



**BOARD OF DIRECTORS' MEETING
HYBRID ZOOM MEETING – Henderson Room / Zoom
DRAFT AGENDA**

Tuesday, February 24, 2026 – 7:00 PM

Until approved at the meeting, this draft agenda is subject to change.

Link: <https://us06web.zoom.us/j/97385179058?pwd=TUg1V1lvM011VStJS2k5b3NELOIRUT09>

Meeting Number (access code): 973 8517 9058

Meeting Password: 319862

Join by phone: 301-715-8592 US (Washington DC)

- | | |
|--|----------------|
| I. CALL TO ORDER | 7:00 PM |
| II. APPROVAL OF AGENDA | 7:01 PM |
| III. APPROVAL OF MINUTES – Board Meeting Minutes – January 27, 2026 | 7:02 PM |
| IV. CITY OF ALEXANDRIA POLICE DEPARTMENT – Lt Lion | 7:03 PM |
| V. CAMERON STATION CIVIC ASSOCIATION – Sunny Pietrafesa | 7:07 PM |
| VI. HOMEOWNERS FORUM | 7:10 PM |
| VII. TREASURER REPORT | 7:20 PM |
| VIII. COMMITTEE REPORTS (FAC, CAC, ComCom, ARC, A&E, CCFC) | 7:25 PM |
| IX. RESIDENT HEARINGS | 7:45 PM |
| A. ARC Appeal – Fine Waiver Request – Acct XXXX09432 | |
| X. MATTERS FOR BOARD DECISION | 7:50PM |
| A. Architectural Review Committee Applicant | 2026 - 0201 |
| B. Communications Committee Applicant | 2026 - 0202 |
| C. Matrix Treadmill Proposal | 2026 - 0203 |
| XI. MATTERS FOR BOARD DISCUSSION/INFORMATION | 8:15 PM |
| A. Lancaster Landscapes – Snow Limitations Discussion | |
| B. Committee Charters | |
| C. Trash Tote Update – Bates Trucking and Patriot Disposal | |

Prepared by:

Steven P. Philbin, M ed., CMCA®, ARM®, PCAM® (General Manager)

**Noted times above are only intended to serve as a guide and may be subject to change without notice depending upon the length of conversation by Board members.*

XII. MATTERS FOR BOARD INFORMATION **8:20 PM**
Management Report

- Project Updates
- Comprehensive Inspections – Start in March 2026
- Elevator Consultant --Assessment – Week of February 23rd

XIII. NEW BUSINESS

XIV. EXECUTIVE SESSION – See Executive Session Agenda **8:25 PM**
(For the purpose of hearing deliberation, contract review, and lawsuit discussion)

XV. ADJOURN **8:40 PM**

Next Board Meeting: Tuesday, March 31, 2026

DRAFT

Prepared by:
Steven P. Philbin, M ed., CMCA®, ARM®, PCAM® (General Manager)

**Noted times above are only intended to serve as a guide and may be subject to change without notice depending upon the length of conversation by Board members.*



**CAMERON STATION COMMUNITY ASSOCIATION
BOARD OF DIRECTORS' MEETING
Tuesday, January 27, 2026, 7:00 P.M.**

NOTICE: This meeting was held in a via Zoom only due to the snow event. Normally it is a hybrid meeting.

BOARD MEMBERS PRESENT:

Megan Christensen, President
Joan Lampe, Vice President
Brandon Hanlon, Secretary
Brian Sundin, Director
Dan Ogg, Director
Sarah Barnes, Director
John Stowe, Director

BOARD MEMBERS ABSENT

None

OTHERS PRESENT:

Heather Graham, CMCA®, PCAM®, Executive Vice President of Community Association Management Professionals (CAMP)
Steve Philbin, M ed., CMCA®, ARM® PCAM®, General Manager
Patrice Johnson, Assistant General Manager
Takis Taousakis, Treasurer
Sunny Pietrafesa, Civic Association
Martha Romans, Chair CAC
Tricia Hemmel, Chair, CommComm
Tom Linton, Chair, ARC
Ray Celeste, Chair, CCFC

CALL TO ORDER:

Ms. Christensen called the meeting to order at 7:00 pm.

APPROVAL OF AGENDA:

Motion: Mr. Ogg moved and Ms. Lampe seconded the motion to APPROVE the agenda of the January 27, 2026, Board meeting as presented. **The motion passed unanimously, 6/0.**

APPROVAL OF MINUTES:

Motion: Ms. Lampe moved and Mr. Hanlon seconded the motion to APPROVE the minutes of the December 2, 2025, Board meeting. **Following discussion, an amended motion was made:**

Amended Motion: Mr. Ogg moved and Ms. Barnes seconded the motion to APPROVE the minutes with the following amendment:

- Page 2, Financial Advisory Committee, change to read: Included in the Treasurers report.

Following discussion, the motion passed, 5/0/1.

In favor: Ms., Christensen, Mr. Hanlon, Mr. Sundin, Mr. Ogg, Ms. Barnes

Opposed: None

Abstention: Ms. Lampe

CITY OF ALEXANDRIA POLICE DEPARTMENT – STAFF LIAISON:

No report.

CAMERON STATION CIVIC ASSOCIATION:

Ms. Pietrafesa the following:

City Hall Renovations will begin this year and hopefully be completed by the end of 2027.

Duke Street in Motion-the final design and permitting should be done by mid-2027, the plan consists of installing adaptive signal control technology along the Duke Street and Van Dorn Street corridors.

Economic Summit-over the next six months, implementation groups involving partners identified in the plan are scheduled to meet and City Council will receive quarterly updates on the progress.

Somerville Street speed monitoring- the Civic Association received two complaints about speeding on Somerville, they reached out the police liaison, and they placed a speed monitor on Somerville. The results of the street monitor was that traffic is “overwhelmingly compliant.”

Virginia Pavement Asphalt plant-they have sent emails to request what the City plans to do to make sure Virginia Paving complies with the SUP as well as who is responsible for cleaning up the site once Virginia Pavement is gone.

HOMEOWNER'S FORUM:

- Ray Celeste: he strongly appealed to the Board to take action against the previous trash vendor for leaving their trash cans on the property.
- Tricia Hemel: stated that the Give and Take Pantry ended on January 2nd and thanked everyone who donated, they were able to donate seventeen large boxes of groceries to two schools and neighbors.
- Paul: stated that the Association needs to get the leftover trash bins from Bates off the property.
- Andrea C.: inquired what is the timeline for snow removal from the sidewalk in front of the homes.
- Leo O.: stated he is looking forward for communication to be better about the trash can situation.
- Tanya Harris: stated she has been parking in her reserved spot and has received parking warnings from Signal.
- Chris M.: inquired if the Board has plans for the current trash can situation.
- Bill Evanina: inquired if they could stack the remaining trash cans from Bates on the pool deck so they are out of the way.

TREASURER REPORT:

Mr. Taousakis reported that as of the end of November the Association is \$108,000 to the good for the overall budget: the latest CD that matured was reinvested into another CD at a rate of 3.6%; all Committees have done an excellent job controlling their spending and came in below or at budget; overall delinquency rate as the end of November was .3%.

COMMITTEE REPORTS:

- 1. Financial Advisory Committee**
Included in the Treasurers report.
- 2. Architectural Review Committee**
Mr. Linton reported that the Committee reviewed seven applications at their December meeting and there are two open positions on the Board.
- 3. Activities and Events Committee**
Mr. Ogg reported that at their last meeting the Committee reviewed the events of the Holiday Party; they also discussed who will be the new Chair of the Committee; and they discussed hosting a Game Night.
- 4. Communications Committee**
Ms. Hemel thanked everyone who participated in the "Bucket List" challenge; will be hosting a quarterly photo contest this year; the Welcome Committee welcomed seven new families this month; the update on the website for the Board and Committee pages are almost complete, management and city pages are also almost done; there was a discussion of a creating a Community Emergency Plan and/or a Communication Tree.

5. Facilities Committee

Mr. Celeste reported that they currently have a full Committee; have been getting good participation in the current Pilates class; and a new treadmill for the fitness center was received in December.

6. Common Area Committee

Ms. Romans reported that the Committee will have their initial organizational meeting in January and February with Lancaster and will start reviewing community improvements plans; they will also be monitoring the City's efforts for the tree planting in Linear Park.

CHANGE OF ATTENDANCE

Mr. Stowe joined the meeting at 7:40 pm.

RESIDENT HEARINGS

ARC Appeal – Fine Waiver Request – Acct XXXX4490: no resident present for their hearing.

ARC Appeal – Fine Waiver Request – Acct XXXX9431: no resident present for their hearing.

ARC Appeal – Fine Waiver Request – Acct XXXX9695: no resident present for their hearing.

ARC Appeal – Fine Waiver Request – Acct XXXX9017: Mr. Palmer was present for his hearing, stated he planned to address the problem once they understood the issue and also the current weather will not allow them to abate it.

ARC Appeal – Turf – Acct XXXX9261: Mr. Estrada was present for his hearing, stated that in the Governing documents it addresses neat appearance, proper maintenance and protection of property values and feels the artificial turf he installed meets those objectives.

MATTERS FOR BOARD DECISION:

A. Street Light Trenching Repair – 400 CSB

Motion: Mr. Hanlon moved and Ms. Lampe seconded the motion to APPROVE the Power Systems Electric (PSE) proposal in the amount of \$4,869.00 in order to trench the conduit line and repair light poles #1 - #4 on Harold Secord. **The motion passed, 7/0.**

B. Insurance Release – Erie Insurance – 441 CSB Light Pole

Motion: Mr. Hanlon moved and Ms. Lampe seconded the motion to APPROVE the Board President to sign the Erie Insurance release form in the amount of \$4,308.30 as partial payment of the cost to replace light pole behind 441 Cameron Station Boulevard (Woodland Hall Condominium). **The motion passed, 7/0.**

MATTERS FOR BOARD DISCUSSION:

None.

