**
EQUIPMENT	05/19	$275,700		$275,700	$166,019		$166,019
OFFICE FURNITURE	05/19	$76,025		$76,025	$52,565		$52,565
HOUSEHOLD FURNISHING/PERSONAL PROPERTY	05/19	$7,785		$7,785	$5,728		$5,728
OFFICE MACHINES & DEVICES	05/19	$23,895		$23,895	$14,337		$14,337
AUDIO VISUAL EQUIPMENT	05/19	$5,000		$5,000	$3,000		$3,000
EDP EQUIPMENT	05/19	$24,200		$24,200	$19,360		$19,360
TELEPHONE SYSTEM	05/19	$10,000		$10,000	$4,000		$4,000
MEDICAL/HOSPITAL EQUIPMENT	05/19	$3,600		$3,600	$2,160		$2,160
FOOD SERVICE & APPLIANCES	05/19	$4,595		$4,595	$3,296		$3,296
MAINTENANCE EQUIPMENT	05/19	$3,000		$3,000	$1,800		$1,800
TOTAL CONTENTS		**$433,800**		**$433,800**	**$272,265**		**$272,265**
TOTAL BUILDING & CONTENTS		**$4,487,735**	**$138,140**	**$4,349,595**	**$3,502,343**	**$110,520**	**$3,391,823**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0102							
SWIMMING POOL							
200 CAMERON STATION BLVD							
ALEXANDRIA, VA 22304							
OCCUPANCY: SWIMMING POOL							
CONST YEARS: 1999							
CONSTRUCTION CLASS: 6							
CAPACITY SIZE: 2984 SQ FT							
CAPACITY TYPE: SIZE							
CONDITION: AVERAGE							
BUILDING	05/19	$409,540	$57,720	$351,820	$384,970	$54,260	$330,710
ENGINEERING FEES	05/19	$61,421		$61,421	$57,733		$57,733
TOTAL BUILDING		**$470,961**	**$57,720**	**$413,241**	**$442,703**	**$54,260**	**$388,443**
EQUIPMENT	05/19	$2,000		$2,000	$1,200		$1,200
HOUSEHOLD FURNISHING/PERSONAL PROPERTY	05/19	$23,300		$23,300	$13,980		$13,980
TOTAL CONTENTS		**$25,300**		**$25,300**	**$15,180**		**$15,180**
TOTAL BUILDING & CONTENTS		**$496,261**	**$57,720**	**$438,541**	**$457,883**	**$54,260**	**$403,623**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0103							
WADING POOL							
200 CAMERON STATION BLVD							
ALEXANDRIA, VA 22304							
OCCUPANCY: WADING POOL							
CONST YEARS: 1999							
CONSTRUCTION CLASS: 6							
CAPACITY SIZE: 371 SQ FT							
CAPACITY TYPE: SIZE							
CONDITION: AVERAGE							
BUILDING	05/19	$63,670	$7,960	$55,710	$59,840	$7,480	$52,360
ENGINEERING FEES	05/19	$9,539		$9,539	$8,976		$8,976
TOTAL BUILDING		**$73,209**	**$7,960**	**$65,249**	**$68,816**	**$7,480**	**$61,336**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0104 TRASH SHED 200 CAMERON STATION BLVD ALEXANDRIA, VA 22304 OCCUPANCY: SHED CONST YEARS: 1999 CONSTRUCTION CLASS: 1 SUPER SQFT: 59 / BASEMENT SQFT: STORIES: 1 CONDITION: GOOD							
BUILDING	05/19	$2,289	$901	$1,388	$1,900	$748	$1,152
TOTAL BUILDING		**$2,289**	**$901**	**$1,388**	**$1,900**	**$748**	**$1,152**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW			SOUND VALUE		
		TOTAL	EXCLUSIONS	INCLUSIONS	TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0199							
CAMERON STATION COMMUNITY ASSOCIATION PITO							
200 CAMERON STATION BLVD							
ALEXANDRIA, VA 22304							
OCCUPANCY: PROPERTY IN THE OPEN							
INSURABLE SITE IMPROVEMENTS	05/19	$473,150		$473,150	$323,590		$323,590
TOTAL BUILDING		**$473,150**	**$0**	**$473,150**	**$323,590**	**$0**	**$323,590**
EQUIPMENT	05/19	$11,090		$11,090	$6,654		$6,654
