



**BOARD OF DIRECTORS' MEETING
VIRTUAL ZOOM MEETING – Zoom
DRAFT AGENDA**

Tuesday, January 27, 2026 – 7:00 PM

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

Link: <https://us06web.zoom.us/j/97385179058?pwd=TUg1V1lvM011VStJS2k5b3NELOlRUT09>

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 – December 2, 2025 | 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) | 7:23 PM |
| IX. RESIDENT HEARINGS | 7:40 PM |
| A. ARC Appeal – Fine Waiver Request – Acct XXXX4490 | |
| B. ARC Appeal – Fine Waiver Request – Acct XXXX9431 | |
| C. ARC Appeal – Fine Waiver Request – Acct XXXX9695 | |
| D. ARC Appeal – Fine Waiver Request – Acct XXXX9017 | |
| E. ARC Appeal – Turf – Acct XXXX9261 | |
| X. EXECUTIVE SESSION – See Executive Session Agenda | 8:00 pm |
| <i>(For the purpose of consulting with legal counsel)</i> | |
| XI. MATTERS FOR BOARD DECISION | 8:40 PM |
| A. Street Light Trenching Repair – 400 CSB | Motion 2026 --0101 |
| B. Insurance Release – Erie Insurance – 441 CSB Light Pole | Motion 2026 – 0102 |

Prepared by:

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

Patrice Johnson (Assistant 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 DISCUSSION/INFORMATION	n/a
XIII.	MATTERS FOR BOARD INFORMATION Management Report <ul style="list-style-type: none">• Project Updates	8:45 PM
XIV.	NEW BUSINESS	n/a
XVI:	ADJOURN	8:50 PM

Next Board Meeting: Tuesday, February 24, 2026

DRAFT

Prepared by:
Steven P. Philbin, M ed., CMCA®, ARM®, PCAM® (General Manager)
Patrice Johnson (Assistant 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 STATON
BOARD OF DIRECTORS' MEETING
Tuesday, December 2, 2025, 7:00 P.M.**

NOTICE: This meeting was held in a hybrid format via Zoom and in-person in the Henderson Room.

BOARD MEMBERS PRESENT:

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

BOARD MEMBERS ABSENT

Brandon Hanlon, Secretary

OTHERS PRESENT:

Steve Philbin, M ed., CMCA®, ARM® PCAM®, General Manager
Patrice Johnson, Assistant General Manager
Takis Taousakis, Treasurer
Martha Romans, Chair CAC
Tricia Hemmel, Chair, CommComm
Tom Linton, Chair, ARC
Ray Celeste, Chair, CCFC
Andrew Yang, Chair, A&E

CALL TO ORDER:

Ms. Christensen called the meeting to order at 7:02 pm.

APPROVAL OF AGENDA:

Motion: Ms. Lampe moved and Mr. Stowe seconded the motion to APPROVE the agenda of the December 2, 2025, Board meeting as presented. **The motion passed unanimously, 6/0.**

APPROVAL OF MINUTES:

Motion: Ms. Barnes moved and Ms. Lampe seconded the motion to APPROVE the minutes of the October 28, 2025, Board meeting with the following amendment:

- Page 3 of 6, under Activities and Events Committee, change: Mr. Wang to Mr. Yang

The motion passed unanimously, 6/0.

CITY OF ALEXANDRIA POLICE DEPARTMENT – STAFF LIAISON:

No report.

CAMERON STATION CIVIC ASSOCIATION:

No report.

HOMEOWNER'S FORUM:

- Tricia Hemel: stated that the Give and Take Pantry is still ongoing, thanked everyone who has donated and stated they made their first donations to Tucker Elementary.
- Ray Celeste: Congratulated the Board members who ran for the Board and thanked them for volunteering their time.

TREASURER REPORT:

Mr. Taousakis reported that as of the end of October income is \$88,000; projected a positive variance for the end of the year; all Committees have done a great job spending within their budget; owners' equity is very healthy; investments are doing well; and the Financial Advisory Committee met with engineers for the elevator and will make their recommendation to the Board.

COMMITTEE REPORTS:

1. Financial Advisory Committee

No report.

2. Architectural Review Committee

Mr. Linton reported that the Committee reviewed sixteen applications at their October meeting, mostly for window and roof replacements; they had two requests to remove trees, which were approved and held six violation hearings.

3. Activities and Events Committee

Mr. Yang reported that the Committee is preparing for the Holiday Party this weekend.

4. Communications Committee

Ms. Hemel reminded everyone about the “Bucket List” due by December 31st; the end of the year Compass edition will be mailed soon; the Welcome Committee welcomed twenty-four new families this month and the Committee is still working on updating the website.

5. Facilities Committee

Mr. Celeste reported they are waiting on the delivery of a new treadmill; a resident recommended getting new dumbbells for the fitness center, and they were purchased; and the Committee recommends the appointment of a new member.

6. Common Area Committee

Ms. Romans reported that the Committee does not have any action items for the Board to consider; they did meet with the Landscape Architect with the City to discuss the tree planting in Linear Park beginning in 2026.

RESIDENT HEARINGS

None.

MATTERS FOR BOARD DECISION:

A. Committee Applicant (CCFC)

Motion: Ms. Lampe moved and Mr. Stowe seconded the motion to APPROVE the Cameron Club Facilities Committee Applicant -- Anne Pence as recommended at the CCFC Meeting. **The motion passed, 6/0.**

B. Elevator Consultant

Motion: Ms. Barnes moved and Ms. Lampe seconded the motion to APPROVE Michael Walsh to complete the necessary elevator consulting work related to the single elevator in the Cameron Club. **The motion passed, 6/0.**

C. Terminate Ad Hoc Paving Committee

Motion: Mr. Stowe moved and Mr. Ogg seconded the motion to APPROVE to terminate the Ad Hoc Paving Committee. **The motion passed, 6/0.**

D. Terminate Executive Committee

Motion: Mr. Stowe moved and Mr. Ogg seconded the motion to APPROVE to terminate the Executive Committee. **The motion passed, 6/0.**

MATTERS FOR BOARD DISCUSSION:

- NEW Board/Committee Training Date- The Board set the Board/Committee training date for January 20, 2026.
- Board of Directors – Tentative Meeting Schedule for 2026-The Board reviewed the 2026 meeting schedule and selected December 8, 2026, for the December meeting.
- 4th of July Flags Throughout Community-Ms. Christensen stated that a resident inquired about who should take down all the flags that are placed in the lawns after the 4th of July. Management will reach out to the resident who put them out on the 4th and talk to them about removing the flags after the holiday.
- Review of Documents and Policies- Ms. Christensen stated she would like to have the Board review all the current policies to make sure they still work and are adhering to them. The Committees could review their charters and any policies that pertain to their Committee and make recommendations, and the Board can review all other policies.

MATTERS FOR BOARD INFORMATION:

Management Report

- Project Updates: Mr. Philbin reported that the yearly assessment coupon books were ordered and will be mailed out soon and he has reached out to residents for volunteers for people who can shovel other homes for residents who cannot when it snows.

NEW BUSINESS:

None.

EXECUTIVE SESSION:

Motion: Mr. Stowe moved and Mr. Ogg seconded the motion to move into an executive session for the purpose of consulting with legal counsel. **The motion passed unanimously, 6/0, and the meeting was convened into executive session at 8:36 pm.**

Motion: Ms. Barnes moved and Ms. Lampe seconded the motion to exit the executive session. **The motion passed unanimously, 6/0, and the meeting was reconvened into open session at 9:23 pm.**

- i. Ratifying Decisions Made in Executive Session
No actions.

ADJOURNMENT:

Motion: Ms. Barnes moved and Ms. Lampe seconded the motion to adjourn the meeting at 9:29 pm. **The motion passed unanimously, 6/0.**

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

Cameron Station Community Association

Financial Advisory Committee Meeting

FAC Zoom Meeting at 7:00 pm on Monday December 1, 2025

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

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

MEETING Minutes

- I. Call to Order.
 - a. The meeting was called to order at 7:03 PM
 - b. Members Present: FAC Chairperson and Treasurer Takis Taousakis, Fred Blum, Jason Barnes, Matthew Rickert, and Mariane Lewis, Jodi Wittlin
 - 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 October 27, 2025, FAC Meeting Minutes.
 - a. The October 27, 2025, minutes were approved unanimously
- IV. Resident Open Forum
 - a. No residents attended the meeting
- V. Club House Elevator Improvement Proposals by CBA Elevator Consultants Mark Castrillon and Elevator Construction Consultants (ECC) Michael Walsh
 - a. The FAC heard proposals from two (2) elevator consulting firms to inspect and develop a modernization report for the Club House elevator
 - b. **Motion to recommend the BOD select ECC Michael Walsh to inspect and develop a modernization report of the Club House Elevator:** Jodi Wittlin moved and Fred Blum seconded the motion to recommend the Board of Directors approves contracting ECC Michael Walsh to inspect and provide a recommendation report to modernize the Club House Elevator.
The motion passed unanimously, 6/0

VI. Review of Financial Results

- a. **October 31, 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 \$19,022 more (better) than budget, and YTD operating expense was \$146,759 less (better) than budget providing a YTD net operating income \$165,781 better than budget.
- b. **Revenue and Expenses.** Actual YTD Operating Fund Net surplus at the end of October was \$88,069.