MATTERS FOR BOARD INFORMATION:

None.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

Motion: Ms. Lampe moved and Ms. Barnes seconded the motion to move into an executive session for the purpose of consulting with legal counsel and addressing resident hearings. **The motion passed unanimously, 7/0, and the meeting was convened into executive session at 8:11 pm.**

Motion: Mr. Ogg moved and Mr. Stowe seconded the motion to exit the executive session. **The motion passed unanimously, 7/0, and the meeting was reconvened into open session at 9:57 pm.**

i. Ratify Decisions Made in Executive Session

Motion: Mr. Hanlon moved and Mr. Stowe seconded the motion to waive the ARC violation fees for Account XXXX9490 based on the violation being abated. **The motion passed, 7/0.**

Motion: Ms. Barnes moved and Ms. Lampe seconded the motion to waive the ARC violation fees for Account XXXX9431 as of May 1, 2026, contingent upon the violation being abated by April 30, 2026. The fines will accrue until the violation is abated. **The motion passed, 6/1/0.**

Motion: Mr. Sundin moved and Ms. Lampe seconded the motion to waive the ARC violation fees for Account XXXX9695 based on the violation being abated. **The motion passed, 7/0.**

Motion: Mr. Ogg moved and Ms. Lampe seconded the motion to waive the ARC violation fees for Account XXXX9017 contingent upon the matching of the stain on the fence and deck and having the violation abated by April 30, 2026. The ARC violations will continue to accrue. **The motion passed, 6/1/0.**

Motion: Mr. Stowe moved and Mr. Hanlon seconded the motion to deny the appeal for Acct XXXX9261 and require the owner to make modifications to the area using the ARC Exterior Modification Form and with the assistance of the ARC Administrator and Architectural Review Committee to remediate the turf area. **The motion passed, 7/0.**

ADJOURNMENT:

Motion: Mr. Stowe moved and Ms. Lampe seconded the motion to adjourn the meeting at 10:15 pm. **The motion passed unanimously, 7/0.**

Respectfully Submitted,
Minutes Services, LLC
Dolly Sharma
dolly@minutesservices.com

Steve Philbin

From: Cameron Station
Sent: Monday, February 9, 2026 9:29 PM
To: Megan Christensen; John Stowe
Cc: Brendan Hanlon; Joan Lampe; Dan Ogg; Sarah Barnes; Steve Philbin; Patrice Johnson
Subject: Re: Motion to approve Jan 31 version of DMS

Aye,
brian

On Sunday, February 1, 2026 at 04:22:04 PM EST, John Stowe

Aye

On Feb 1, 2026, at 4:17 PM, Megan Christensen <cscadirectormac20@gmail.com> wrote:

I vote aye

On Sun, Feb 1, 2026 at 1:47 PM Brendan Hanlon
Aye.

On Sun, Feb 1, 2026, 9:45 AM Joan Lampe
I vote aye

On Sat, Jan 31, 2026 at 10:23 PM Dan Ogg
I vote aye.

On Sat, Jan 31, 2026 at 10:13 PM Brendan Hanlon
I second the motion.

Brendan

On Sat, Jan 31, 2026, 8:19 PM Dan Ogg
I move to approve the January 31, 2026 version of the DMS.

Dan



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

Waiver of ARC Fine – Acct Rxxxx9432



ABATED



NOT ABATED

This property was fined for not 1) Repairing of fence door & 2) The staining of the deck/fence to match.

FINE AMT: \$900

Add'l Comments: Two violations were fined for this property.

1. Written Reimburse Request
2. Account Statement
3. 1st Violation
4. 2nd Violation
5. 2nd Notice of Violation
6. Hearing Notice
7. Fine Letter

Steve Philbin

From: Steve Philbin
Sent: Friday, February 13, 2026 11:42 AM
To: Steve Philbin
Subject: Cameron Station CA --
ARC Appeal Waiver Request
- \$ 900.00-- ARC Violation Balance Due --

Good morning Steve,

The violations on the house have been cleared. I am requesting that the fines be removed from my account. I ask for a day until I can clean up the front (snow, sticks, etc.) for any pictures that need to be taken before it goes to the board.

Respectfully,

Sent from my iPhone

From: J
Sent: Wednesday, December 31, 2025 2:13 PM
To: Steve Philbin <sphilbin@gocampmgmt.com>
Subject: Re: Cameron Station CA --
Due Immediately
- \$ 900.00-- ARC Violation Balance

Good afternoon,

The fence was repaired and stained in good faith. Any remaining visible variation is due to timing, weathering, and material age differences, the fence is structurally sound and maintained.

I have a history of resolving similar notices without charge. To resolved this matter efficiently, I am willing to pay the original fines, provided that the accrued daily fines are waived and the violations are deemed cured.

Thank you,

Sent from my iPhone

On Dec 31, 2025, at 12:43 PM, Steve Philbin
<sphilbin@gocampmgmt.com> wrote:

Dear Owner at: :

According to our records, you have a small balance of **\$900.00** on your account and we request that this be paid immediately.

Please follow the instructions below if you wish to view/pay your assessments/fees online:

Click here to log in to the Resident Portal: <https://www.ciranet.com/ResidentPortal/home>

Customer ID: **16-digit Number on Statement** (Starting with R0)

Check Digit: **1-digit Number on Statement**

After logging in, you can click on 'Make A Payment' to make a one-time payment or go to 'My Account' and click 'Statement' to set up recurring payments with your bank account information. Assessments are due and payable on the first day of January, April, July, and October.

If you ever need to mail in your payment, please mail to the payment address:

**Cameron Station CA
C/O CAMP
PO Box 105007
Atlanta, GA 30348**

Please note that payments are not accepted at the on-site office or the CAMP office. Please make your payment through the avenues listed above. Also, please include your account number and unit address on the check.

If you believe that this letter is in error, please reach out to Juana Michel at (703) 567-4881 x200 to discuss your account.

<image004.png>

Thank you,
Steve Philbin, GM

Steven P. Philbin, M ed., CMCA®, ARM® PCAM®

General Manager
Cameron Station Community Association

200 Cameron Station Boulevard

Alexandria, VA 22304

Main Line: [703-567-4881](tel:703-567-4881)

www.CameronStation.org

<image002.png>

**Community Association Management Professionals
(CAMP)**

4114 Legato Road, Suite 200

Fairfax, Virginia 22033

www.gocampmgmt.com

<Image003.jpg>



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

FIRST CLASS MAIL

August 22, 2025

Alexandria, VA 22304

FINAL LETTER – Notification that a Fine has been imposed.

Dear

It has been reported or observed during Yearly Comprehensive site Inspection performed on May 8, 2025, that the property at 343 Helmuth Ln was out of compliance Article "Maintenance and Use Requirements", Section II. A. of DMS of the Declaration of Covenants, Conditions, and Restrictions (Deed Restrictions) for Cameron Station Community Association, Inc. states, in part:

"Residents are responsible for maintaining the exterior of their dwellings and all improvements thereon, such as decks and fences. The following are examples of violations of the DMS: 1. Peeling paint on exterior..."

"Homeowners shall, at all times, maintain their property and all improvements thereon in a good, clean, attractive condition, order and repair consistent with the DMS. This includes, but is not limited to, items such as mowing grass, landscape maintenance, removal of trash, structural maintenance, parking of vehicles and use of the Lot and home. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. For the purposes of this document and the Covenants, "upkeep" shall be defined as care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction."

To bring this property into compliance: Please stain deck / fence to match. This violation specifically regards: stain deck / fence to match.

To bring this property into compliance: Please repair fence door. This violation specifically regards: Repair fence door.

A hearing was held on **8/20/2025** at the monthly ARC meeting. This letter is to inform you that the ARC has motioned to approve further enforcement action against your account. The motion passed allowing a \$10/day fine for 90 days not to exceed the maximum of \$900. Upon Receipt of this letter, fines will begin to accumulate on your account.

Remit payment of the fine outlined herein to the following address:

Cameron Station Community Association
C/O Community Association Management Professionals

If you have any questions, please contact us via email at CAMSTATT@CraMail.com or call us at 855-477-2267.

Sincerely,

Covenants Administrator

Cameron Station Community Association

Cameron Station Community Association, Inc. • 200 Cameron Station Boulevard • Alexandria, VA 22304
Phone (703) 567-4881 • www.cameronstation.org

Hearing Notice
7/8/2025

Dear

This is a notice in reference to multiple friendly notices that were sent to you. It has been reported or observed <Avante Thomas> on 5/8/2025 at _____ that you were perhaps was of compliance with Article "Maintenance and Use Requirements" of the Declaration of Covenants, Conditions, and Restrictions (Deed Restrictions) for Cameron Station which states, in part:

"Residents are responsible for maintaining the exterior of their dwellings and all improvements thereon, such as decks and fences.

The following

are examples of violations of the DMS:

1. *Peeling paint on exterior..."*

"Homeowners shall, at all times, maintain their property and all improvements thereon in a good, clean, attractive condition, order and repair consistent with the DMS. This includes, but is not limited to, items such as mowing grass, landscape maintenance, removal of trash, structural maintenance, parking of vehicles and use of the Lot and home. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. For the purposes of this document and the Covenants, " upkeep" shall be defined as care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction."

This violation specifically regards the following item(s):

X Please stain deck / fence to match. This violation specifically regards the following item(s): Please stain deck / fence to match. It was noted that this violation occurred in the following location: Other. To bring this property into compliance, please repair, replace and/or properly maintain all improvements to your property.

S Please repair fence door. This violation specifically regards the following item(s): Please repair fence door. It was noted that this violation occurred in the following location: Fence Line. To bring this property into compliance, please repair, replace and/or properly maintain all improvements to your property.

YOU ARE HEREBY NOTIFIED, PURSUANT TO THE ASSOCIATION'S LEGAL DOCUMENTS THAT:

1. Please know that the Association's Enforcement & Due Process Procedures stipulates that the above alleged violation must be resolved by Tuesday, July 23rd in order to bring your home into compliance. To ensure this violation is abated in a timely manner, Management requests that upon resolution that you send an email to CAMSTATION@arcc.com, contact our Customer Service Group at 855-477-2267, drop off a letter or fax us a note indicating such.