TOTAL CONTENTS		**$11,090**		**$11,090**	**$6,654**		**$6,654**
TOTAL BUILDING & CONTENTS		**$484,240**	**$0**	**$484,240**	**$330,244**	**$0**	**$330,244**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0201							
JOHN TICER GAZEBO							
JOHN TICER DR							
ALEXANDRIA, VA 22304							
OCCUPANCY: GAZEBO							
CONST YEARS: 1999							
CONSTRUCTION CLASS: 4							
SUPER SQFT: 154 / BASEMENT SQFT:							
STORIES: 1							
CONDITION: AVERAGE							
BUILDING	05/19	$41,400	$4,980	$36,420	$31,850	$3,830	$28,020
ARCHITECT FEES	05/19	$2,880		$2,880	$2,224		$2,224
TOTAL BUILDING		**$44,280**	**$4,980**	**$39,300**	**$34,074**	**$3,830**	**$30,244**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0301							
DONOVAN TRELLIS 1							
DONOVAN DR							
ALEXANDRIA, VA 22304							
OCCUPANCY: TRELLIS							
CONST YEARS: 1999							
CONSTRUCTION CLASS: 1							
SUPER SQFT: 370 / BASEMENT SQFT:							
STORIES: 1							
CONDITION: GOOD							
BUILDING	05/19	$18,820	$3,290	$15,530	$15,040	$2,630	$12,410
ARCHITECT FEES	05/19	$1,308		$1,308	$1,043		$1,043
TOTAL BUILDING		**$20,128**	**$3,290**	**$16,838**	**$16,083**	**$2,630**	**$13,453**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0302							
DONOVAN TRELLIS 2							
DONOVAN DR							
ALEXANDRIA, VA 22304							
OCCUPANCY: TRELLIS							
CONST YEARS: 1999							
CONSTRUCTION CLASS: 1							
SUPER SQFT: 370 / BASEMENT SQFT:							
STORIES: 1							
CONDITION: GOOD							
BUILDING	05/19	$18,820	$3,290	$15,530	$15,040	$2,630	$12,410
ARCHITECT FEES	05/19	$1,308		$1,308	$1,043		$1,043
TOTAL BUILDING		**$20,128**	**$3,290**	**$16,838**	**$16,083**	**$2,630**	**$13,453**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0401							
BESSLEY TRELLIS							
BESSLEY PL							
ALEXANDRIA, VA 22304							
OCCUPANCY: TRELLIS							
CONST YEARS: 1999							
CONSTRUCTION CLASS: 1							
SUPER SQFT: 336 / BASEMENT SQFT:							
STORIES: 1							
CONDITION: GOOD							
BUILDING	05/19	$17,480	$3,120	$14,360	$13,970	$2,500	$11,470
ARCHITECT FEES	05/19	$1,218		$1,218	$971		$971
TOTAL BUILDING		**$18,698**	**$3,120**	**$15,578**	**$14,941**	**$2,500**	**$12,441**
HOUSEHOLD FURNISHING/PERSONAL PROPERTY	05/19	$4,050		$4,050	$2,430		$2,430
TOTAL CONTENTS		**$4,050**		**$4,050**	**$2,430**		**$2,430**
TOTAL BUILDING & CONTENTS		**$22,748**	**$3,120**	**$19,628**	**$17,371**	**$2,500**	**$14,871**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW TOTAL	EXCLUSIONS	INCLUSIONS	SOUND VALUE TOTAL	EXCLUSIONS	INCLUSIONS
BLDG NO: 0501							
CAMERON STATION GAZEBO							
CAMERON STATION BLVD							
ALEXANDRIA, VA 22304							
OCCUPANCY: GAZEBO							
CONST YEARS: 1999							
CONSTRUCTION CLASS: 1							
SUPER SQFT: 532 / BASEMENT SQFT:							
STORIES: 1							
CONDITION: GOOD							
BUILDING	05/19	$31,920	$4,000	$27,920	$25,510	$3,200	$22,310
ARCHITECT FEES	05/19	$2,227		$2,227	$1,780		$1,780
DETAILED PERMANENT FIXTURES	05/19	$900		$900	$540		$540
TOTAL BUILDING		**$35,047**	**$4,000**	**$31,047**	**$27,830**	**$3,200**	**$24,630**