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

The delinquency percentage is .62% 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 of 10/31/2025 YTD operating liabilities and fund balance was \$1,128,224. The total replacement of YTD liabilities and fund balance was \$1,224,932.

- c. **Cameron Station Committee Spending and Committed Funds to mid-November 2025.** Committees continue to manage their budgets well shown by plan to close out their budgets in December with no issues.
- d. **Fund Investments** – Morgan Stanley. The FAC agreed to purchase a short term (approx. 6 month) Operating CD once the IVES BANK-CT CD matures on January 6, 2026.
- e. **Review of the CIRA accounting database** – 76.8% registered in ACH.

VII. Old Business

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

VIII. New Business

- a. **2026 Meeting Dates.** The FAC reviewed proposed 2026 meeting dates.
- b. **Monday, December 8, 2025, Committee member appreciation meeting**

IX. Adjournment – 9:07 PM

Cameron Station Community Association, Inc.
Common Area Committee (CAC)
Monday, January 12, 2026, at 7:00 pm

I. The meeting was called to order at 7:05 pm by Martha Romans, CAC Chair

Members present: Ms. Romans, Mr. Williams, Mr. Gathers, Mr. Kairouz (online),
Ms. McCollom, Ms. Stowe
Members not present: Ms. Lyle
Others in attendance: Mr. Stowe, Board Liaison
Patrice Johnson, CAMP Management

II. APPROVAL OF AGENDA

Ms. Romans proposed postponement of discussion of the Five-Year Pocket Park Design Plan until February when a Lancaster representative would be present.

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

III. APPROVAL OF MINUTES

Motion to approve the minutes of the November 10, 2025, meeting.
Moved by Mr. Williams; seconded by Ms. McCollom.
Motion passed

IV. HOMEOWNERS FORUM

There were no residents wishing to address the committee.

V. BOARD UPDATE: Mr. Stowe

- The new trash removal company, Patriot, is up and running. The board is well aware of legal rights concerning Bates and cost of the scramble in December will be addressed.
- All committees are asked to review their founding documents and to look at by-laws to determine any necessary updates for current tasks. This should include ad hoc sub committees.

Notes & discussion:

- Include review of committee documents on February agenda
- Irrigation is an ad hoc sub committee
- When are items assigned to oversight by the board rather than CAC? Examples: parking, trash, repaving, gazebo, periodic tree pruning issues. Are there tasks which should be re-assigned from the CAC to other committees?

VI. LANCASTER PREPRESENTATIVE REPORT

None

VII. MATTERS FOR COMMITTEE RECOMMENDATION

None

VIII. MATTERS FOR COMMITTEE DISCUSSION

Revised Five-Year Pocket Park Design Plan
Postponed to February

IX. MANAGEMENT REPORT: Ms. Johnson

A. Action Item List/Pending Tasks

B. Budget/Financial Committed Funds

- Review of FY2025 Reports
- Overall, on target; need to confirm final numbers
- Final review at February meeting

C. Tree Replacement List

Further clarification and detail are needed for locations and warranty status.
CAC will develop list of trees not covered by warranty and then seek proposals to determine replacement cost.

X. NEW BUSINESS AND ANNOUNCEMENTS

A. 2026 Calendar meeting dates: second Monday of month.
October 12 falls on Federal holiday; move to Oct. 19

B. Linear Park City Proposal

City plan for plantings was too late to include in packet. Ms. Johnson will send them electronically and CAC members are asked to provide feedback by the end of the week.

Ms. Lyle requested a review of the 5243-5249 Tancreti/ Bessley common area; 4 trees removed but not replaced.

Mr. Williams noted that a tree is missing in the pocket park at the corner of Knapp and Cameron Station Blvd. It was removed some time ago and not replaced.

Thanks to Jeff Gathers for hosting the December gathering.

XI. MOTION TO ADJOURN

Motion to adjourn 8:05 pm.

Moved by Ms McCollom; seconded by Mr. Williams

Motion passed

Respectfully submitted,
Linda Stowe, Secretary

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
January 14, 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)

CALL TO ORDER

Tricia Hemel called the meeting to order at 7:01 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 December 15, 2025, meeting with no changes.

Result: Motion carried.

III. RESIDENT OPEN FORUM

No residents were present.

IV. ITEMS FOR DECISION OR RECOMMENDATION

There were no items for decision or recommendation.

V. MATTERS FOR COMMITTEE INFORMATION

Management Report: Juana Michel reported that Patriot Disposal Services is working to replace the 96-gallon bins with smaller bins, if requested. She stated that management has mailed the 2026 guest passes and visitor parking passes.

She also reminded the Committee about the Board/Committee training on January 20, 2026.

Board Update: Sarah Barnes stated that the Board is working with management to address the situation with the trash and recycling services. She also stated that the Board is writing an article for *The Connection* to thank the volunteers for the December 2025 Cameron Station holiday party.

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
January 14, 2026

Committee Chair Report: Tricia Hemel stated that Emma Watson resigned her position on the Committee, and the position will be advertised.

She noted that the winners of the bucket list challenge shared the prize. She stated that the Committee will hold a quarterly photo contest in 2026.

She also noted that she met with all members of the Committee to discuss 2026 goals and thanked Committee members for their ideas.

The Compass Subcommittee: Carmen Mead stated that planned posts in *The Compass* will be on upcoming holidays and the February 2026 CPR class.

The Connection: Nothing to report.

Welcome Subcommittee: Susan Klejst reported that there are 7 new residents since the December meeting. April 11, 2026, is the next Meet & Greet event.

Social Media: Tricia Hemel reported that she continues to work with BRAND to post and monitor content.

Website: Gwen Toops stated that the Committee will review the website for broken links.

Analytics: Chris Brown shared that he will begin logging in analytics starting next month with January numbers.

Photography: Gwen Toops stated that the 2026 quarterly photo contest is underway, with submissions already received. She reported that the first drawing will be in early April. She also noted that the Committee will coordinate to ensure that photos are taken at upcoming Cameron Station events.

Community Outreach: Pat McCombie is working on the master list of key community contacts.

Bulletins & Signage: Nothing to report.

Budget: Tricia Hemel reported that the Committee budget is on track.

VI. OLD BUSINESS

None

VII. NEW BUSINESS

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
COMMUNICATIONS COMMITTEE MEETING
January 14, 2026

None

VIII. UPCOMING MEETINGS AND EVENTS

Board Meeting: January 27, 2026 – Tricia Hemel will attend
Communications Committee: February 11, 2026.

IX. ADJOURNMENT

Tricia Hemel adjourned the meeting at 8:20 pm.

Respectfully Submitted,
Gwen Toops

CAMERON STATION COMMUNITY ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
Wednesday, December 17, 2025

The regularly scheduled monthly meeting of the Architectural Review Committee (ARC) was held on Wednesday, December 17, 2025. The meeting was called to order at 19:00 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

Peter Braun (PB) – ARC Member
Kevin King (KK) – ARC Member
Tom Linton (TL) – ARC Chair
Trena Raines (TR) – ARC Member
Holland Stasi (HS) – ARC Member

MEMBERS ABSENT

Sharon Wilkinson (SW)

CHANGE OF ATTENDANCE

None

OTHERS IN ATTENDANCE VIA ZOOM

Cameron Station Residents
Brian Sundin – ARC Board Liaison
Avante Thomas, On-Site Covenants Administrator, Cameron Station Community Association

APPROVE AGENDA

MOTION: Approve the agenda for the November 19, 2025 ARC Meeting with the following changes:
Strike 4951 Brenman Park Dr #316 from the agenda – No action required on this application.

Moved By: KK

Seconded By: HS

For: All

Against: None

Absent: SW

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: • <i>Approved as Submitted</i> • <i>Approved w/ Stipulation</i>
---------	--------------------	-----------------------	--

			<ul style="list-style-type: none"> • Return for Additional Information • Denied
240 Murtha Dr	X	Landscaping – Retroactive	Denied: Artificial turf Moved By: TL Seconded By: KK For: All Against: None Absent: SW Abstain: None MOTION PASSED
240 Murtha St	X	Paver Installation – Retroactive	Approved Moved By: HS Seconded By: TR For: All Against: None Absent: SW Abstain: None MOTION PASSED
248 Murtha St	X	Roof Replacement	Approved w/ stipulation: New shingles to be installed will be charcoal in color Moved By: TR Seconded By: HS For: All Against: None Absent: SW Abstain: None MOTION PASSED
4906 B John Ticer Dr	X	Sign Installation	Motion: Final decision rests with Oakland Hall Condo Association; ARC will follow up. ARC has no concerns with the recommendation to install new signage; but OHCA should confer with CAC as well. Moved By: TL Seconded By: HS For: All Against: None Absent: SW Abstain: None MOTION PASSED
4906 Gardner Dr		Fence Replacement	Return for Additional Information: provide information on the fence stain and create a new application for the door paint (include color as well)

			Moved By: TL Seconded By: PB For: All Against: None Absent: SW Abstain: None MOTION PASSED
4951 Brenman Park Dr #316		HVAC Replacement	No action required
5170 California Ln		Roof Replacement	Return for Additional Information: Scope of work Moved By: TL Seconded By: KK For: All Against: None Absent: SW Abstain: None MOTION PASSED
5245 Bessley Pl	X	Door Replacement	Approved Moved By: TL Seconded By: HS For: All Against: None Absent: SW Abstain: None MOTION PASSED

APPROVAL OF ELECTRONICALLY REVIEWED APPLICATIONS

None.