2. If you feel this letter is in error, please provide the Association with a written refutation or explanation of the allegations listed above, as set forth in the Enforcement & Due Process Procedures Policy Resolution No. 19-02 paragraph 7. You are hereby given an opportunity for a hearing before the Architectural Review Committee to contest this citation.

Hearing Date & Time: Wednesday, August 20th, 2025 @ 7:00pm

Hearing Location: - <https://zoom.us/j/99389388522?pwd=OzB4Yy9YcUlnL3pncE5STzJHYWFlQl09>

-Meeting Number (access code): 993 8938 8522

-Meeting Password: 928304

-Join by phone: 301-715-8592 US (Washington DC)

You do have the right to be represented by counsel at the hearing. However, the Committee reserves the right to reschedule a hearing if you bring counsel in order for the Association to be similarly represented. After you have presented your defense, the ARC will convene into Executive Session to discuss the violation. The Committee will return to Open Session to announce their decision. The ARC shall also deliver the notice of decision by Certified Mail, Return Receipt Requested, or by hand delivery.

4. Please know that failure to take these steps may result in future due process action, which may include monetary charges to be assessed to your Lot in accordance with Article VIII of the Association Governing Documents and Section 55-513 of the Virginia Property Owners Act. This also may result in the suspension of Association privileges and the Association may also file suit to obtain injunctive relief in accordance with the Enforcement & Due Process Procedures Policy Resolution No. 19-02.

5. If you have already corrected the alleged violation, if this was a builder installed option, or if you have received prior approval, please submit the documentation (plat, closing statement, letter, etc.) and we will abate the violation. If you are unable to provide

this information, or this is a modification that has not been submitted to the Architectural Review Committee for approval, please submit an Exterior Modification Application to CAMSTATI@cranet.com or drop off at the address below. The Exterior Modification Application can be obtained on the Resident Portal at www.cranet.com/ResidentPortal.

6. You may have special rights or relief related to the enforcement action under Federal law, including the Civil Members Service Relier Act (50 U.S.C. app. section 501 et seq.), if the property owner is serving on active military duty.

If you have any questions, please contact us via the Resident Portal at www.cranet.com/ResidentPortal or call us at 703-567-4881 or by email at blebede@gocampgmt.com.

Cameron Station Community Association, Inc.

Avante Thomas
Architectural Covenants Administrator



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

2nd Notice of Violation

6/4/25

RE:

Dear _____ or Current Resident:

It is the obligation of every member of the **Cameron Station Community** to adhere to the Association's governing documents. Our Community is striving to continue to be a beautiful place to live harmoniously with our neighbors.

We believe you are a good neighbor and would not knowingly violate the rules set forth in our governing documents. However, with our busy lives we sometimes overlook our obligation to the Community Rules or fail to realize an issue exists. On that note, we would like to call to your attention the following violation observed on your property at _____ during a recent site inspection.

Please stain deck/fence to match – Deck/Fence

"Residents are responsible for maintaining the exterior of their dwellings and all improvements thereon, such as decks and fences. The following are examples of violations of the DMS: 1. Peeling paint on exterior..."

Please repair fence door – Fence Line

"Homeowners shall, at all times, maintain their property and all improvements thereon in a good, clean, attractive condition, order and repair consistent with the DMS. This includes, but is not limited to, items such as mowing grass, landscape maintenance, removal of trash, structural maintenance, parking of vehicles and use of the Lot and home. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. For the purposes of this document and the Covenants, "upkeep" shall be defined as care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction."

The Association's Enforcement & Due Process Procedures stipulate that the above alleged violation be resolved within fifteen (15) days of the date of this letter. Please contact our Customer Service Group at 1-855-477-CAMP(2267) or CAMSTATTI@ciemail.com to report your violation resolved. In the event you are not able to resolve the violation, please request a hearing before the ACC Committee. For further details on violations, please refer to the Association's Design Guidelines which can be viewed at www.ciranet.com/resident or on the Resident Portal at <https://cameronsstation.org/>.

We look forward to working together in an effort to keep your Community beautiful and protect the property values of all homes. Thank you for your cooperation.

Sincerely,

Avante Thomas
Architectural Covenants Administrator

Cameron Station Community Association, Inc. • 200 Cameron Station Boulevard • Alexandria, VA 22304
Phone (703) 567-4881 • Fax (703) 567-4883 • www.cameronstation.org

Cameron Station Community Association, Inc.
c/o Community Association Management Professionals
PO Box 803555
Dallas, TX 75380-3555

VIOLATION NOTICE



OR CURRENT RESIDENT

ALEXANDRIA, VA 22304

Account Number	R0924569L0509432
Community ID	CAMSTATI
Property Address	Alexandria, VA 22304
Violation Notice ID	7905201
Notice Type	Violation Notice

May 08, 2025

RE: Please stain deck/fence to match

Dear OR CURRENT RESIDENT:

It is the obligation of every member of the Cameron Station Community Association, Inc. to adhere to the Association's governing documents. Our Community is striving to continue to be a beautiful place to live harmoniously with our neighbors.

We believe you are a good neighbor and would not knowingly violate the rules set forth in our governing documents. However, with our busy lives we sometimes overlook our obligation to the Community Rules to realize an issue exists. On that note, we would like to call to your attention the following violation observed on your property at:

This violation specifically regards the following item(s): Please stain deck/fence to match.

To bring this property into compliance, please take immediate steps to re-paint the exterior of the home in a color approved by the Architectural Control Committee.

The Governing Documents, specifically Article "Maintenance and Use Requirements", Section II. A. of DMS of the Declaration of Covenants, Conditions, and Restrictions (Deed Restrictions) for Cameron Station Community Association, Inc. states, in part:

"Residents are responsible for maintaining the exterior of their dwellings and all improvements thereon, such as decks and fences. The following are examples of violations of the DMS:

1. *Peeling paint on exterior..."*

The Association's Enforcement & Due Process Procedures stipulate that the above alleged violation be resolved within fifteen (15) days of the date of this letter. Please contact our Customer Service Group at 855-477-2267 or CAMSTATI@ciemail.com to report your violation resolved. In the event you are not able to resolve the violation, please request a hearing before the ARC Committee. For further details on violations, please refer to the Association's Design Guidelines which can be viewed at www.ciranet.com/residentportal or on the Resident Portal at www.gocampmgmt.com.

We look forward to working together in an effort to keep your Community beautiful and protect the property values of all homes. Thank you for your cooperation.

Sincerely,

Avante Thomas
Architectural Covenants Administrator



Cameron Station Community Association, Inc.
c/o Community Association Management Professionals
PO Box 803555
Dallas, TX 75380-3555

VIOLATION NOTICE



Account Number	R0924569LD509432
Community ID	CANSTATI
Property Address	Alexandria, VA 22304
Violation Notice ID	7905202
Notice Type	Violation Notice

OR CURRENT RESIDENT

ALEXANDRIA, VA 22304

May 08, 2025

RE: Please repair fence door

Dear J, JR CURRENT RESIDENT:

It is the obligation of every member of the Cameron Station Community Association, Inc. to adhere to the Association's governing documents. Our Community is striving to continue to be a beautiful place to live harmoniously with our neighbors.

We believe you are a good neighbor and would not knowingly violate the rules set forth in our governing documents. However, with our busy lives we sometimes overlook our obligation to the Community Rules or fail to realize an issue exists. On that note, we would like to call to your attention the following violation observed on your property at _____ during a recent site inspection.

This violation specifically regards the following item(s): Please repair fence door. It was noted that this violation occurred in the following location: Fence line.

To bring this property into compliance, please repair, replace and/or properly maintain all improvements to your property.

The Governing Documents, specifically Article "Maintenance and Use Requirements", Section II. of DMS of the Declaration of Covenants, Conditions, and Restrictions (Deed Restrictions) for Cameron Station Community Association, Inc. states, in part:

"Homeowners shall, at all times, maintain their property and all improvements thereon in a good, clean, attractive condition, order and repair consistent with the DMS. This includes, but is not limited to, items such as mowing grass, landscape maintenance, removal of trash, structural maintenance, parking of vehicles and use of the Lot and home. Maintenance affects the visual character and economic values of the property and neighborhood and, in some cases, safety. For the purposes of this document and the Covenants, "upkeep" shall be defined as care, inspection, maintenance, operation, repair, repainting, remodeling, restoration, improvement, renovation, alteration, replacement and reconstruction."

The Association's Enforcement & Due Process Procedures stipulate that the above alleged violation be resolved within fifteen (15) days of the date of this letter. Please contact our Customer Service Group at 855-477-2267 or CANSTATI@drmall.com to report your violation resolved. In the event you are not able to resolve the violation, please request a hearing before the ARC Committee. For further details on violations, please refer to the Association's Design Guidelines which can be viewed at www.cranet.com/residentportal or on the Resident Portal at www.gocampmgt.com.

We look forward to working together in an effort to keep your Community beautiful and protect the property values of all homes. Thank you for your cooperation.

Sincerely,

Avante Thomas
Architectural Covenants Administrator



Cameron Station Community Association

Financial Advisory Committee Meeting

FAC Zoom Meeting at 7:00 pm on Monday January 26, 2026

<https://zoom.us/j/92962353196?pwd=cWh0Y2JZcHNlaHZtSTljbk11SEI3Zz09>

Meeting ID: 929 6235 3196 Passcode: 007612 Dial in: +1 301 715 8592

DRAFT Meeting Minutes

- I. Call to Order.
 - a. The meeting was called to order at 7:03 PM
 - b. Members Present: FAC Chairman and Board Treasure Takis Taousakis, Fred Blum, Jason Barnes, Matthew Rickert, Mariane Lewis, Jodi Wittlin, and Joseph Durso
 - c. Others Present: CAMP Community Manager Steve Philbin and Board Liaison Joan Lampe
 - d. The Meeting was conducted via Zoom
- II. Approval of Agenda
 - a. The agenda was approved unanimously
- III. Approval of December 1, 2025, FAC Meeting Minutes.
 - a. The December 1, 2025, minutes were approved unanimously
- IV. Resident Open Forum
 - a. No residents attended the meeting
- V. Review of Financial Results
 - a. **November 30, 2025, Financial Variance Report, Balance Sheet, Revenue and Expense Statements.** Discussion was led by the FAC Chair and Steve Philbin. Overall, the operating budget and expenditures are healthy. The actual YTD operating revenue was \$16,525 more (better) than budget, and YTD operating expense was \$151,219 less (better) than budget providing a YTD net operating income \$167,744 better than budget.