BUILDING OR UNIT	Appraisal Date	COST OF REPRODUCTION NEW			SOUND VALUE		
		TOTAL	EXCLUSIONS	INCLUSIONS	TOTAL	EXCLUSIONS	INCLUSIONS
BUILDING TOTAL		$4,876,454	$223,401	$4,653,053	$3,898,637	$187,798	$3,710,839
ARCHITECT FEES		$335,371		$335,371	$277,461		$277,461
GRAND TOTAL BUILDING		$5,211,825	$223,401	$4,988,424	$4,176,098	$187,798	$3,988,300
CONTENTS TOTAL		$474,240		$474,240	$296,529		$296,529
GRAND TOTAL CONTENTS		$474,240		$474,240	$296,529		$296,529
GRAND TOTAL		$5,686,065	$223,401	$5,462,664	$4,472,627	$187,798	$4,284,829

GRAND TOTAL APPRAISED
SQ. FOOTAGE: 25,000
(SUPERSTRUCTURE: 25,000 / BASEMENT: 0)

BLDG NO	BUILDING NAME	ADDRESS
0101	The Cameron Club	200 Cameron Station Blvd, Alexandria, VA 22304
0102	Swimming Pool	200 Cameron Station Blvd, Alexandria, VA 22304
0103	Wading Pool	200 Cameron Station Blvd, Alexandria, VA 22304
0104	Trash Shed	200 Cameron Station Blvd, Alexandria, VA 22304
0199	Cameron Station Community Association PITO	200 Cameron Station Blvd, Alexandria, VA 22304
0201	John Ticer Gazebo	John Ticer Dr, Alexandria, VA 22304
0301	Donovan Trellis 1	Donovan Dr, Alexandria, VA 22304
0302	Donovan Trellis 2	Donovan Dr, Alexandria, VA 22304
0401	Bessley Trellis	Bessley Pl, Alexandria, VA 22304
0501	Cameron Station Gazebo	Cameron Station Blvd, Alexandria, VA 22304

Class Code	Asset Class
002	INSURABLE SITE IMPROVEMENTS
021	DETAILED PERMANENT FIXTURES
038	EQUIPMENT
042	OFFICE FURNITURE
043	HOUSEHOLD FURNISHING/PERSONAL PROPERTY
044	OFFICE MACHINES & DEVICES
045	AUDIO VISUAL EQUIPMENT
046	EDP EQUIPMENT
047	TELEPHONE SYSTEM
049	MEDICAL/HOSPITAL EQUIPMENT
051	FOOD SERVICE & APPLIANCES
072	MAINTENANCE EQUIPMENT