APPROVAL OF ARC MEETING MINUTES

MOTION: Approve the ARC Meeting Minutes from the November 20, 2025 meeting, with the following edits: Sharon Wilkinson was not present.

Moved By: KK
Seconded By: PB
For: All
Against: None
Absent: SW
Abstain: None
MOTION PASSED

MATTERS FOR COMMITTEE DISCUSSION

- A. Board Update
 - a. Trash removal issues – transition from Bates to Patriot
 - b. DMS – not voted on during the last meeting due to changes to rules for celebratory signage; will likely be electronically voted on before the next meeting
 - c. EV charging questions/comments
- B. ARC Attendee at January board meeting – Tom Linton

VIOLATION HEARINGS

Acct: XX9460 (379 Livermore Ln; remove debris from walkway) – **Abated**

MOTION: Abate violation based on homeowner’s statement; Avante to verify for next meeting, otherwise fines be imposed and voted on at the January meeting

Moved By: TL

Seconded By: TR

For: HS, PB

Against: KK

Absent: SW

Abstain: None

MOTION PASSED

ADJOURN

MOTION: “I move to adjourn the meeting at 20:27”

Moved By: TL

Seconded By: PB

For: All

Against: None

Absent: SW

Abstain: None

MOTION PASSED

Minutes prepared by Trena Raines

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
December 3, 2025

1 **COMMITTEE MEMBERS PRESENT:**

2 Andrew Yang- Chair
3 Christina Damhuis-Committee Member
4 Sarah Turkaly-Committee Member
5 Kathy Schiller-Committee Member
6 Rely Rodriguez-Committee Member
7 Linda Taousakis-Committee Member

8

9 **COMMITTEE MEMBERS ABSENT:** Ruby Masood

10 **OTHERS PRESENT:** Megan Christensen – Board President, Dan Ogg – Board Liaison

11

12 **I. CALL TO ORDER**

13 **Motion:** The meeting is called to order at 7:38 p.m.

14

15 **II. APPROVAL OF MINUTES (No meeting held in November 2025)**

16

17 **III. ITEMS FOR RECOMMENDATION:**

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

19

20 1. Halloween Event (Saturday, October 27)

21

a. 500 goodie bags (had extra), 100 LED bracelets (about 100 attended)

22

b. 11 am start, 11:15 flash mob, 11:20 winner announcement timing worked

23

c. Could have used more judges, prizes worked out well again

24

d. Highly recommend volunteer to stay at parade start to distribute numbered cards

25

26 2. Game Night (Friday, November 14)

27

a. 12 people attended, mostly Mahjong, one table of board games

28

b. Attendance down from last time, will reconsider back in January

29

30 **IV. NEW BUSINESS**

31

32 1. Holiday Party (Sunday, December 7, noon – 3 pm)

33

a. Linda will collect check for La Casa catering

34

b. Andy booked Santa, Photo Booth, Furniture Rental, Petting Zoo (follow up with remaining check)

35

c. Christina will deliver alcohol to storage closet Thursday around 7:30 pm

36

d. Christina, Linda will provide slow cooker for mulled wine

37

e. Sarah will purchase 6 boxes of hot chocolate, 6 boxes of coffee from Dunkin', set up at 11:30 am in front of gazebo (next to petting zoo)

38

f. Andy will arrive at 9 am Sunday to start setting up, bring in drinks, and paper goods

39

g. Andy will provide speakers for music in gym and Great Room

40

41 2. New Committee Chair?

42

a. Discussed possibility of new chair/co-chair, it will be re-address in January

43

44 3. Crafting Event (February or March)

MINUTES
CAMERON STATION COMMUNITY ASSOCIATION
ACTIVITIES AND EVENTS MEETING
December 3, 2025

43 a. Linda mentioned the idea for a wreath crafting workshop

44

45 V. **ADJOURNMENT**

46 **Motion:** Andy _____ **MOVED** and Linda _____ **SECONDED** to adjourn the
47 meeting at 8:38 ___pm. The motion passed unanimously and the meeting was adjourned.

48

49 Respectfully Submitted,

50

51 Andrew Yang, Committee Chair

Attendees:

- Ray Celeste, CCFC Chair
- David Palmer, CCFC Member (Via Zoom)
- Jeffrey Lepak, CCFC Member
- Anne Pence, CCFC Member (Via Zoom)
- Patrice Johnson, AGM, CAMP Management (Via Zoom)
- Jill Bakner, Health Fitness
- Jordan DeVault, Health Fitness
- Marty Mendez, Homeowner (Via Zoom)

I. Call to Order

The meeting was called to order at 7:00pm.

II. Approval of Agenda

A motion was made to approve the agenda. The motion was seconded and approved unanimously.

III. Approval of Minutes from November 2025 meeting

Anne Pence requested that notes regarding her presentation to the CCFC at the previous meeting be added to the minutes of the November 2025 meeting. A motion to approve the minutes as amended to include Ms. Pence's additions was made, seconded, and passed unanimously.

IV. Homeowners' Forum

Homeowner Marty Menez was present via ZOOM. Mr. Menez raised two points. First, he said that working-in while using the gym usually works well. Mr. Menez reported, however, that during a recent work out another gym user "flew off the handle," began using vulgarities, and behaved in a physically threatening manner. He suggested that there be additional signs or efforts to remind gym users about gym etiquette. Second, he expressed concern about people who are obviously sick with colds and other illnesses using the gym without masks. Mr. Menez said that there is nothing in the rules about wearing masks when sick and asked if anything could be done to ensure that patrons using the gym use masks when sick.

V. Board Update

Board Liaison Brendan Hanlon was not present. CCFC Chair Celeste noted that there was no CCFC business before the board other than the approval of Ann Pence's application to join the CCFC.

VI. Matter for Committee Decision – 2026 Pool Hours Extension

After a short discussion recapping earlier discussions regarding extension of pool hours as requested by a group of residents, CCFC Chair Celeste moved “I make a motion to APPROVE the pool hours extension on Fridays from 4:30 pm to 8:30 pm in September 2026 in the amount of \$1,365.00. After being seconded the motion passed 2-1, with CCFC Members Lepak and Pence voting yea, and CCFC Member Palmer voting nay.

VII. Matters for Committee Discussion

Access Procedures

This is the latest in a series of discussions on access procedures. The discussions began when a resident raised concerns with CAMP about the requirement that all facilities users have Cameron Station issued photo identification to use the facilities. The resident had asserted that doing so in the case of a minor could be a violation of Virginia Law. The Board charged the CCFC with making a recommendation about what, if any, action to take regarding this request.

CCFC Chair reported that the HOA’s lawyer reviewed the existing access policy and said that it was in compliance with all applicable law.

The issue for discussion at the December meeting was: At what age should a resident be required to have an identification card with a photograph to use Cameron Station facilities? After discussion, Anne Pence made the motion “All residents 12 years and older will need to present photo identification to enter the Cameron Club or swimming pool, and all residents, regardless of age, will need to have a Cameron Station badge to enter the Cameron Club or swimming pool.” Ray Celeste seconded the motion, and it passed unanimously.

Fitness Center Complaint Update

Ms. Johnson briefed the committee on a recent complaint filed with CAMP about a resident’s behavior in the gym. She reported that Steve Philbin had a one-on-one meeting with a resident about the complaint and noted that there are no formal procedures in the Cameron Station procedures regarding misbehavior by residents in the gym.

VIII. Health Fitness Report

Health Fitness employee Jill Bakner provided the Cameron Club Monthly Report. Ms. Bakner reported on the initiation of Health and Fitness Programs beginning in January 2026. In response to the discussion about restricting gym access to persons who may be ill, Ms. Banker noted that generally the question of whether a person is well enough to use gym facilities is considered outside the scope of a gym manager.

Jordan DeVault, the new fitness instructor, introduced herself to the committee.

IX. Management Report

Ms. Johnson presented the Management Report which included a review of the Action Items list and Committee Funds. No significant issues were noted either.

X. New Business

The next CCFC meeting is scheduled for 8 January 2026, at 7:00pm. Future meetings will continue to be held on the second Thursday of the month through the balance of 2026.