Revenue and Expenses. Actual YTD Operating Fund Net surplus at the end of November was \$108,576.

Large unfavorable expenses – there were no large unfavorable expenses this month.

The delinquency percentage is .52% as of September, well below the industry standard range of 3% to 5%.

Balance Sheet – Operating and Replacement are the two main funds. The total 11/30/2025 YTD operating assets was \$923,038; and the total replacement YTD assets was \$1,142,969.

- b. **Cameron Station Committee Spending and Committed Funds to end of November 2025.** Committees managed their budgets well shown by the plan to close out of their budgets in December with no issues.
- c. **Fund Investments – Morgan Stanley.** The FAC agreed to purchase a medium-term replacement reserve CD for following the maturity of the BMO Bank-III on January 26, 2026.
- d. **Review of the CIRA accounting database** – 77.5% re registered in ACH.

VI. Old Business

- a. **Review of the 2025 and projected 2026 Reserve Project Spreadsheet** - Steve Philbin reviewed large projects over the past month with no significant changes or issues.

VII. New Business

- a. **2026 FAC meeting dates.** The FAC agreed to the proposed 2026 meeting dates.

VIII. Adjournment – 7:37 PM

Cameron Station Community Association, Inc.
Common Area Committee (CAC)
Monday, February 9, 2026
7:00 pm

I. The meeting was called to order at 7:03 pm by Martha Romans, CAC Chair

Members present: Ms. Romans, Ms. Lyle, Mr. Kairouz (online),
Ms. McCollom, Ms. Stowe
Members not present: Mr. Williams, Mr. Gathers
Others in attendance: Mr. Stowe, Board Liaison
Steve Philban, CAMP Management
Adrienne Zaleski, Lancaster Landscape
Ms. Christensen, Board President

II. APPROVAL OF AGENDA

Motion to approve the agenda.
Moved by Ms. McCollom; seconded by Mr. Kairouz.
Motion passed unanimously

III. APPROVAL OF MINUTES

Motion to approve the minutes of the January 12, 2026, meeting.
Moved by Ms. Stowe; seconded by Ms. Romans.
Motion passed unanimously

IV. HOMEOWNERS' FORUM

There were no residents wishing to address the committee.

V. BOARD UPDATE: Mr. Stowe

The Board approved hiring someone to remove the green bins left by Bates.
In the resident forum, residents addressed snow removal and trash bins.

VI. LANCASTER REPRESENTATIVE REPORT: Ms. Zaleski

Operations postponed due to snow. Last leaf removal postponed until snow melts.
Coming up: March/April spring cleanup, overseeding, mulching

VII. MATTERS FOR COMMITTEE RECOMMENDATION

A. Revised Five-Year Pocket Park Design Plan

Motion to approve the revised Five-Year Pocket Park Plan with provision to review each year.

Moved by Ms. Lyle; seconded by Ms. McCollom

Motion passed unanimously

Notes & discussion:

- Item 3: Native planting on Knapp fence line was postponed and not declined.
- In 2026 need to anticipate snow damage and die back of trees and shrubs and need for replacements
- Moving the Bessley South and Kilbourn/Donovan pocket parks to 2028 based on reserve study anticipating need to replace the wood on the pergolas in that timeframe
- Funds not spent in 2026 get saved to reserve fund

VIII MATTERS FOR COMMITTEE DISCUSSION

A. Common Area Committee Charter

Ms. Christensen has asked all committees to review their Charters to insure they are operating as outlined or to amend them if needed, as well as any Administrative and Policy Resolutions specific to the committee.

- A five-year contract for trash removal was just signed; the CAC was not involved.
- The contracts for the shuttle, landscaping, snow removal, and irrigation are up for renewal at the end of 2026. Typically contracts for these services are for three years. Could create a transportation subcommittee as did with paving.
- Question: should there be a definition of Common Area in the Charter? Review the definition in the Declaration of Covenants for next meeting.
- Edit sentence about appointments being made at Annual Meeting members' meeting.
- Final review at next meeting.

IX. MANAGEMENT REPORT: Steve Philbin

- Assistant General Manager just vacated. Position has been posted. Mr. Philbin will be attending CCFC and CAC meetings until a hire is made.
- Contracts coming up for 12/31/26 expirations: shuttle bus, landscaping, irrigation, and snow removal. Management plans to send out RFPs in early April. The insurance contract is annual; 8-10% increase each year.
- CAI: Community Association Institute Awards; Cameron Station won the very large community category, Charitable and Communication awards; previously won in 2023. Have to sit out a year before eligible again.

- Update on Bates: management has hired a third-party company to remove the bins starting Wednesday; Patriot bins to arrive Feb. 20
- 90 emails sent to homeowners on snow removal; 29 have not acted; violation notices will be sent
- Communications: Please use CAC Chair Ms. Romans as conduit while short staffed
- Final Report on 2025 Fiscal Year : CAC on budget and funds well spent

X. NEW BUSINESS AND ANNOUNCEMENTS

Next Meeting: March 8, 2026

XI. MOTION TO ADJOURN

Motion to adjourn at 8:40 pm

Moved by Ms. McCollom; seconded by Ms. Romans

Motion passed unanimously

Respectfully submitted,
Linda Stowe, Secretary

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
February 11, 2026

The meeting was held in a hybrid format: in person and on Zoom.

COMMITTEE MEMBERS PRESENT:

Tricia Hemel (Chair)
Chris Brown
Susan Klejst
Pat McCombie
Carmen Mead
Gwen Toops

ALSO PRESENT:

Juana Michel (CAMP Representative)
Sarah Barnes (Board liaison)
Caroline Boomaars (resident)

CALL TO ORDER

Tricia Hemel called the meeting to order at 7:00 pm. A quorum was present.

I. APPROVAL OF AGENDA

Motion: To approve the agenda with no changes.

Result: Motion carried.

II. APPROVAL OF MINUTES

Motion: To approve the minutes from the January 14, 2026, meeting with no changes.

Result: Motion carried.

III. RESIDENT OPEN FORUM

Caroline Boomaars expressed interest in joining the Committee.

IV. ITEMS FOR DECISION OR RECOMMENDATION

Motion: To recommend to the Board that Caroline Boomaars become a member of the Committee.

Result: Motion carried.

V. MATTERS FOR COMMITTEE INFORMATION

Management Report: Juana Michel reported that the trash and recycling bins from Bates were in the process of being picked up.

Board Update: Sarah Barnes thanked the community for their patience regarding the trash and recycling service situation.

Committee Chair Report: Tricia Hemel announced that Cameron Station received the following 2025 awards from the Washington Metropolitan Chapter of the Community Associations Institute:

- Very Large Community of the Year
- Charitable Community of the Year
- Communicator of the Year

She reminded committee members to continue updating the master spreadsheet to track tasks, data, and upcoming events.

The Compass Subcommittee: Carmen Mead reported that four blog posts were published during the past month, including Days of Celebration, a Board update, upcoming Cameron Café performances, and a feature on the new fitness director. Upcoming planned posts include a spotlight on ARC volunteers, Junior Neighbor in the News, the February 2026 CPR class, and the library book sale.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
February 11, 2026

The Connection: Tricia Hemel reported that the master tracking document will contain the polls for *The Connection* going forward. Tricia also reported that the committee discussed the idea of developing a consolidated volunteer list to improve coordination for community events. Tricia will discuss this possibility with Activities & Events.

Welcome Subcommittee: Susan Klejst reported that eight new families will be welcomed this month. The next Meet & Greet is scheduled for April 11. The committee discussed coordinating the Meet & Greet with the blood drive being planned by Activities & Events. A potential hop-on/hop-off local brewery trip was also discussed for the same date. Juana confirmed that meeting room tables would be available if needed.

Social Media: Tricia Hemel reported that Brand continues to post. She also thanked management for providing timely updates regarding food truck schedule changes.

Website: Gwen Toops reported that the committee continues reviewing the website for broken links and general updates. Tricia Hemel reported that updates are planned for the website login registration form and subscription forms for *The Compass* and *The Connection*. The Management and Committee pages have been completed. Updates are needed to reflect newly elected Civic Association officers. Digital award badges have been provided for placement on the website. Upcoming page revisions include Snow Removal, Volunteer Opportunities, and About Cameron Station.

Analytics: Chris Brown reported strong engagement with *The Connection*, which had 14,018 recipients in January, with the subscriber list continuing to grow weekly. Facebook remains the most active social media platform, with increasing growth on Instagram. The most engaged posts across platforms related to the Bucket Challenge winners. The committee discussed launching a Tech Talk series focused initially on helping residents access Cameron Station resources. The committee will collaborate with Activities & Events to develop topics and logistics. Chris volunteered to lead the initiative.

Photography: Tricia Hemel reported that residents submitted snowstorm photos to the Dropbox folder.

Community Outreach: Pat McCombie reported that the most frequently redeemed coupon was from The Taste of Asia. The committee discussed sending a reminder about coupons expiring in March. Pat also reported that the committee is identifying local charitable partners for upcoming community events, including a potential partnership with a local veterans' organization for the Memorial Day event.

Bulletins & Signage: Nothing to report.