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION	CRN	SOUND
0101					THE CAMERON CLUB		
0101	T				THROUGHOUT		
0101	T	021		1	LOT OF 1545 SQUARE YARDS OF WALL TO WALL CARPETING, WITH BACKING	$65,665	$52,532
0101	T	021		1	LOT OF WINDOW TREATMENTS	$1,145	$916
0101	T	046		1	NETWORK SYSTEM CONSISTING OF	$15,000	$12,000
0101	T	046			1 - DELL POWEREDGE T610 SERVER		
0101	T	046			1 - DELL POWEREDGE 2500 SERVER		
0101	T	046			1 - DELL PERSONAL COMPUTER, WITH MONITOR, KEYBOARD AND MOUSE		
0101	T	046			1 - HP PERSONAL COMPUTER, WITH MONITOR, KEYBOARD AND MOUSE		
0101	T	046			1 - CLONE PERSONAL COMPUTER, WITH MONITOR, KEYBOARD AND MOUSE		
0101	T	046			1 - HP 48 PORT SWITCH		
0101	T	046			1 - 48 PORT PATCH PANEL		
0101	T	046			1 - FORTINET FORTIGATE 60D FIREWALL		
0101	T	046			5 - WIRELESS ACCESS POINTS		
0101	T	046			COMPLETE WITH CABLES, CONNECTORS, ETC.		
0101	T	047		1	TOSHIBA TELEPHONE SYSTEM WITH 10 HAND SETS	$10,000	$4,000
0101	1				GREAT ROOM		
0101	1	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$10,625	$8,500
0101	1	045		1	SOUND AND VIDEO SYSTEM, CONSISTING OF	$5,000	$3,000
0101	1	045			1 - PEAVEY ESCORT 2000 PORTABLE MIXER/AMPLIFIER		
0101	1	045			1 - SHARP 72" WALL MOUNTED TV		
0101	1	045			1 - SAMSUNG DVD		
0101	1	045			COMPLETE WITH SPEAKERS, CABLES, MICROPHONES, CONNECTORS, CABINET, ETC.		
0101	1				KITCHEN		
0101	1	021		1	LOT OF STAINED AND VARNISHED BASE AND WALL CABINETS, WITH STAINLESS STEEL SINK AND DISPOSAL, WITH BOSCH STAINLESS STEEL DISHWASHER, WITH KITCHENAID STAINLESS STEEL ICE MAKER, KITCHENAID STAINLESS STEEL 4 BURNER GAS RANGE, WITH STAINLESS STEEL RANGE HOOD, 36", WITH KITCHENAID STAINLESS STEEL DOUBLE OVEN	$12,040	$9,632
0101	1	021		1	LAMINATE WOOD WALL TABLE, 8 LINEAL FEET X 2'	$400	$320
0101	1	051		1	AMANA STAINLESS STEEL AND BLACK ENAMELED METAL REFRIGERATOR/FREEZER, SINGLE DOOR OVER DRAWER, 22 CUBIC FEET	$2,695	$2,156
0101	1	051		1	LOT OF MISCELLANEOUS MINOR KITCHEN APPLIANCES AND EQUIPMENT	$1,900	$1,140

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION	CRN	SOUND
0101	**1**				**MAINTENANCE ROOM**		
0101	1	021		1	STAINED AND VARNISHED BASE CABINET, 8 LINEAL FEET	$2,640	$1,584
0101	1	072		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT CONSISTING OF HAND TOOLS, POWER TOOLS, SHELVES, CABINETS, ETC.	$2,000	$1,200
0101	**1**				**LOBBY**		
0101	1	021		1	STAINLESS STEEL WALL MOUNTED WATER COOLER	$1,085	$868
0101	1	043		2	LOUNGE CHAIRS ON STAINED AND VARNISHED LEG BASE, FABRIC UPHOLSTERED	$2,400	$1,920
0101	1	043		1	BENCH ON STAINED AND VARNISHED LEG BASE, WITH SIDE ARMS, FABRIC UPHOLSTERED. 72 X 24"	$1,095	$876
0101	1	043		2	METAL FRAME DEMILUNE CORNER FIT DISPLAY CABINETS, INTEGRAL LIT, 4 SHELVES, 23" X 23" X 76" HIGH	$1,790	$1,432
0101	1	043		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$2,500	$1,500
0101	**1**				**FITNESS CENTER LOBBY**		
0101	1	021		1	STAINED AND VARNISHED WOOD RECEPTION CABINET, WITH STONE TOP, 18 LINEAL FEET	$9,900	$7,920
0101	1	042		1	GYM FLOOR COVER CARPET	$12,750	$7,650
0101	1	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$3,475	$2,085
0101	1	046		2	DELL OPTIPLEX 5050 PERSONAL COMPUTERS, WITH MONITOR, KEYBOARD AND MOUSE	$2,400	$1,920
0101	1	046		1	HP LASERJET PRO CM1415FNN COLOR MFP PRINTER	$500	$400
0101	1	049		1	ZOLL AED	$1,800	$1,080
0101	**1**				**MENS LOCKER ROOM**		
0101	1	021		1	LOT OF PAINTED STEEL 2 DOOR LOCKERS, 12 X 12 X 78"	$4,095	$3,276
0101	1	021		1	STAINED AND VARNISHED BENCH ON PAINTED STEEL PIPE LEGS, 72" X 12"	$395	$237
0101	**1**				**WOMENS LOCKER ROOM**		
0101	1	021		1	LOT OF PAINTED STEEL 2 DOOR LOCKERS, 12 X 12 X 78"	$5,265	$4,212
0101	1	021		1	STAINED AND VARNISHED BENCH ON PAINTED STEEL PIPE LEGS, 72 X 12	$395	$237
0101	**1**				**GYMNASIUM**		
0101	1	021		1	PLATE GLASS BASKETBALL BANKING BOARD ON STEEL FRAME, WALL MOUNTED	$2,000	$1,200
0101	1	021		1	STAINED AND VARNISHED WALL MOUNTED VOLLEYBALL STANDARD, WITH NET	$595	$357
0101	1	021		1	WALL PAD, 12 LINEAL FEET X 6'	$1,080	$864
0101	1	021		1	LOT OF ACOUSTICAL DAMPENING PANELS, CEILING MOUNTED, 5 X 2	$5,400	$3,240
0101	1	021		1	ENAMELED METAL WALL MOUNTED WATER COOLER	$1,085	$868
0101	1	038		1	LOT OF MATS, PADS, FREEWEIGHTS, ETC.	$5,000	$3,000