CCFC Chair Celeste noted that the CCFC holiday party was scheduled for 18 December. The committee thanked CCFC Chair Celeste for his efforts in both organizing the event and his overall commitment to the CCFC.

XI. Adjournment

A motion to adjourn was made and properly seconded at 8:52pm. The Motion passed unanimously.

Cameron Station Community Assoc. 1/27/26 Board Meeting – Key Updates

Update by Sash Impastato Consiglieri
Cameron Station Civic Association

Current Matters

- 1. City Hall Repair and Remodeling**
- 2. Duke Street Projects**
- 3. Economic Summit/ALX Forward**
- 4. Somerville Street Speed Monitoring**
- 5. VDOT Upgrades to South Van Dorn Street**
- 6. Virginia Paving Asphalt Plant**

Green font indicates new additions from prior updates to the HOA board.

City Hall Repair and Remodeling

Civic Assoc. Position: The Civic Association is monitoring this matter due to the relocation of City services while remodeling occurs.

Implementation Date: Construction to begin in 2026 and last until 2028.

Current Status: Appeal of Board of Architectural Review's unanimous approval with additional requirements not approved by city staff sent to City Council. Assuming the appeal is addressed expeditiously, City Council approval is expected in the second quarter of 2026.

Next Step: Continue monitoring.

Project Summary: The City issued a press release on September 4, 2024, announcing that LEO A DALY had been selected as the design team for the renovation of City Hall and Market Square. This project was deferred five times and was originally projected to cost \$50 million and is now projected to cost \$110.2 million. The Planning Commission approved this project on June 23, 2025, which consists of the renovation and an approximately 10,304 square foot expansion of City Hall through infill of existing interior courtyards and fifth floor addition, renovation of Market Square and the demolition and reconstruction of the below grade parking garage.

On December 2, 2025, the City Manager appealed to the Board of Architectural Review's unanimous approval for the project to City Council since the approval came with a number of conditions opposed by city staff. The conditions include, among others, adding decorative chimneys, requiring that the new fifth floor event space be "unobtrusive," and adding an arched colonial style entrance to the building.

Relocations of City services and employees began in August 2025 and will continue through the end of 2025. In September 2025, the Department of Finance's Real Estate Division temporarily moved from City Hall to 100 N. Pitt St. and four Code Administration divisions permanently relocated to 4850 Mark Center Dr. (i.e., Plan Review, New Construction, Property maintenance, and Administrative Services). In January 2026, the City Manager's Office, Mayor and City Council offices, the City Clerk and the Department of Planning & Zoning will all move to Tavern Square at 421 King Street. The City Attorney's Office will move to 123 Pitt Street. All Department of Finance in-person services for taxpayers will be relocated to 4850 Mark Center Dr., 2nd Floor, Monday to Friday, from 8 a.m. to 5 p.m. For patrons needing to drop off payments, there will be a drop box located at Bankers Square (100 N. Pitt St), install date to be announced. The Alexandria City Council Chambers will relocate to the Del Pepper Resource Center (4850 Mark Center Dr.).

The City aims to start construction in 2026 and complete the project by 2028. For more information, go to: <https://www.alexandriava.gov/CityHall> and <https://www.alexandriava.gov/CityHallRelocation>.

Duke Street Projects

Civic Assoc. Position: The Civic Association is monitoring a number of these projects that are close to Cameron Station with respect to potential disruption of traffic along Duke Street.

Implementation Date: Ongoing.

Current Status: Ongoing.

Next Step: Continue monitoring.

Project Summary: The City launched a number of projects that will affect car traffic along Duke street. The six that comprise the "Duke Street Projects" are the (1) Duke Street in Motion (also referred to as the Duke Street Transitway), (2) Duke Street Traffic Mitigation Pilots, (3) the Duke Street at West Taylor Run Project, (4) the Adaptive Traffic Signal Project, (5) Duke Street & Route 1 Intersection Safety Improvements, (6) Duke Street Turn Calming. Of these, the Civic Association is following developments on items 1, 2, 4, and 6 above since they are closest to Cameron Station.

With respect to Duke Street in Motion, the City's website states that, since the Fall of 2025, survey crews began gathering technical information "to guide design" and that "[t]his work will continue into early 2026, laying the foundation for the project. Over the next two years, design will progress toward a final design milestone in spring 2027, with permitting completed by mid-2027. Construction is anticipated to begin shortly thereafter." With respect to the Intelligent Safety Systems project, the City's website notes that Phase I consists of installing adaptive signal control technology along the Duke Street and Van Dorn Street corridors. The work on Phase I began in summer 2025 and completion is anticipated in spring 2027. Phase II involves extending "adaptive signal coordination to additional key corridors throughout the City, improving real-time signal responsiveness, reducing travel delay, and enhancing multimodal system performance. The project will deploy advanced video detection and management systems to monitor traffic flow, detect congestion, and dynamically adjust

signal timing across the corridor.” With respect to Phase II, the design phase is from 2025 to 2027, construction from 2025 to 2027, and completion anticipated in Spring 2027. For more info, go to: <https://www.alexandriava.gov/DukeStreetProjects>.

Economic Summit/ALX Forward

Civic Assoc. Position: The Civic Association is monitoring this matter.

Implementation Date: Unclear when a vote by City Council will be taken.

Current Status: Community input being sought.

Next Step: Continue monitoring.

Project Summary: On May 8, 2025, the City, the Alexandria Economic Development Partnership and TIP Strategies held an Economic Summit. TIP Strategies discussed findings of their economic study and provided a “strategic framework and action plan to foster equitable economic development in Alexandria.” At the Summit, Mayor Gaskins stated that “[o]ur path forward must be grounded in the vision of our residents and our businesses, but also the insights of our data. Because when we listen deeply to our community and we pair that wisdom with strong analytics, we are going to be able to create a strategy that is not only innovative and impactful, but one that is actionable and enduring.”

On November 21, 2025, City staff issued a document titled “ALX Forward A Strategic Framework For Economic Growth” that follows themes presented at the Economic Summit on May 8, 2025. The ALX Forward Framework has the same three main goal areas as noted in the Economic Summit: place-based development; business retention and recruitment; and entrepreneurship and innovation. For place-based development the Framework prioritizes Potomac Yard, Old Town North, West End, Carlyle, and Eisenhower East. For business retention, the Framework proposes auditing economic development websites recognition, doing campaigns to support sports and entertainment events, disseminating business success stories, and leveraging Virginia Tech to attract investments from innovative industries. With respect to entrepreneurship and innovation, the Framework proposes expanding support for small businesses and fostering the growth of innovative, high-growth startups by building the entrepreneurship ecosystem, expanding incubator and accelerator spaces, and by fostering entrepreneurial skills.

On January 13, 2026, City Council approved the December 2025 updated draft titled “ALX Forward A Strategic Framework For Economic Growth” which, in large part, contains the same points as noted above in the November 21, 2025, draft. 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. For more info, go to: <https://www.alexandriava.gov/ALXForward> and <https://www.alexandriava.gov/EconomicSummit>.

Somerville Street Speed Monitoring

Civic Assoc. Position: The Civic Association is communicating with the community police liaison for purposes of monitoring speed along Somerville Street.

Current Status: Awaiting speed monitoring results.

Next Step: Continue monitoring.

Project Summary: In September 2025 and then in December 2025, the Civic Association was approached by two community members about potential speeding issues on Somerville Street. As a consequence, we have been communicating with the police liaison to the community so that the police could assess the extent to which there might be speeding and, if necessary, then propose possible safety solutions. In November 2025, the police put a speed monitor on the portion of Somerville near Duke Street. In addition, we have requested that the monitoring device also be placed at the end of Somerville closest to where the Farmers Market is held. On January 5, 2026, our police liaison told us that he had asked for the speed monitor to be relocated to the portion of Somerville near the Farmers Market, and he also provided us with a copy of the report on the speed monitor on the portion of Somerville near Duke Street. Our police liaison said that the report “showed that the traffic is overwhelmingly compliant with the speed limit.” The report, among other things, notes that the average speed on that portion of Somerville is 13 MPH with only 7 of a total of 38,751 vehicles going beyond the posted 25 MPH speed limit.

VDOT Upgrades to South Van Dorn Street

Civic Assoc. Position: The Civic Association is monitoring the situation since these plans by the Virginia Department of Transportation (VDOT) will undoubtedly have a huge impact on traffic along South Van Dorn Street even though the study area is in Fairfax.

Implementation Date: This study is scheduled for completion in late 2026.

Current Status: Public outreach.

Next Step: Continue monitoring.

Project Summary: In February 2025, VDOT launched a Strategically Targeted Affordable Roadway Solutions (STARS) study to assess “potential safety, operational, transit and bicycle/pedestrian improvements along the two-and-a-half mile stretch of South Van Dorn Street (Route 613) between Telegraph Road (Route 611) and the Alexandria city limits.” STARS studies do not set construction dates for any improvements but develop proposed improvements that localities can pursue for funding.