Budget: Tricia Hemel reported that the committee is operating within budget

VI. OLD BUSINESS:

None

VII. NEW BUSINESS:

None

VIII. UPCOMING MEETINGS AND EVENTS

Board Meeting: February 24, 2026 – Tricia Hemel will attend
Communications Committee: TBD

IX. ADJOURNMENT

Tricia Hemel adjourned the meeting at 8:11 pm.

Respectfully Submitted,
Gwen Toops and Chris Brown

CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, January 21, 2026

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) was held on Wednesday, January 21, 2026. The meeting was called to order at 7:02PM by ARC Chair Tom Linton with a quorum present. The meeting was conducted via Zoom in accordance with Administrative Resolution No. 2022-15 (Amended): ARC Charter.

ARC MEMBERS IN ATTENDANCE VIA ZOOM

Kevin King (KK) – ARC Member
Tom Linton (TL) – ARC Chair
Holland Stasi (HS) – ARC Member
Sharon Wilkinson (SW) – ARC Member

MEMBERS ABSENT

Trena Raines (TR) – ARC Member
Peter Braun (PB) – ARC Member

CHANGE OF ATTENDANCE

None

OTHERS IN ATTENDANCE VIA ZOOM

Cameron Station Residents
Avante Thomas, On-Site Covenants Administrator, Cameron Station Community Association

APPROVE AGENDA

MOTION: Approve the agenda for the December 17, 2025, ARC Meeting with the following changes:
None.

Moved By: SW
Seconded By: HS
For: All
Against: None
Absent: TR, PB

MOTION PASSED

HOMEOWNERS OPEN FORUM

This portion of the meeting is set aside for any Cameron Station residents that would like to make a statement to the committee, not associated with any of the exterior modification applications for review this month. **There were no homeowner comments.**

REVIEW OF EXTERIOR MODIFICATION APPLICATIONS

Address	Homeowner Present?	Proposed Modification	ARC Action/Vote: <ul style="list-style-type: none">• <i>Approved as Submitted</i>• <i>Approved w/ Stipulation</i>
----------------	---------------------------	------------------------------	---

			<ul style="list-style-type: none"> • <i>Return for Additional Information</i> • <i>Denied</i>
329 Helmuth Ln	No	Garden Retaining Wall Installation	ARC Action/Vote: Approve as submitted Moved By: HS Seconded By: SW For: All Against: None Absent: TR, PB Abstain: None MOTION PASSED
5136 Grimm Dr	Yes	Landscaping	ARC Action/Vote: Approve as submitted Moved By: TL Seconded By: HS For: All Against: None Absent: TR, PB Abstain: None MOTION PASSED
5229 Tancreti Ln	Yes	Retroactive Fence Replacement	ARC Action/Vote: Approve as submitted Moved By: HS Seconded By: KK For: All Against: None Absent: TR, PB Abstain: SW MOTION PASSED
5234 Bessley Pl	No	Window Replacement	ARC Action/Vote: Approve as submitted Moved By: TL Seconded By: HS For: All Against: None Absent: TR, PB Abstain: None MOTION PASSED
Oakland Hall Condominiums	Yes	Railing Cover "Shoe" Installation	ARC Action/Vote: Approve as submitted Moved By: KK Seconded By: HS For: All Against: None Absent: TR, PB Abstain: None

APPROVAL OF ELECTRONICALLY REVIEWED APPLICATIONS

MOTION: Ratify the unanimous email votes approving the Emergency Application(s):

4903 Donovan Dr – Roof Replacement (approved w/ stipulation)

5068 Minda Ct – Roof Replacement (approved w/ stipulation)

Moved By: TL

Seconded By: HS

For: All

Against: None

Absent: TR, PB

Abstain: None

MOTION PASSED

APPROVAL OF ARC MEETING MINUTES

MOTION: Approve the ARC Meeting Minutes from the December 17, 2025, meeting, with the following edits: *None*.

Moved By: TL

Seconded By: HS

For: All

Against: None

Absent: TR, PB

Abstain: SW

MOTION PASSED

MATTERS FOR COMMITTEE DISCUSSION

A. Board Update

a. Board will be electronically voting on DMS soon. One change pending ARC review.

B. ARC Attendee at January board meeting - Tom

VIOLATION HEARINGS

None.

ADJOURN

MOTION: "I move to adjourn the meeting at 7:54PM"

Moved By: TL

Seconded By: SW

For: All

Against: None

Absent: TR, PB

Abstain: None

MOTION PASSED

Minutes prepared by Kevin King

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
February 4, 2026

1 COMMITTEE MEMBERS PRESENT:

2 Andrew Yang- Chair

3 Sarah Turkaly -Committee Member

4 Linda Taousakis - Committee Member

5 Rely Rodriguez – Committee Member

6 **COMMITTEE MEMBERS ABSENT:** Ruby Masood, Kathy Schiller, Christina Damhuis

7 **OTHERS PRESENT:** Dan Ogg – Committee Liaison, Emily Geiger - resident

8
9 **I. CALL TO ORDER**

10 **Motion:** The meeting is called to order at 7:33 p.m.

11
12 **II. APPROVAL OF MINUTES**

13 **Motion:** Andy_____ **MOVED** and Linda___ **SECONDED** to approve the 1/7 meeting minutes as
14 submitted {/or with the following changes}: month/date

15
16
17 **III. ITEMS FOR RECOMMENDATION:**

18 {The Committee reviewed the information and raised the following questions:}

- 19 1. Game Night/Mahjong (Friday, January 30)
- 20 a. 13 People attended, right amount of food, could have used additional red wine
- 21 b. Could not find large trash bags, may need to purchase for future large events

22
23 **IV. NEW BUSINESS**

- 24 1. Blood Drive (Saturday, April 11)
- 25 a. Andy suggested to advertise in Friday email, social media, and clubhouse bulletin boards
- 26 b. Include call for volunteers on flyer, need help to move chairs/tables to gym
- 27 c. Suggested signs to direct non-residents to proper entrance to register/enter gym
- 28 2. Shuttle Trip
- 29 a. Linda will investigate theater dates March 28-April 18, May 16-June 6
- 30 3. Wreath Workshop (Sunday, March 8, 2-4:30 pm)
- 31 a. Linda will gather materials, limit to 30 people
- 32 b. Need wine (Christina?), water, snacks, probably cookies (Andy?)
- 33 c. Will advertise ASAP in email with signup genius
- 34 4. Trivia Night (Friday, March 13, 7-9 pm)
- 35 a. Sarah will gather questions/PowerPoint, others can submit questions
- 36 b. Andy will purchase Chick-Fil-A nuggets, pizza, snacks (like last year)
- 37 c. Need alcohol and prizes (Christina?) \$300 budget last year
- 38 d. New category could be Friday the 13th, submit flyer next week
- 39 5. Technology Night (date?)
- 40 a. Rely suggested allowing residents to submit questions
- 41 b. Would require knowledgeable tech volunteers
- 42

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
February 4, 2026

43

44 V. **ADJOURNMENT**

45 **Motion:** Andy _____ **MOVED** and Rely _____ **SECONDED** to adjourn the meeting
46 at 8:31 ___pm. The motion passed unanimously and the meeting was adjourned.

47

48 Respectfully Submitted,

49

50 Andrew Yang, Committee Chair

Attendees:

- Ray Celeste, CCFC Chair
- Anne Pence, CCFC Member
- David Palmer, CCFC Member (Via Zoom)
- Brendan Hanlon, Board Liaison (Via Zoom)
- Jeffrey Lepak, CCFC Member (Via Zoom)
- Paul King, CCFC Member, (Via Zoom)
- Steve Philbin, CAMP Management
- Marty Menez, Homeowner
- Jill Bakner, Health Fitness (Via Zoom)
- Jordan DeVault, Health Fitness (Via Zoom)

I. Call to Order

The meeting was called to order at 7:06 pm.

II. Approval of Agenda

CCFC Chair Celeste suggested adding an item 8F, Discussion of Temperature Issues in the Gym, to the agenda and moved that the revised agenda be approved. The motion was seconded and it passed unanimously.

III. Approval of Minutes of January 2026 meeting

CCFC Chair Celeste indicated that with minor name spelling and typo fixes the corrected draft minutes were ready for approval. A motion was made to approve them and seconded. The CCFC members voted to approve them.

IV. Homeowners' Forum/Presentation

A presentation was made by Homeowner Marty Menez again reminding of the need to address gym etiquette – especially urging members to avoid the gym during contagious illnesses (for discussion under item 8D), but also failure to allow others to work in on specific machines/equipment, and/or overly aggressive conversations and behaviors. Mr. Menez asked that these specific issues be reflected in the minutes, and that he be allowed to participate in the Committee discussion of Item 8D. CCFC Member Pence asked whether Menez had any written input to provide regarding options and relevant pros and cons for addressing contagious illnesses and gym use. Neither Menez nor any CCFC Member yet had written materials to provide in this regard. CCFC Palmer moved to delay discussion of item 8D until the next CCFC meeting; the motion was seconded and passed unanimously.

V. **Board Update**

Board Liaison Brendan Hanlon indicated that the Community's entire budget (all committees) was in good stead and within budget and that the CCFC has done excellent due diligence and performed particularly well. Brendan Hanlon also informed the CCFC that that \$5K had also been spent to improve street lighting, and that the trash issues were being resolved and green bins soon were to be removed. Mr. Hanlon also cited recent awards garnered by Cameron Station, and the contribution made by the excellent amenities and facilities at Cameron Station. He thanked the CCFC for its service. Committee members asked CAMP Management Philbin about the cost of snow removal this year. He indicated that we exceeded the allotted budget last year and might well do so this year as well; he explained that cost depends on hours of labor and equipment deployed.

VI. **Health Fitness Representative Report**

Jordan DeVault reported she now has gym use data from 2019 during the pandemic and indicated that use has almost reached pre-pandemic levels. The Friday weights class has seen the biggest increase in attendance. The efforts to market the Pilates class have been effective and use is up, but we do not have a permanent instructor as yet. Health Fitness also initiated a 2026 New Year Resolutions program and a Walk Your Pet contest. Health Fitness has also instigated a new "resident feedback" section.