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION	CRN	SOUND
0101	**1**				**POOL STORAGE ROOM**		
0101	1	072		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$1,000	$600
0101	**2**				**STORAGE ROOM**		
0101	2	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$3,050	$2,135
0101	**2**				**CONFERENCE ROOM**		
0101	2	042		1	STAINED AND VARNISHED OVOID CONFERENCE TABLE, 10' X 3'8" X 2'6"	$3,670	$2,936
0101	2	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$4,000	$2,400
0101	**2**				**COMMUNITY MANAGERS OFFICE**		
0101	2	021		1	MARKER BOARD, 4' X 3'	$180	$144
0101	2	042		1	LAMINATE WOOD MODULAR DESK UNIT, CONSISTING OF	$6,995	$5,246
0101	2	042			1 - WORKTABLE, 72 X 36", WITH SINGLE PEDESTAL RETURN		
0101	2	042			1 - CORNER FIT WORKTABLE, 72 X 30"		
0101	2	042			1 - HUTCH TOP, 72"		
0101	2	042			1 - HUTCH TOP, 30"		
0101	2	042			1 - 2 DRAWER LATERAL FILE, 30"		
0101	2	042			1 - 2 DRAWER FILE, 36"		
0101	2	042		2	PAINTED STEEL 6 DRAWER LATERAL FILES, 48"	$2,990	$1,794
0101	2	042		1	PAINTED STEEL 6 DRAWER LATERAL FILE, 30"	$1,095	$657
0101	2	042		1	PAINTED STEEL 4 DRAWER LATERAL FILE, 42", WITH 2 DOOR CABINET TOP	$1,245	$747
0101	2	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$1,500	$900
0101	2	046		1	DELL OPTIPLEX 5040 PERSONAL COMPUTER, WITH MONITOR, KEYBOARD AND MOUSE, WITH HP OFFICEJET PRO 8600 PLUS PRINTER	$1,500	$1,200
0101	**2**				**ASSISTANT COMMUNITY MANAGER**		
0101	2	042		1	LAMINATE WOOD MODULAR DESK UNIT, CONSISTING OF	$3,695	$2,956
0101	2	042			1 - OVOID WORKTABLE, 72 X 30", WITH SINGLE PEDESTAL RETURN		
0101	2	042			1 - HUTCH TOP, 72"		
0101	2	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$2,500	$1,500
0101	2	044		1	PITNEY BOWES POSTAGE METER	$1,895	$1,137
0101	2	046		1	DELL OPTIPLEX 5040 PERSONAL COMPUTER, WITH MONITOR, KEYBOARD AND MOUSE	$1,200	$960
0101	**2**				**HENDERSON ROOM**		
0101	2	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$5,845	$3,507