An open house was held on January 14, 2026 to go over VDOT-endorsed choices for roadway improvements for the area of S. Van Dorn Street between Telegraph Road and the Alexandria city limits, as well as three-quarters of a mile of Franconia Road between Grovedale Drive and S. Van Dorn Street. The proposed alternatives being evaluated are for the following locations: South Van Dorn Street and I-95/I-495 (Capital Beltway) ramps (the area closest to Cameron Station); South Van Dorn Street and Crown Royal Drive; South Van Dorn Street and Franconia Road.; Franconia Road and Beulah Street; South Van Dorn Street and Kingstowne Boulevard; South Van Dorn Street and Telegraph Road; Multimodal improvements through the

South Van Dorn Street corridor and along Franconia Road between Grovedale Drive and South Van Dorn Street. Currently, for the study area closest to Cameron Station which is South Van Dorn Street and I-95/I-495 (Capital Beltway) ramps, the conceptual plan is for the following: “Roadway widening and enhanced advance signage to alert driver to lane configuration.”; “Red inlaid pavement markers and signage to alert drivers to wrong way.”; “ Install ‘No Turn on Red’ sign mounted on signal mast arm for additional lane.”; and “Existing signage to remain.” For more information, go to: <https://www.vdot.virginia.gov/projects/northern-virginia-district/south-van-dorn-street-stars-study-in-fairfax-county/#Overview0> and https://www.vdot.virginia.gov/media/vdotvirginiagov/projects/northern-virginia/Display-Boards---South-Van-Dorn-Street-STARS-Study-Open-House-January-2026_acc01142026_PM.pdf

Virginia Paving Asphalt Plant

Civic Assoc. Position: The Civic Association is monitoring this project to ensure that Virginia Paving complies with its current special use permit (“SUP”) by vacating its property on or before January 1, 2027.

Implementation Date: January 1, 2027.

Current Status: Virginia Paving has received bids to buy its property, but its outside council has stated that they would file a lawsuit if the City attempted to enforce this provision of its SUP.

Next Step: City staff is supposed to make formal inquiry of Virginia Paving in 2025 as to the progress they have made to ensure their departure on January 1, 2027.

Project Summary: The Civic Association understands that there are parties that may be interested in acquiring the land upon which the Virginia Paving Company asphalt plant in Alexandria currently operates. Should these negotiations reach fruition, it is conceivable that the asphalt plant will cease its operations prior to the January 1, 2027, deadline imposed by Alexandria City Council in its current SUP. This plant is on Courtney Avenue off of Van Dorn Street and a block up from Modera Tempo on South Pickett Street (5601 Courtney Avenue) and less than a football field away from Tucker Elementary School. The Civic Association took the lead in ensuring that the City imposed a sunset provision on plant operations in 2006 as part of its SUP and again in 2019 when that provision was enforced by City Council. As part of the 2006 SUP, the plant was also required to implement many environmental upgrades. Prior to these upgrades, Virginia Paving had been cited for over two dozen federal, state, and local environmental violations. In response to an inquiry from the Cameron Station Civic Association, on January 15, 2025, the Director of the Planning & Zoning Department, Karl Moritz, informed us that “[t]he Virginia Paving SUP approval, which allows the asphalt use to continue operating until January 1, 2027, directs staff to inquire with the applicant after 2024 about their redevelopment plans. That requirement is on our radar and now that it is January 2025, we will be formally reaching out to Virginia Paving shortly. Once we receive information about the status of the site, we will share that information with City Council and with the community, including Cameron Station (of course!).”

On November 4, 2025, the Cameron Station Civic Association sent Paul Stoddard (Director of Planning & Zoning) an email requesting that City staff make inquiry of Virginia Paving as to the status of their plans to relocate by January 1, 2027. On November 13, 2025, Director Stoddard stated that “[w]e’ll need to reach out to them for updates on their plans. I will let you know when I have additional information.”

Since we did not hear back from Director Stoddard on this time sensitive matter in over two months, the Cameron Station Civic Association sent a follow up email on January 19, 2026 to Director Stoddard with copies to, among others, the Mayor, City Council, the City Manager and the City Attorney. We requested that the City let us know what, if anything, Virginia Paving Company has done to be able to relocate by January 1, 2027. We also asked the City to let us know what the City intends to do to ensure that Virginia Paving complies with conditions 63 and 75 of its current SUP that was issued in 2019 (which require the plant to issue annual reports on its relocation progress and request a change in zoning to facilitate the relocation, respectively) as well as who will be responsible for the extensive environmental clean-up that will be required once Virginia Paving vacates the premises.

Upcoming Civic Association Meetings

Membership Meetings: at 7:00-8:30pm = February 4, March 4, May 6 , September 2, and November 4, 2026.

Executive Committee Meetings: at 7:00-8:30pm = April 1, June 3, August 5, and October 7, 2026.

Become a voting member of the Civic Association. Cameron Station residents, Cameron Station real property owners, and business owners (ages 18 or older) are non-voting Cameron Station Civic Association members. If you would like to have a vote on Civic Association matters or become eligible for leadership positions, you can become a voting member for just \$20 per year. This small fee supports the Civic Association's operating expenses and helps us continue representing the neighborhood effectively. Voting members also receive more detailed updates on matters affecting Cameron Station and are eligible to become officers or directors. To become a voting member of the Civic Association, you must fill out our membership form at https://www.cameronstation.org/pdf/images/CSCA_Civic_Membership_Form_2025.pdf. You can pay the \$20 per person annual membership fee by cash or a check (made payable to the Cameron Station Civic Association) or pay via Zelle to cameronstacivic@gmail.com. If paying by cash or check, send the payment with your membership form to: Cameron Station Civic Association 200 Cameron Station Blvd, Alexandria, VA 22304. If using Zelle, send the membership form cameronstacivic@gmail.com which can also be used to contact us.



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

Waiver of ARC Fine – Acct Rxxxx9490

422 Ferdinand Day Dr – Sara & Joshua Wilson

ABATED

NOT ABATED

This property was fined for not replacing missing screens (front of home).

FINE AMT: \$780

Add'l Comments: Abated on 1/8/26

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

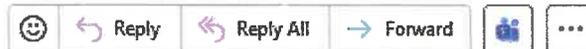
Reimbursement Request - 422 Ferdinand Day Drive



jdub7900@gmail.com

To Avante Thomas

You replied to this message on 1/8/2026 11:14 AM.



Thu 1/8/2026 10:34 AM

You don't often get email from jdub7900@gmail.com. [Learn why this is important](#)

Avante Thomas, Covenants Administrator
Cameron Station Community Association

RE: Formal Reimbursement Request
Board Meeting January 27th, 2026
Owners: Sara M & Joshua A Wilson
106 Falcon Ridge Rd
Great Falls, VA 22066

Per earlier email confirming left front façade/3rd floor window screen replacement was completed 1/6/2026 by American Screen & Glass in Sterling, VA.

Respectfully requesting Cameron Station Community Association Board consider reimbursement of \$360 (and/or any additional amounts paid) at their next meeting January 27th.

Sincere apologies for the delay in addressing due to myriad work challenges faced by thousands in DMV areas and contractor holiday scheduling.

John W. Wilson,
501-350-0616 cell
*Father of Josh Wilson
Rockville, MD

Account Statement



Statement

Open Balance

Begin Date: 01/20/2025



End Date: 01/20/2026



Sub Ledger: All

Refresh

Actions

Beginning Balance: \$15.25

Type	Document Date	Document No	Description	Charge	Payment	Balance	Sub Ledger
Payment	03/28/2025	90733827			\$432.80	(\$417.55)	Undesignated Payment
Regular Assessments	04/01/2025	RAS-2025Q2-7377015-996	Quarterly Regular Assessment 2 for 2025	\$448.05		\$30.50	Assessment
Payment	06/06/2025	92031718			\$30.50	\$0.00	Undesignated Payment
Payment	06/30/2025	92217375			\$448.05	(\$448.05)	Undesignated Payment
Regular Assessments	07/01/2025	RAS-2025Q3-7833422-160	Quarterly Regular Assessment 3 for 2025	\$448.05		\$0.00	Assessment
Fines	09/25/2025	FINE-8263923-1	Violation Fine-Violation-7945162	\$70.00		\$70.00	Architectural
Payment	09/30/2025	93698133			\$448.05	(\$378.05)	Undesignated Payment
Regular Assessments	10/01/2025	RAS-2025Q4-8174019-314	Quarterly Regular Assessment 4 for 2025	\$448.05		\$70.00	Assessment
Fines	10/02/2025	FINE-8278416-1	Violation Fine-Violation-7945162	\$70.00		\$140.00	Architectural
Fines	10/09/2025	FINE-8322354-1	Violation Fine-Violation-7945162	\$70.00		\$210.00	Architectural
Fines	10/23/2025	FINE-8366802-1	Violation Fine-Violation-7945162	\$140.00		\$350.00	Architectural
Fines	10/30/2025	FINE-8375025-1	Violation Fine-Violation-7945162	\$70.00		\$420.00	Architectural
Payment	11/25/2025	490			\$420.00	\$0.00	Undesignated Payment
Fines	12/05/2025	FINE-8511791-1	Violation Fine-Violation-7945162	\$360.00		\$360.00	Architectural
Payment	12/30/2025	95250654			\$448.05	(\$88.05)	Undesignated Payment
Regular Assessments	01/01/2026	RAS-2026Q1-8491540-955	Quarterly Regular Assessment 1 for 2026	\$460.51		\$372.46	Assessment
Late Fee Charges	01/10/2026	LFC-2026M1-8662462	Late Fee for January 2026	\$25.00		\$397.46	Assessment

Total: \$2,609.66

Total: \$2,227.45

Balance: \$397.46



FIRST CLASS MAIL

September 18, 2025

422 Ferdinand Day Dr

Alexandria, VA 22304

FINAL LETTER – Notification that a Fine has been imposed.