VII. **Matters for Committee Discussion**

A. **Matrix Performance PLED Treadmill:** Jill Bakner responded to CCFC member questions regarding the basis for replacing three StarTrac treadmills (2017-2019 era) in the gym all at once. She indicated that the three machines had 28K, 26K and 23K miles of wear respectively and that gym users seem to prefer the newer treadmills already in place. All three StarTracs are out of warranty and expected maintenance costs are high, including as parts are sometimes difficult to source. Ms. Bakner explained that Health Fitness has a good relationship with Matrix and uses Matrix treadmills in many of its facilities. While there is no trade-in value for the StarTrac's, Health Fitness has secured a "partner discount" and free removal of the three StarTrac machines leaving the total cost of \$19,640.41, with a three-year warranty on parts and labor. Our current maintenance contractor can manage the new Matrix machines; our maintenance costs will not increase. CCFC Member David Palmer asked if it would make sense to replace two StarTrac's in 2026 and the last one in 2027. CCFC Member Lepak explained that doing so would not, on balance, provide any savings to Cameron Station. CCFC Members Pence highlighted that online sources indicate that StarTrac's have a useful expected mileage of 20K, so all three are beyond their expected useful lifespans. CCFC Chair Celeste pointed out that the CCFC has both an operating budget and a reserve to cover this expense. The Chair also pointed out the List Price Total is \$44,536 so the total Customer Savings is \$26,475.00. The CCFC has been frugal and is ready for this proposed replacement of aging equipment. A motion was made and seconded to approve expensing the cost of three Matrix treadmills from Reserves in the amount of \$19,640.41; the motion passed 3 to 1.

- B. The prior PM company is no longer being used at CS. Wright Mechanical is recommended by the CCFC. The CCFC made a motion is made to recommend to the Board that they approve Wright Mechanical for a 3-year preventative maintenance contract in the amount of \$15,600. The motion was seconded and passed unanimously.

VIII. Matters for Committee Discussion

- A. EverServe LLC Vending. This is still under consideration by the CCFC.
- B. Cameron Club Violations Policy (with Todd Sinkins, Association's attorney)
I reviewed the CCFC memorandum and questions. First, in terms of suspension of privileges for violations, Cameron Station is bound by its original Declaration, which only allows suspension for the "duration of the violation." Since the violations CCFC is concerned about are short-term and not continuous, in effect, that is one day. Cameron Staton can assess a fine of \$50 per violation. Under Virginia law, delinquencies can be treated differently. The association already has due process in place for rules violations; the ARC handles violations, and (with management) implements the procedures set forth by the association. And if all other prescribed avenues are exhausted and the violations continue, the Association could seek a court order. Moreover, CAMP management and staff are fully within their rights to call the police in the event of criminal behavior on the premises of the facilities and within the community. CAMP Steve Philbin added that the ARC is sort of the shell for all enforcement proceedings, but in the event of facilities violations CCFC members are consulted and involved in the process We do use criminal procedures for criminal behavior. Mr. Sinkins stresses that the CCFC is free to use education and moral suasion to improve understanding of and adherence to specific rules as well as norms and standards of community etiquette and civility. He highlights that in the case of routine violators, e.g., if someone repeatedly refuses to badge in, the association can file a lawsuit, call a hearing, impose a fine, and seek a legal order to recover legal fees. This can take weeks, however. The current options are imperfect, but amending the Declaration requires the support of 2/3 of all owners, which is exceedingly hard to secure. Board Chair Megan Christensen reminded the CCFC that the Association can deny access to anyone who fails to badge in each and every time they do so.
- C. Attorney Discussion of Access System Questions.
- D. Procedure for Sick Patrons using the Fitness Center (postponed to the March meeting).
- E. RFP – Fitness Center Management Contract
CAMP Steve Philbin informed the CCFC that the Association had decided to publish the RFP for management of the fitness center in April, and for the pool services contract in June. He committed to providing draft documents for review and comment to CCFC members very soon.

Cameron Club Facilities Committee Meeting
Draft Minutes, February 12, 2026

- F. Temperature in the Gym and Great Room. This is continuing to be monitored by CAMP, Health Fitness staff and CCFC Members.

- G. Other issues: Board of Directors President Megan Christensen directed that the CCFC review our Charter in March's meeting to see if any revisions should be made to it. For example, should renters be allowed to be Committee Members? Currently only homeowners are permitted to be members of the CCFC.

IX. Management Report

A. Action Item List

The CCFC will be analyzing the Elevator Maintenance contract at the next meeting. Management is getting all the details together.

The basketball court has "dead spots" in parts of the floor. Management is determining the future step (s) that may need to be taken to eliminate these "dead spots" with Precision Flooring, the contractor that laid down the new floor in 2020.

- B. **Committed Funds** – December 2025 & January 2026. All funds are being diligently tracked by CAMP and the CCFC to ensure we remain within our Operating Budget.

X. New Business

The next CCFC meeting is scheduled for Thursday, March 12, 2026, at 7:00PM.

XI. Adjournment

A motion to adjourn was made, properly seconded, and passed unanimously. The meeting adjourned at 9:36 pm.



Cameron Club Monthly Report

January 2026

Attendance and Usage

January – 5,878

Average usage per day- 190

December – 5,468

Average usage per day- 176

Facility & Operations

Group Exercise Class Program

- The most attended class for this month was Total Body Weights. We had an increase in attendance, 6 out of 11 classes.

Exercise and Facilities Equipment

- Shawn from LIV came to the fitness center and installed new grips for the pull up bar, new generator for the life fitness recumbent bike, as well as a new face plate for the Precor elliptical. Heartline will be coming out to look at the free motion treadmill that is down, the pad for the seated leg press and the cover pad for the preacher curl.

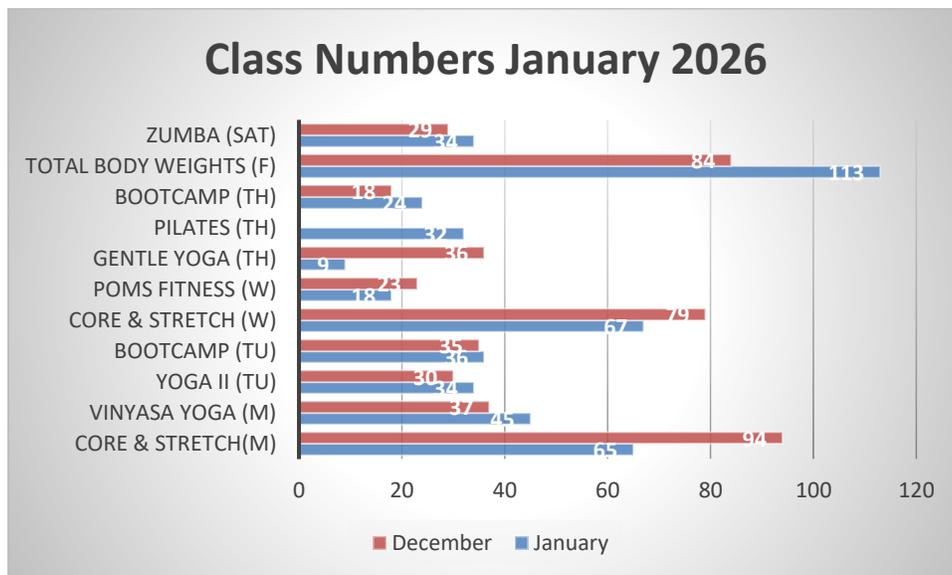
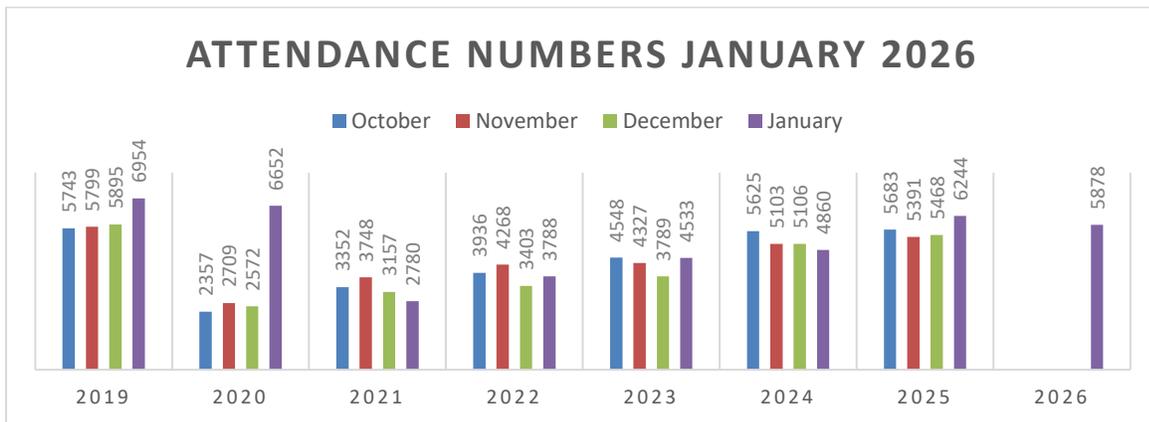
Programming

- The theme for January was New Year, New Resolutions. This month we encouraged residents to create SMART goals and resolutions that they wanted to work towards for 2026. A packet was provided that guided them into thinking about healthy lifestyle changes for the year. It was also National Walk Your Pet Month. We asked residents to submit photos of their dogs during their walks, and staff voted on their favorite photos- winners get a prize!



Resident Feedback

- “ Thank you so much for preparing these classes for us, I am starting to notice that I’m getting stronger “
- “These SMART Goals packets are so helpful. Now I need to start thinking about my resolutions this year.”
- “Great Friday class. My entire body was sore all weekend! “
- “I’m so glad to have Pilates back!”
- “This was my first Pilates class, and I enjoyed it. Will be coming back for next week’s class!”