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION	CRN	SOUND
0101	2				STAFF OFFICE		
0101	2	021		1	LAMINATE WOOD BASE CABINET, 12 LINEAL FEET	$3,960	$3,168
0101	2	042		2	LAMINATE WOOD 2 STATION MODULAR DESK UNITS, CONSISTING OF	$9,990	$7,992
0101	2	042			2 - WORKTABLES, 72 X 30"		
0101	2	042			2 - RETURNS, WITH HUTCH TOP		
0101	2	042			1 - PARTITION, WITH FROSTED GLASS SCREEN TOP		
0101	2	042		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$2,600	$1,560
0101	2	044		1	KONICA MINOLTA BIZHUB C452 COPIER	$22,000	$13,200
0101	2	046		3	DELL PERSONAL COMPUTERS, WITH MONITOR, KEYBOARD AND MOUSE	$3,600	$2,880
0101	2				FITNESS CENTER		
0101	2	021		1	LOT OF WALL MOUNTED MIRRORS	$29,250	$23,400
0101	2	021		2	STAINLESS STEEL WALL MOUNTED WATER COOLERS	$2,170	$1,302
0101	2	038		3	FREEMOTION TREADMILLS WITH DIGITAL CONTROL	$26,685	$16,011
0101	2	038		4	STARTRAC TREADMILLS WITH DIGITAL CONTROL	$31,180	$18,708
0101	2	038		2	OCTANE LX8000 LATERAL ELLIPTICAL MACHINES	$14,990	$8,994
0101	2	038		2	CYBEX ARC TRAINERS	$14,590	$8,754
0101	2	038		5	PRECOR ARC TRAINERS	$36,475	$21,885
0101	2	038		4	STARTRAC EXERCISE BIKES	$26,780	$16,068
0101	2	038		1	STARTRAC RECUMBENT BIKE	$6,495	$3,897
0101	2	038		1	PELOTON EXERCISE BIKE	$2,995	$2,396
0101	2	038		1	PARAMOUNT FUNCTIONAL TRAINER	$4,995	$2,997
0101	2	038		2	CYBEX LEG PRESS WEIGHT MACHINES	$7,990	$4,794
0101	2	038		1	PULL DOWN WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	STARTRAC CHIN/DIP ASSIST WEIGHT MACHINE	$4,295	$2,577
0101	2	038		1	CYBEX ROW WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	CHEST PRESS WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	FLY/REAR DELT WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	OVERHEAD PRESS WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	ABDOMINAL/BACK EXTENSION WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	BICEP CURL/TRICEP EXTENSION WEIGHT MACHINE	$3,995	$2,397

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION	CRN	SOUND
0101	2	038		1	HIP ABDUCTION/ADDUCTION WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	LATERAL RAISE WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	LEG EXTENSION/LEG CURL WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	ARM CURL WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	ROWER WEIGHT MACHINE	$3,995	$2,397
0101	2	038		1	MARPO ROPE TRAINER	$5,295	$3,177
0101	2	038		1	TRUE TRUESTRETCH STRETCHING STATION	$1,995	$1,197
0101	2	038		1	LOT OF FREEWEIGHTS, BENCHES, RACKS, MATS, BALLS, ETC.	$38,000	$22,800
0101	2	049		1	ZOLL AED	$1,800	$1,080
					CONTENTS TOTAL	**$433,800**	**$272,265**
					FIXED CONTENTS TOTAL	**$148,745**	**$116,277**

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION	CRN	SOUND
0102					**SWIMMING POOL**		
0102	**T**				**THROUGHOUT**		
0102	T	038		2	ALUMINUM FRAME LIFEGUARDS CHAIRS, WITH MOLDED PLASTIC CHAIR AND PLATFORM, 2 X 2 X 7'	$2,000	$1,200
0102	T	043		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT	$23,300	$13,980
					CONTENTS TOTAL	**$25,300**	**$15,180**

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION	CRN	SOUND
0199					CAMERON STATION COMMUNITY ASSOCIATION PITO		
0199	O	002		1	FLAGPOLE	$7,000	$4,200
0199	O	002		1	ALUMINUM PICKET FENCING	$21,200	$16,960
0199	O	002		1	WOOD STOCKADE FENCING	$193,050	$115,830
0199	O	002		1	SIGN	$6,500	$3,900
0199	O	002		1	BRICK WALLS WITH BRICK COLUMNS HAVING CONCRETE CAPITOLS	$236,400	$177,300
0199	O	002		1	FOUNTAIN	$9,000	$5,400
0199	O	038		1	PAINTED STEEL ORNAMENTAL CLOCK, ON BRICK PEDESTAL	$9,500	$5,700
0199	O	038		2	ALUMINUM BIKE RACKS, 8 LINEAL FEET	$1,590	$954
					CONTENTS TOTAL	**$11,090**	**$6,654**
					PROPERTY IN THE OPEN TOTAL	**$473,150**	**$323,590**