Dear Sara M & Joshua A Wilson:

It has been reported or observed during Yearly Comprehensive site inspection performed on June 12, 2025, that the property at 422 Ferdinand Day Dr 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:

"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."

"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. 2. Structures (i.e., fences, decks, balconies etc.) in need of staining, repairing, sealant or upgrading. 3. Inoperable exterior light fixtures and bulbs. 4. Broken windows, broken, missing, or fallen shutters and/or missing or torn screens..."

To bring this property into compliance: Please replace missing screens (front of home); Please clean garage door. This violation specifically regards: **Please replace missing screens (front of home); Please clean garage door**

A hearing was held on **9/17/2025** 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. **Please reach out to the Covenants Administrator to report that the violations have been resolved 703-567-4881.**

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 CAMSTATI@CiraMail.com or call us at 855-477-2267.

Sincerely,

Covenants Administrator

Cameron Station Community Association



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

Hearing Notice
8/26/2025

Dear Sara M & Joshua A Wilson:

This is a notice in reference to multiple friendly notices that were sent to you. It has been reported or observed <Avante Thomas> on 06/12/2025 at 422 Ferdinand Day Dr, 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. 2. Structures (i.e., fences, decks, balconies etc.) in need of staining, repairing, sealant or upgrading. 3. Inoperable exterior light fixtures and bulbs. 4. Broken windows, broken, missing, or fallen shutters and/or missing or torn screens..."

"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):

Please replace missing screens (front of home). This violation specifically regards the following item(s): Please replace missing screens (front of home). It was noted that this violation occurred in the following location: Windows. To bring this property into compliance, please repair, replace and/or properly maintain all improvements to your property.

Please clean garage door. This violation specifically regards the following item(s): Please clean garage door. It was noted that this violation occurred in the following location: Garage. 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 Wednesday, September 10th 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 CAMSTATI@ciemail.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, September 17th,2025 @ 7:00pm

Hearing Location: - <https://zoom.us/j/99389388522?pwd=OzB4Yy9YclVlL3pncE5STzJHYWF1QT09>

-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@ciramail.com or drop off at the address below. The Exterior Modification Application can be obtained on the Resident Portal at www.ciranet.com/ResidentPortal.

6. You may have special rights or relief related to the enforcement action under Federal law, including the Civil Members Service Relief 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.ciranet.com/ResidentPortal or call us at 703-567-4881 or by email at bkebede@gocampmgmt.com.

Cameron Station Community Association, Inc.

Avante Thomas
Architectural Covenants Administrator



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

2nd Notice of Violation

7/23/25

RE: 422 Ferdinand Day Dr

Dear Sara M & Joshua A Wilson 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 422 Ferdinand Day Dr during a recent site inspection.

Please replace missing screens (Front of Home) - Windows

"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. 2. Structures (i.e., fences, decks, balconies etc.) in need of staining, repairing, sealant or upgrading. 3. Inoperable exterior light fixtures and bulbs. 4. Broken windows, broken, missing, or fallen shutters and/or missing or torn screens..."

Please clean garage door – Garage

"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 CAMSTATI@ciramail.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://cameronstation.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.
 c/o Community Association Management Professionals
 PO Box 803555
 Dallas, TX 75380-3555

VIOLATION NOTICE



Current Resident
 422 Ferdinand Day Dr
 Alexandria, VA 22304

Account Number	R0628203L0509490
Community ID	CAMSTATI
Property Address	422 Ferdinand Day Dr Alexandria, VA 22304
Violation Notice ID	7945162
Notice Type	Violation Notice

June 13, 2025

RE: Please replace missing screens (front of home)

Dear 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 422 Ferdinand Day Dr during a recent site inspection.

This violation specifically regards the following item(s): Please replace missing screens (front of home). It was noted that this violation occurred in the following location: Windows.

To bring this property into compliance, please replace the missing screens(s) on your home.

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.*
2. *Structures (i.e., fences, decks, balconies etc.) in need of staining, repairing, sealant or upgrading.*
3. *Inoperable exterior light fixtures and bulbs.*
4. *Broken windows, broken, missing, or fallen shutters and/or missing or torn screens..."*

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





A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

Waiver of ARC Fine – Acct Rxxxx9431

341 Helmuth Ln – Brittney Becker & Andrew Naber

ABATED

NOT ABATED

This property was fined for not staining the fence and deck to match.

FINE AMT: \$800

Add'l Comments:

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

12/31/2025

To: Cameron Station Community Association

Re: Reimbursement for Architectural Fines after remediation efforts

We are writing to formally request reimbursement for the architectural fines assessed in connection with exterior painting work on our property, which have been assessed *after* these cited violations have been under remediation and which we have communicated to the front office. See fines below for reference.

Date	Fine Number	Amount
10/03/2025	8279846-1	\$70.00
11/07/2025	8425833-1	\$350.00
12/05/2025	8512302-1	\$280.00
Total		\$700.00

Upon receiving notice of this violation in August, we obtained multiple contractor bids, which take a significant amount of time. Further, multiple contractors failed to appear for scheduled estimates, did not provide completed estimates, cited labor shortages, or provided prohibitively expensive proposals. Ultimately, the work could only proceed with a third contractor.

We have contracted Patrick's Painting & Home Improvement to complete the required work and have already paid the initial installment and completed initial work. This painting work first required minor board replacement, which take time to season before painting can occur. This work was performed as promptly as the situation would allow. Weather conditions further limited the ability to finish work, as painting could not proceed safely or effectively until temperatures were sufficiently warm. The remaining work will resume as soon as weather conditions permit.

From the time the initial violation notice was issued through today, we have acted in good faith to resolve the issue as quickly as possible. Throughout the process we maintained ongoing communication with Cameron Station representatives to ensure full compliance with approved paint colors and styles and that we were making efforts to ameliorate this.

We respectfully request reimbursement of the architectural fines assessed during this period. Delays due to weather and contractor availability are out of our control. We would greatly appreciate it if this matter could be brought before the Board for consideration at the meeting scheduled for January 27. Please do not hesitate to contact us should additional information or documentation be required.

Andrew Michael Naber, PhD

Brittney Nicole Becker, PhD

341 Helmuth Lane

Alexandria, VA

22304

Phone: (410) 279-7125

Email: AndrewMNaber@gmail.com, beckerbrittney15@gmail.com

Account Statement



Statement

Open Balance

Begin Date: 01/20/2025



End Date: 01/20/2026



Sub Ledger: All

Refresh

Actions

Beginning Balance: \$0.00

Type	Document Date	Document No	Description	Charge	Payment	Balance	Sub Ledger
Regular Assessments	04/01/2025	RAS-2025Q2-7377015-67	Quarterly Regular Assessment 2 for 2025	\$448.05		\$448.05	Assessment
Payment	04/02/2025	90883342			\$448.05	\$0.00	Undesignated Payment
Regular Assessments	07/01/2025	RAS-2025Q3-7833422-965	Quarterly Regular Assessment 3 for 2025	\$448.05		\$448.05	Assessment
Payment	07/02/2025	92334545			\$448.05	\$0.00	Undesignated Payment
Fines	09/26/2025	FINE-8265802-1	Violation Fine-Violation-7905227	\$100.00		\$100.00	Architectural
Regular Assessments	10/01/2025	RAS-2025Q4-8174019-568	Quarterly Regular Assessment 4 for 2025	\$448.05		\$548.05	Assessment
Payment	10/02/2025	93792031			\$448.05	\$100.00	Undesignated Payment
Fines	10/03/2025	FINE-8279846-1	Violation Fine-Violation-7905227	\$70.00		\$170.00	Architectural
Fines	11/07/2025	FINE-8425833-1	Violation Fine-Violation-7905227	\$350.00		\$520.00	Architectural
Payment	11/24/2025	2322232			\$520.00	\$0.00	Undesignated Payment
Fines	12/05/2025	FINE-8512302-1	Violation Fine-Violation-7905227	\$280.00		\$280.00	Architectural
Payment	12/31/2025	2351522			\$740.51	(\$460.51)	Undesignated Payment
Regular Assessments	01/01/2026	RAS-2026Q1-8491540-69	Quarterly Regular Assessment 1 for 2026	\$460.51		\$0.00	Assessment

Total: \$2,604.66

Total: \$2,604.66

Balance: \$0.00



FIRST CLASS MAIL

August 22, 2025

341 Helmuth Ln

Alexandria, VA 22304

FINAL LETTER – Notification that a Fine has been imposed.