**Cameron Station Community Association, Inc.
Board of Director’s Meeting
February 24, 2026**

**TOPIC: Architectural Review Committee – Appointment of New
Member Motion 2026 - 0201**

Motion:

“I move to appoint Jose Estrada, to the Communications Committee, for a two-year term.”

Motion: _____

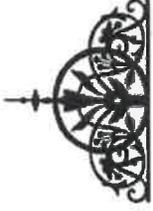
2nd: _____

Summary:

The Architectural Review Committee is filling an open position. The Communications Committee is recommending the Board appoint Mr. Estrada, for a term of two years.

CAMP Recommendation:

CAMP recommends the approval of the appointment of Jose Estrada.



**CAMERON STATION COMMUNITY ASSOCIATION, INC.
Committee Member Registration Form**

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

Name: Jose Estrada
Home Address: _____
Email Address: _____
Telephone Number: _____ (Cell) _____ (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
- Communications Committee
- Financial Advisory Committee

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

I am a senior federal executive with extensive experience working within formal governance structures and committee-based decision processes at the highest levels.

I bring a disciplined, policy-driven approach focused on fairness, clarity, and adherence to governing documents, and I would serve collaboratively and objectively.

I bring a disciplined, policy-driven approach focused on fairness, clarity, and adherence to governing documents.

3) State your reasons why you would like to join this committee:

I have lived in Cameron Station for nearly ten years and absolutely love this community. I am interested in serving on the Architectural Review Committee

due to my strong interest in design, architecture, and the consistent application of community standards.

I would serve collaboratively and objectively, supporting sound design principles and consistent, well-reasoned ARC decisions.

Thank you for your time and interest.

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



**Cameron Station Community Association, Inc.
Board of Director’s Meeting
February 24, 2026**

**TOPIC: Communications Committee – Appointment of New Member
Motion 2026 - 0202**

Motion:

“I move to appoint Caroline Boomars, to the Communications Committee, for a two-year term.”

Motion: _____

2nd: _____

Summary:

The Communications Committee is filling an open position. The Communications Committee is recommending the Board appoint Ms. Boomaars, for a term of two years.

CAMP Recommendation:

CAMP recommends the approval of the appointment of Caroline Boomaars.



CAMERON STATION COMMUNITY ASSOCIATION, INC.
Committee Member Registration Form

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

Name: **Caroline Boomaars**

Home Address: _____

Email Address: _____

Telephone Number: _____ (Cell) _____ (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
- Communications Committee
- Financial Advisory Committee

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

Willing to do all kinds of chores. Good writing skills (in Dutch). Outgoing person.

Quick in learning new computer skills. Bachelor's degree in corporate communication, experience in marketing.

Love the Cameron Station neighbourhood and community!

3) State your reasons why you would like to join this committee:

Meet new people, work on my writing and speaking skills in English.

Learn new skills. Contribute to the community.

Thank you for your time and interest.

Cameron Station Community Association, Inc. 200 Cameron Station Boulevard, Alexandria, Virginia 22304
Phone (703) 567-4881 Fax (703) 567-4883 communitymanager@cameronstation.org .



**Cameron Station Community Association, Inc.
Board of Directors Meeting
February 24, 2026**

**TOPIC: Matrix Performance Treadmill Motion
2026 - 0203**

Motion:

“I make a motion to **APPROVE** the Matrix PLED Performance quote in the amount of \$19,640.41 to be expensed from Reserves.”

Motion: _____

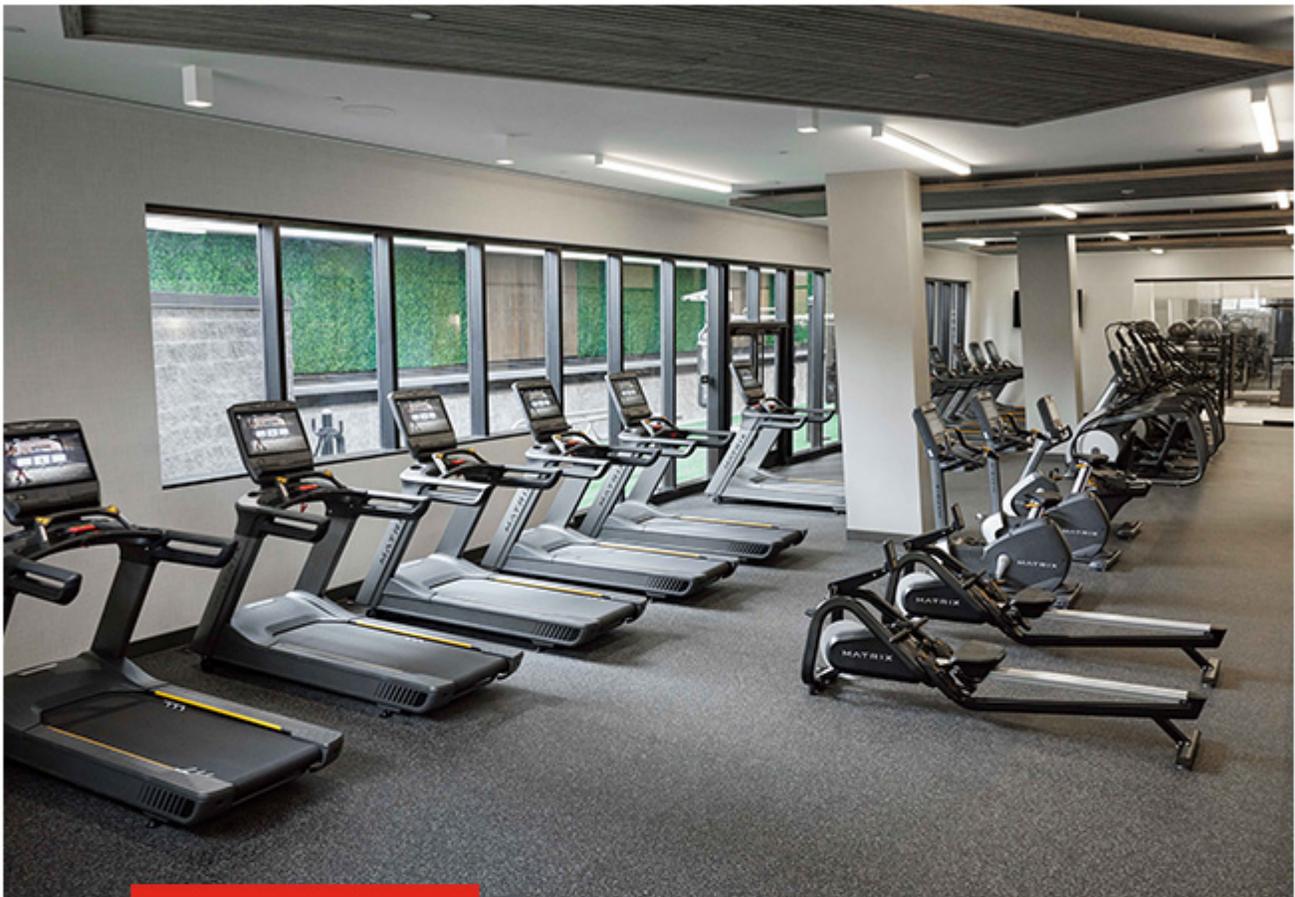
2nd: _____

Summary:

Health Fitness has provided the CCFC the update to the 5-Year Capital Equipment Plan for the year 2026 and is recommending three new Matrix Performance treadmills to replace three existing models.

CAMP Recommendation:

Management supports the recommendation of Health Fitness.



FITNESS EQUIPMENT PROPOSAL

PREPARED EXCLUSIVELY FOR

Cameron Station
Jill Bakner
January 30, 2026

PREPARED BY

Matrix Fitness
Dwayne Wilkerson
1600 Landmark Dr
Cottage Grove, WI 53527
(703) 395-1002
dwayne.wilkerson@matrixfitness.com



QUOTE

QUOTE

MATRIX

Date: 01/30/2026
Quote #: QUO-212373-X6Y0R1
Expires On: 03/01/2026

Primary Sales Contact

Dwayne Wilkerson
P: (703) 395-1002 F:
dwayne.wilkerson@matrixfitness.com

Alternate Sales Contact

Becki Gamache
P: 703-774-8151 F: 608-839-8002
becki.gamache@matrixfitness.com

Bill To:

Cameron Station
Jill Bakner
200 Cameron Station Rd
Alexandria, VA 22304
US
(717) 360-1327 - jbakner@pro-fitclubs.com

Ship To:

Cameron Station
200 Cameron Station Rd
Alexandria, VA 22304
US

Comments:

3 Year Warranty on Parts and Labor
Removal of 3 old units
Matches 2025 treadmill purchase

Shipping Notes:

Freight Assembly and Installation Included.

- Strength Frame Color: Black Matte - Pad Color: *None - Cardio Frame Color: *Matte Black

Qty	Model Number		Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
3	T-PS-PLED		Matrix Perf.Prem LED Treadmill Blk Matte	\$14,560.00	\$6,020.00	\$18,060.00
3	-		Equipment Extraction Per Unit	\$285.00	\$0.00	\$0.00

List Price Total \$44,535.00

Customer Savings \$26,475.00

Equipment Sales Price \$18,060.00
FRT/ASM/DEL \$1,368.69

Matrix Partnership Discount (\$900.00)

Customer Subtotal (before tax) \$18,528.69

Tax (Estimated,subject to change) \$1,111.72

Total Amount Due (USD)(including tax) \$19,640.41

** Images shown are for illustration purposes only and may not be an exact representation. **
** Olympic bars, dumbbells, weight plates and other accessories depicted in product images are not included. **

Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) & cabling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:
Johnson Health Tech North America Inc

USPS only
Johnson Health Tech NA Inc
PO Box 88931
Milwaukee, WI 53288-8931

Courier Services – UPS, FedEx, etc
Johnson Health Tech North America Inc - 010931
4900 W Brown Deer Rd
Milwaukee, WI 53223

Quote #: QUO-212373-X6Y0R1

Quote Amount: \$19,640.41

Payment Terms: Check

Signature: _____

Print Name: _____

Facility Name: _____

Date of Acceptance: _____

Deposit Amount: _____

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION.