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION		CRN	SOUND
0401					BESSLEY TRELLIS			
0401	T				THROUGHOUT			
0401	T	043		1	LOT OF MISCELLANEOUS MINOR EQUIPMENT		$4,050	$2,430
						CONTENTS TOTAL	$4,050	$2,430

BLDG	FLOOR	CLASS	ITEM ID NO	QTY	DESCRIPTION		CRN	SOUND
0501					CAMERON STATION GAZEBO			
0501	T				THROUGHOUT			
0501	T	021		3	PAINTED WOOD BENCHES, 10 LINEAL FEET		$900	$540
						FIXED CONTENTS TOTAL	$900	$540

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0101
The Cameron Club

Address: 200 Cameron Station Blvd
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019

Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$3,915,795	**$433,800**	**$0**	**$4,349,595**

Building Description

Occupancy: Office/Fitness Center

Year(s) Built: 1999

Super SQFT: 23,179
Basement SQFT:
Stories: 2

ISO Class: Joisted Masonry
Building Condition: Good

Additional Data

Sprinklers: 100%
Central Fire Alarm System: 100%
Security System: 100%
Passenger Elevator: 1

Building Components

Exterior Wall Type: Brick on Masonry

Heating: Forced Warm Air

Cooling: Rooftop Unit

Roofing Material: Shingles, Asphalt / Built-up, Smooth

Additional Features:

Canopies, Porches and Ramp, Steeple

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0102
Swimming Pool

Address: 200 Cameron Station Blvd
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019

Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$413,241	**$25,300**	**$0**	**$438,541**

Structure Description

Occupancy: Swimming Pool

Year(s) Built: 1999

Capacity: 2984 Sq Ft
Capacity Type: Size

ISO Class: Fire Resistive
Structure Condition: Average

Construction Type

Reinforced Concrete

Additional Features:

Additional Data

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0103
Wading Pool

Address: 200 Cameron Station Blvd
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019

Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$65,249	**$0**	**$0**	**$65,249**

Structure Description

Occupancy: Wading Pool

Year(s) Built: 1999

Capacity: 371 Sq Ft
Capacity Type: Size

ISO Class: Fire Resistive
Structure Condition: Average

Construction Type

Reinforced Concrete

Additional Features:

Additional Data

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0104
Trash Shed

Address: 200 Cameron Station Blvd
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019

Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$1,388	$0	$0	$1,388

Building Description

Occupancy:	Shed
Year(s) Built:	1999
Super SQFT:	59
Basement SQFT:	
Stories:	1
ISO Class:	Frame
Building Condition:	Good

Building Components

Exterior Wall Type:	Siding Vinyl On Frame
Heating:	None
Cooling:	None
Roofing Material:	Shingles, Asphalt

Additional Features:

Additional Data

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0199
Cameron Station Community Association
PITO
Address: 200 Cameron Station Blvd
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019

Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$0	$11,090	$473,150	$484,240

Building Description

Occupancy: Property in the Open

Year(s) Built:

Super SQFT:

Stories:

ISO Class:
Building Condition:

Building Components

Exterior Wall Type:

Heating:

Cooling:

Roofing Material:

Additional Features:

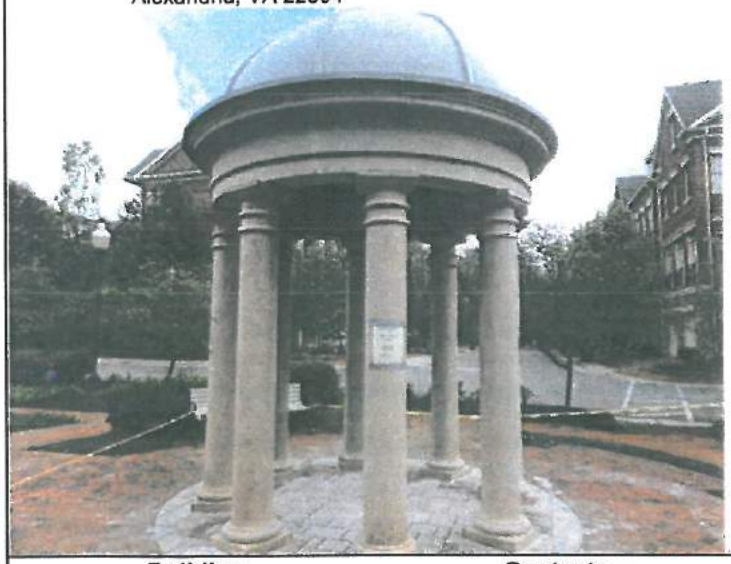
Additional Data

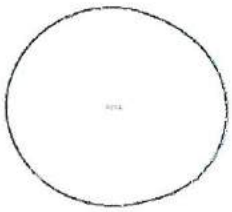
Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0201
John Ticer Gazebo