Dear Brittney Nicole Becker & Andrew Naber:

It has been reported or observed during Yearly Comprehensive site inspection performed on May 8, 2025, that the property at 341 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..."

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

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 CAMSTATI@CiraMail.com or call us at 855-477-2267.

Sincerely,

Covenants Administrator

Cameron Station Community Association

Hearing Notice
7/8/2025

Dear Brittney N Becker & Andrew Naber:

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 341 Helmuth Ln, 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..."*

This violation specifically regards the following item(s):

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.

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 CAMSTATI@ciramail.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=QzB4Yy9YclYlL3pncE5STzJHYWF1QT09>

-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@ciramail.com or drop off at the address below. The Exterior Modification Application can be obtained on the Resident Portal at www.ciranet.com/ResidentPortal.

6. You may have special rights or relief related to the enforcement action under Federal law, including the Civil Members Service Relief 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.ciranet.com/ResidentPortal or call us at 703-567-4881 or by email at bkebede@gocampmgmt.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: 341 Helmuth Ln

Dear Brittney Nicole Becker & Andrew Naber 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 341 Helmuth Ln 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..."

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 CAMSTATI@ciramail.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://cameronstation.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.
 c/o Community Association Management Professionals
 PO Box 803555
 Dallas, TX 75380-3555

VIOLATION NOTICE



**BRITTNEY NICOLE BECKER & ANDREW NABER OR
 CURRENT RESIDENT**
 341 HELMUTH LN
 ALEXANDRIA, VA 22304

Account Number	R0688245L0509431
Community ID	CAMSTATI
Property Address	341 Helmuth Ln Alexandria, VA 22304
Violation Notice ID	7905227
Notice Type	Violation Notice

May 08, 2025

RE: Please stain fence / deck to match

Dear BRITTNEY NICOLE BECKER & ANDREW NABER 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 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 341 Helmuth Ln during a recent site inspection.

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





A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

Waiver of ARC Fine – Acct Rxxxx9695

133 Martin Ln – Ronald & Sharon Christenson

ABATED

NOT ABATED

This property was fined for not 1) repairing above front door & 2) the cleaning of the left exterior of home.

FINE AMT: \$280

Add'l Comments: Two violations were fined for this property.
1/2/26 \$140 check was received in office

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

January 12, 2026

S. M. Christenson

43279 Warwick Hills Court

Leesburg, VA 20176

Covenants Administrator

Cameron Station

200 Cameron Station Boulevard

Alexandria, Va 22304

Dear Sir/Madam

This is a ridiculous fine for allowing a bird to nurse its eggs until they were ready to fly. And honestly, the side of the building was washed, it just was not reported. I am enclosing half of the fine but I don't really think we owe anything and the full amount should be reimbursed. You have a lot of nerve doing this considering the screwed-up garbage situation. Fine yourself!

A link in our communication is my son and resident S. Scot Christenson. He can speak to you on any issues at any time as he is part of the Christenson Family Trust that owns the townhouse.

Sincerely,



Sharon McIntyre Christenson

Owner of 133 Martin Lane, Cameron Station, Alexandria, VA

702 350 0184

Scot Christenson

703 203 3180

January 9, 2026

S. M. Christenson

43279 Warwick Hills Court

Leesburg, VA 20176

Covenants Administrator

Cameron Station

200 Cameron Station Boulevard

Alexandria, Va 22304

Dear Sir/Madam

Although I cannot find it, I received a fine from your committee for non-compliance for a mess above the front door. Well, it was the temporary home of a mother and her chicks, as soon as they left, we removed the nest. The left side of the building has been cleaned. I think my crime was not notifying you. I do not think there should be a fine of \$10 a day. The work was done.

A link in our communication is my son and resident S. Scot Christenson. He can speak to you on any issues at any time as he is part of the Christenson Family Trust that owns the townhouse.

Sincerely,

Sharon McIntyre Christenson

Owner of 133 Martin Lane, Cameron Station, Alexandria, VA

702 350 0184

Scot Christenson

703 203 3180

Account Statement



Statement

Open Balance

Begin Date: 01/20/2025 End Date: 01/20/2026 Sub Ledger: All

Refresh Actions

Beginning Balance: \$0.00

Type	Document Date	Document No	Description	Charge	Payment	Balance	Sub Ledger
Regular Assessments	04/01/2025	RAS-2025Q2-7377015-688	Quarterly Regular Assessment 2 for 2025	\$448.05		\$448.05	Assessment
Payment	04/02/2025	90882346			\$448.05	\$0.00	Undesignated Payment
Regular Assessments	07/01/2025	RAS-2025Q3-7833422-282	Quarterly Regular Assessment 3 for 2025	\$448.05		\$448.05	Assessment
Payment	07/02/2025	92333371			\$448.05	\$0.00	Undesignated Payment
Fines	09/25/2025	FINE-8263938-1	Violation Fine-Violation-7871129	\$70.00		\$70.00	Architectural
Fines	09/25/2025	FINE-8263939-1	Violation Fine-Violation-7871128	\$70.00		\$140.00	Architectural
Regular Assessments	10/01/2025	RAS-2025Q4-8174019-94	Quarterly Regular Assessment 4 for 2025	\$448.05		\$588.05	Assessment
Fines	10/02/2025	FINE-8278420-1	Violation Fine-Violation-7871129	\$70.00		\$658.05	Architectural
Fines	10/02/2025	FINE-8278422-1	Violation Fine-Violation-7871128	\$70.00		\$728.05	Architectural
Payment	10/02/2025	93791082			\$448.05	\$280.00	Undesignated Payment
Regular Assessments	01/01/2026	RAS-2026Q1-8491540-388	Quarterly Regular Assessment 1 for 2026	\$460.51		\$740.51	Assessment
Payment	01/02/2026	95368889			\$460.51	\$280.00	Undesignated Payment

Total: \$2,084.66 Total: \$1,804.66 Balance: \$280.00

Cameron Station Community Association, Inc.
 PO Box 803555
 Dallas, TX 75380-3555

STATEMENT

Statement Date	10/16/2025
Account Number	R0628406L0509695
Check Digit	9
Community ID	CAMSTATI
Property Address	133 Martin Ln Alexandria, VA 22304

Ronald & Sharon Christenson
 43279 WARWICK HILLS CT
 LEESBURG, VA 20176

Access your account at www.ciranet.com/residentportal or via **CiraMobile**, available in the Apple App Store for iOS and Google Play Store for Android. Create a customer service request via email at contactus@gocampmgmt.com or contact us via phone toll-free at 855-477-2267 or 855-477-CAMP.

Date	Document No	Description	Charges	Payments	Balance
Balance Forward: Sep 01, 2025					\$0.00
09/25/2025	FINE-8263938-1	Violation Fine-Violation-7871129	\$70.00		\$70.00
09/25/2025	FINE-8263939-1	Violation Fine-Violation-7871128	\$70.00		\$140.00
10/01/2025	RAS-2025Q4-8174019-94	Quarterly Regular Assessment 4 for 2025	\$448.05		\$588.05
10/02/2025	FINE-8278420-1	Violation Fine-Violation-7871129	\$70.00		\$658.05
10/02/2025	FINE-8278422-1	Violation Fine-Violation-7871128	\$70.00		\$728.05
10/02/2025	93791082	Payment Received - Thank You.		\$448.05	\$280.00

SHARON M CHRISTENSON
 43279 WARWICK HILLS CT
 LEESBURG, VA 20176-3951

363
68-7497/2560

10/12/25
DATE

PAY TO THE ORDER OF Cameron Station Community Assoc 140 00
One hundred + forty DOLLARS

NAVY FEDERAL Credit Union

FOR Sharon Christenson

⑆ 256074974⑆0363⑆7187872655⑆00⑆

TRANST ROUTING NUMBER CHECK NUMBER ACCOUNT NUMBER



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

FIRST CLASS MAIL

September 18, 2025

133 Martin Ln

Alexandria, VA 22304

FINAL LETTER – Notification that a Fine has been imposed.

Dear Ronald & Sharon Christenson:

It has been reported or observed during Yearly Comprehensive site inspection performed on April 8, 2025, that the property at 133 Martin 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:

"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 repair above front door; Please clean left exterior of home. This violation specifically regards: **Please repair above front door; Please clean left exterior of home.**

A hearing was held on **9/9/2025** 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. **Please reach out to the Covenants Administrator to report that the violations have been resolved 703-567-4881.**

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 CAMSTATI@CiraMall.com or call us at 855-477-2267.