TERMS AND CONDITIONS OF SALE

1. Acceptance and Governing Provisions. This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation doing business as Matrix Fitness (“Matrix”), to sell the products and/or services described herein (collectively, the “Goods”) to the purchaser to which it is addressed (the “Purchaser”), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached Matrix Quote and the attached Power Requirements for Matrix Equipment (collectively, the “Agreement”). Acceptance of this Agreement is limited to said terms and conditions; and Matrix hereby objects to any additional and/or different terms which may be contained in any of Purchaser’s purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser’s purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon Matrix’s prior written notification thereof to Purchaser, unless Goods are subsequently shipped by Matrix and accepted by Purchaser. All contracts are subject to acceptance by Matrix only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

2. Payment. The purchase price, including any and all related costs, is due in full and must be received by Matrix before shipment of the Goods, unless Purchaser has been approved by Matrix for open credit. To apply for open credit, Purchaser must complete a Credit Application via that following link: <https://portal.creditappexpress.com/applications/1687363120378x959482546797412400> for review and approval. Matrix will determine credit based on the completed Credit Application, and may also rely on reference checking, Dun & Bradstreet and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by Matrix within thirty (30) days of Purchaser’s receipt of Matrix’s invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) percent per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay Matrix’s actual attorney’s fees and all costs incurred by Matrix in connection with enforcing Matrix’s rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in Matrix’s sole judgment a Purchaser’s financial condition at any time does not justify selling to Purchaser on open credit, Matrix may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or Matrix may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

3. Taxes and Other Charges. Any manufacturer’s tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on Matrix and/or Purchaser, or measured by the transaction between Matrix and Purchaser shall be invoiced by Matrix and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event Matrix is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse Matrix therefore upon demand by Matrix.

4. Delivery, Claims and Force Majeure. Purchaser has the right to choose a carrier for delivery of Goods to Purchaser’s facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with Matrix for pickup from one of Matrix’s facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have Matrix coordinate delivery of the Goods, Matrix will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at Matrix’s facility or other loading point designated by Purchaser or Matrix (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. Matrix reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to Matrix within five (5) business days after Purchaser’s receipt of shipment of the Goods. Purchaser’s failure to give such written notice to Matrix shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. Matrix is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to Matrix.

Purchaser's request for delivery reschedules shall be subject to Matrix's prior written approval and thirty (30) days prior written notice.

All delivery dates of Matrix are approximate. Further, Matrix shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside Matrix's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

5. Cancellation or Modification. Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by Matrix in writing. If cancellation or modification of an order is approved by Matrix in writing, Purchaser shall compensate Matrix for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

6. Changes. Matrix may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of Matrix. Matrix may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

7. Warranties. MATRIX warrants the Goods manufactured by MATRIX and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with MATRIX's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to MATRIX's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at MATRIX's option and cost.

Subject to any other obligations MATRIX may have under this Agreement, such repair or replacement shall be MATRIX's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon MATRIX's receiving written notice of any alleged defect within ten (10) days after its discovery and, at MATRIX's option, return of such product(s) to MATRIX, FOB MATRIX's designated location. Notwithstanding any other provision herein, MATRIX shall have no obligation to provide warranty service, repairs, replacements, or any other support under this Agreement if the Purchaser's account is past due. Warranty claims and service requests will only be processed if all outstanding invoices have been paid in full. MATRIX reserves the right to withhold service until payment is received.

THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND MATRIX EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Any description of the products, whether in writing or made orally by MATRIX or MATRIX's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by MATRIX or MATRIX's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

8. Returns. Products may be returned to Matrix only when Matrix's written permission shall be obtained by Purchaser in advance and upon Matrix's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach Matrix without damage, and any cost incurred by Matrix to put products into marketable condition will be charged to Purchaser.

9. Assumption of Risk for Use. Purchaser and each user of the Goods sold by Matrix pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such

Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from Matrix's gross negligence, willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by Matrix.

10. Limitation of Liability and Other Damages. Except as otherwise provided herein, Matrix's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to Matrix by Purchaser.

MATRIX SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF MATRIX HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL MATRIX BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY MATRIX, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.

Without limiting the generality of the foregoing, Matrix specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of Matrix's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then Matrix shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from Matrix's gross negligence, willful misconduct or breach of this Agreement. However, Matrix's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

11. Indemnification. Purchaser shall indemnify Matrix against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which Matrix may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

12. Security Agreement. This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and Matrix, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to Matrix a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of Matrix to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes Matrix to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by Matrix in its sole discretion necessary to attach and perfect Matrix's security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then Matrix may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to Matrix under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due Matrix by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby

expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to Matrix or to such place or places as Matrix may designate.

13. Landlord's Liens. If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to Matrix and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

14. Technical Information. Any sketches, models or samples submitted by Matrix shall remain the property of Matrix, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of Matrix.

15. Patents, Trademarks and Copyrights. Matrix will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by Matrix hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by Matrix, and provided Purchaser shall have made all payments then due hereunder and shall give Matrix immediate notice in writing (to the following email: legal@johnsonfit.com) of any such suit and transmit to Matrix immediately upon receipt all processes and papers served upon Purchaser and permit Matrix through its counsel, either in the name of Purchaser or in the name of Matrix, to defend the same and give all needed information, assistance and authority to enable Matrix to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) Matrix will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, Matrix shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, Matrix shall not be responsible for any compromise or settlement made without Matrix's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by Matrix. The foregoing states the entire liability of Matrix for infringement, and in no event shall Matrix be liable for consequential damages attributable to an infringement.

As to any Goods furnished by Matrix to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, Matrix shall not be liable, and Purchaser shall indemnify and defend Matrix against any damages, liability or expenses arising out of any claim made against Matrix for any and all patent, trademark or copyright infringements.

16. Spacing Behind Treadmills. Per industry safety standards (ASTM F2115 and EN 957-6), Matrix hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although Matrix is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from Matrix, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release Matrix and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the Matrix Parties") from, and indemnify the Matrix Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate

treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

17. Strength Training Anchoring Requirements. Purchaser acknowledges that Matrix has informed Purchaser of Matrix's requirement that the specific strength equipment, including Connexus strength units, Xult Series Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for Xult Series Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless Matrix and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

18. Purchaser's Property. Any property of the Purchaser placed in Matrix's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by Matrix in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of Matrix.

19. Governing Law and Choice of Forum. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, Matrix and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without Matrix's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

20. Remedies Cumulative. Any of Matrix's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

21. Confidentiality. Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

22. Entire Agreement. This Agreement, including Matrix's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between Matrix and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both Matrix and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.

Performance Treadmill

PREMIUM LED CONSOLE

T-PS-PLED

For runners who demand intense performance and comfort in one, our Performance Treadmill exceeds expectations. Precision engineered and powerful, our durable components stand up to heavy use, high-intensity workouts and performance training for years, and smart maintenance features make it easy to keep it ready for a steady stream of true enthusiasts.



Give members the intuitive navigation of an LED with a more engaging look. An 8,000-pixel display fills the screen with color and sharp graphics, providing clear, easy-to-read feedback in large numbers and letters.

CONSOLE	
DISPLAY	8,000-pixel multi-color LED
WORKOUTS	Go, manual, Sprint 8†, Landmarks†, target heart rate, interval training, fat burn, rolling hills, constant watts†, glute training†, 5k/10k, fitness tests †Some of these programs may not be available on this frame.
LANGUAGES	English, German, French, Italian, Spanish, Dutch, Portuguese, Swedish, Finnish, Turkish, Danish, Polish
IFIT ON-DEMAND WORKOUTS	No
FAN	Yes
ANALOG TV	Optional; attachable add-on TV
DIGITAL TV	Optional; attachable add-on TV
IPTV	No
PRO:IDIOM COMPATIBILITY	Optional; attachable add-on Pro:Idiom TV (≠ IPTV)
WIFI	Yes
BLUETOOTH	Yes; heart rate
ANT+	No
RFID WIRELESS LOGIN	Optional
CONNECTS TO APPLE WATCH	Optional
MADE FOR IPHONE®, IPAD®, IPOD®	No
USB PORT	Yes; device charging, software updates
CONNECTS TO SAMSUNG GALAXY WATCH	No

WIRELESS CHARGING (QI)	No
CSAFE READY	Yes
AUTO WAKE-UP	No
FRAME	
DRIVE SYSTEM	5.0 hp AC Dynamic Response Drive System
SPEED RANGE	0.8-24 km/h / 0.5-15 mph
INCLINE RANGE	0-18% (1,300-lb. thrust-elevation motor)
RUNNING SURFACE AREA	152 x 56 cm / 60" x 22"
RUNNING SURFACE TYPE	Belt and deck
CUSHIONING SYSTEM	Ultimate Deck
HANDLEBAR DESIGN	Continuous multi-grip design
CROSSBAR CONTROLS	Yes
CONTACT & TELEMETRIC HR	Yes
STEP-ON HEIGHT	24 cm / 9.5"
SERVICE CASTER	Optional
CAST ALUMINUM END CAPS	Yes
MAX USER WEIGHT	182 kg / 400 lbs.
ETHERNET CONNECTIVITY	Yes
TREAD SENSE	Yes
ASSEMBLED DIMENSIONS	220.2 x 92.6 x 168.5 cm / 86.7" x 36.5" x 66.3"
POWER REQUIREMENTS	20 A dedicated circuit required, non-looped grounded
ASSEMBLED WEIGHT	197 kg / 434.3 lbs.
SHIPPING WEIGHT	231 kg / 509.3 lbs.



THANK YOU

MATRIX

MATRIX FITNESS
1600 LANDMARK DRIVE
COTTAGE GROVE, WI 53527
MATRIXFITNESS.COM

CONFIDENTIAL