Address: John Ticer Dr
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019





Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$39,300	$0	$0	$39,300

Building Description

Occupancy: Gazebo

Year(s) Built: 1999

Super SQFT: 154
Basement SQFT:
Stories: 1

ISO Class: Masonry Noncombustible
Building Condition: Average

Building Components

Exterior Wall Type: None

Heating: None

Cooling: None

Roofing Material: Steel

Additional Features:

Additional Data

Industrial Appraisal COMPANY

Insurance Summary Report

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0301
Donovan Trellis 1

Address: Donovan Dr
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019

Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$16,838	$0	$0	$16,838

Building Description

Occupancy:	Trellis
Year(s) Built:	1999
Super SQFT:	370
Basement SQFT:	
Stories:	1
ISO Class:	Frame
Building Condition:	Good

Building Components

Exterior Wall Type:	None
Heating:	None
Cooling:	None
Roofing Material:	None

Additional Features:

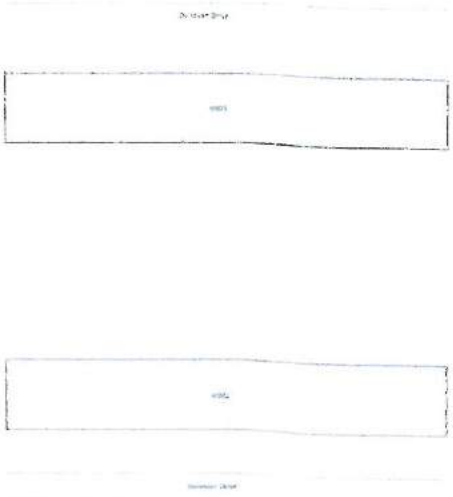
Additional Data

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0302
Donovan Trellis 2

Address: Donovan Dr
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019



Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$16,838	$0	$0	$16,838

Building Description

Occupancy:	Trellis
Year(s) Built:	1999
Super SQFT:	370
Basement SQFT:	
Stories:	1
ISO Class:	Frame
Building Condition:	Good

Building Components

Exterior Wall Type:	None
Heating:	None
Cooling:	None
Roofing Material:	None

Additional Features:

Additional Data

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0401
Bessley Trellis

Address: Bessley Pl
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019

Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$15,578	$4,050	$0	$19,628

Building Description

Occupancy: Trellis

Year(s) Built: 1999

Super SQFT: 336
Basement SQFT:
Stories: 1

ISO Class: Frame
Building Condition: Good

Building Components

Exterior Wall Type: None

Heating: None

Cooling: None

Roofing Material: None

Additional Features:

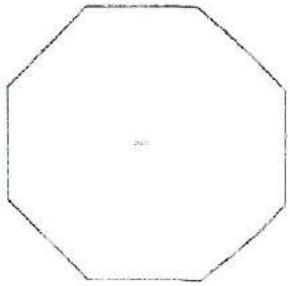
Additional Data

Cameron Station Community Association
200 Cameron Station Blvd Alexandria, VA 22304

Building: 0501
Cameron Station Gazebo

Address: Cameron Station Blvd
Alexandria, VA 22304

IAC Contract No: D9-1213
IAC Revaluation No: 1018600
Appraisal Date: 05/07/2019
Valuation Date: 05/07/2019



Building	Contents	Property in the Open	Grand Total
Cost of Reproduction New Less Exclusions	Cost of Reproduction New	Cost of Reproduction New (Additional Building Cost)	Cost of Reproduction New
$31,047	$0	$0	$31,047

Building Description

Occupancy: Gazebo

Year(s) Built: 1999

Super SQFT: 532
Basement SQFT:
Stories: 1

ISO Class: Frame
Building Condition: Good

Building Components

Exterior Wall Type: None

Heating: None

Cooling: None

Roofing Material: Steel

Additional Features:

Additional Data