Sincerely,

Covenants Administrator

Cameron Station Community Association

Hearing Notice
8/25/2025

Dear Ronald & Sharon Christenson:

This is a notice in reference to multiple friendly notices that were sent to you. It has been reported or observed <Avante Thomas> on 04/08/2025 at 133 Martin Ln, 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:

"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):

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

Please clean left exterior of home. This violation specifically regards the following item(s): Please clean left exterior of home. 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.

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, September 9th 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 CAMSTATI@ciramail.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, September 17th, 2025 @ 7:00pm

Hearing Location: - <https://zoom.us/j/99389388522?pwd=QzB4Yy9YdUxL3pncE5STzJHYWF1QT09>

-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@ciramail.com or drop off at the address below. The Exterior Modification Application can be obtained on the Resident Portal at www.ciranet.com/ResidentPortal.

6. You may have special rights or relief related to the enforcement action under Federal law, including the Civil Members Service Relief 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.ciranet.com/ResidentPortal or call us at 703-567-4881 or by email at bkebede@gocampmgmt.com.

Cameron Station Community Association, Inc.

Avante Thomas
Architectural Covenants Administrator



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

2nd Notice of Violation

4/25/25

RE: 133 Martin Ln

Dear Ronald & Sharon Christenson 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 133 Martin Ln during a recent site inspection.

Please repair above front door – Doors

"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."

Please clean left exterior of home – Other

"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 CAMSTATI@ciramail.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://cameronstation.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.
 c/o Community Association Management Professionals
 PO Box 803555
 Dallas, TX 75380-3555

VIOLATION NOTICE



Current Resident
 133 Martin Ln
 Alexandria, VA 22304

Account Number	R0628406L0509695
Community ID	CAMSTATI
Property Address	133 Martin Ln Alexandria, VA 22304
Violation Notice ID	7871128
Notice Type	Violation Notice

April 08, 2025

RE: Please clean left exterior of home

Dear 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 133 Martin Ln during a recent site inspection.

This violation specifically regards the following item(s): Please clean left exterior of home.

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 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



Current Resident
 133 Martin Ln
 Alexandria, VA 22304

Account Number	R0628406L0509695
Community ID	CAMSTATI
Property Address	133 Martin Ln Alexandria, VA 22304
Violation Notice ID	7871129
Notice Type	Violation Notice

April 08, 2025

RE: Please repair above front door

Dear 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 133 Martin Ln during a recent site inspection.

This violation specifically regards the following item(s): Please repair above front door. It was noted that this violation occurred in the following location: Doors.

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 CAMSTATI@ciramail.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





A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

Waiver of ARC Fine – Acct Rxxxx9017

5245 Tancreti Ln – David Palmer & Tammy Streets

ABATED

NOT ABATED

This property was fined for not staining the fence and deck to match.

FINE AMT: \$560

Add'l Comments: Violation is still open; Hasn't been abated.

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

Re: Cameron Station CA -- 5245 Tancreti Lane-- \$215.00 ARC and Late Fee Balance Due on Account



David Palmer <djpalmerv@gmail.com>

To: Steve Philbin; boardofdirectors@cameronstation.org; Avante Thomas; Juana Michel; arc@cameronstation.org
Cc: David Palmer; Streets531@gmail.com

Follow up. Start by Monday, January 5, 2026. Due by Monday, January 5, 2026.



Wed 12/31/2025 6:35 PM

The balance is the result of a fine that we intend to appeal to the Board. We do not intend to pay the fine as it was unfairly issued. Specifically, we were outside of the United States when the ARC met to consider this issue and were unable to address the issue with the ARC before the fine was levied.

We also believe that CAMP inspected our property in retaliation for our seeking damages caused to our property by CAMP's inattention to trees in the common area, and other matters that have been points of contention with CAMP. We do not believe that CAMP is operating in good faith.

You may have your legal counsel or a member of the board reach out to me directly, as I do not feel additional communication with CAMP will be productive given our experiences with CAMP. I am available at this email address or at 301-346-9826

David Palmer
5245 Tancreti Lane

Account Statement



Statement

Open Balance

Begin Date: 01/20/2025



End Date: 01/20/2026



Sub Ledger: All

Refresh

Actions

Beginning Balance: \$25.00

Type	Document Date	Document No	Description	Charge	Payment	Balance	Sub Ledger
Regular Assessments	04/01/2025	RAS-2025Q2-7377015-441	Quarterly Regular Assessment 2 for 2025	\$448.05		\$473.05	Assessment
Payment	04/02/2025	90882633			\$448.05	\$25.00	Undesignated Payment
Regular Assessments	07/01/2025	RAS-2025Q3-7833422-523	Quarterly Regular Assessment 3 for 2025	\$448.05		\$473.05	Assessment
Payment	07/02/2025	92335944			\$448.05	\$25.00	Undesignated Payment
Regular Assessments	10/01/2025	RAS-2025Q4-8174019-679	Quarterly Regular Assessment 4 for 2025	\$448.05		\$473.05	Assessment
Payment	10/02/2025	93789825			\$448.05	\$25.00	Undesignated Payment
Fines	11/24/2025	FINE-8476124-1	Violation Fine-Violation-7929337	\$50.00		\$75.00	Architectural
Fines	12/01/2025	FINE-8487581-1	Violation Fine-Violation-8120508	\$70.00		\$145.00	Architectural
Fines	12/09/2025	FINE-8538716-1	Violation Fine-Violation-8120508	\$70.00		\$215.00	Assessment
Regular Assessments	01/01/2026	RAS-2026Q1-8491540-678	Quarterly Regular Assessment 1 for 2026	\$460.51		\$675.51	Assessment
Payment	01/02/2026	95372904			\$460.51	\$215.00	Undesignated Payment
Fines	01/14/2026	FINE-8657828-1	Violation Fine-Violation-8120508	\$370.00		\$585.00	Architectural

Total: \$2,364.66

Total: \$1,804.66

Balance: \$585.00



FIRST CLASS MAIL

November 20, 2025

5245 Tancreti Ln

Alexandria, VA 22304

FINAL LETTER – Notification that a Fine has been imposed.

Dear David J Palmer & Tammy S Streets:

It has been reported or observed during Yearly Comprehensive site inspection performed on May 30, 2025, that the property at 5245 Tancreti 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:

"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 fence / deck to match. This violation specifically regards: **Please stain fence / deck to match.**

A hearing was held on **11/19/2025** 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 CAMSTATI@CiraMail.com or call us at 855-477-2267.

Sincerely,

Covenants Administrator

Cameron Station Community Association

Hearing Notice
10/6/2025

Dear David J Palmer & Tammy S Streets:

This is a notice in reference to multiple friendly notices that were sent to you. It has been reported or observed <Avante Thomas> on 05/30/2025 at 5245 Tancreti Ln, 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:

"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):

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

Please replace missing shutter. This violation specifically regards the following item(s): Please replace missing shutter. It was noted that this violation occurred in the following location: Windows. 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, October 21st 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 CAMSTAT@clramail.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, November 19th, 2025 @ 7:00pm

Hearing Location: - <https://zoom.us/j/99389388522?pwd=QzB4Yy9YdUxL3pncE5STzJHYWF1QT09>

-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@ciramail.com or drop off at the address below. The Exterior Modification Application can be obtained on the Resident Portal at www.ciranet.com/ResidentPortal.

6. You may have special rights or relief related to the enforcement action under Federal law, including the Civil Members Service Relief 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.ciranet.com/ResidentPortal or call us at 703-567-4881 or by email at bkebede@gocampmgmt.com.

Cameron Station Community Association, Inc.

Avante Thomas
Architectural Covenants Administrator



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

2nd Notice of Violation

9/16/25

RE: 5245 Tancreti Ln

Dear David J & Tammy S Streets 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 5245 Tancreti Ln during a recent site inspection.

Please stain fence/deck to match – Other

"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."

Please replace missing shutter – Windows

"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 CAMSTATI@ciramail.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://cameronstation.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



A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

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

VIOLATION NOTICE



**DAVID J. PALMER & TAMMY S. STREETS OR
 CURRENT RESIDENT**
 5245 TANCRETI LN
 ALEXANDRIA, VA 22304

Account Number	R0627738L0509017
Community ID	CAMSTATI
Property Address	5245 Tancreti Ln Alexandria, VA 22304
Violation Notice ID	7929337
Notice Type	Violation Notice

May 30, 2025

RE: Please stain fence/deck to match

Dear DAVID J. PALMER & TAMMY S. STREETS 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 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 5245 Tancreti Ln during a recent site inspection.

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

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 CAMSTATI@ciaramail.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





A NEW COMMUNITY IN AN OLD TOWN.
ALEXANDRIA.

Application Appeal – Acct Rxxxx9261

240 Murtha St – Liam Aponte & Jose Estrada

Landscaping Application – Astro Turf

To: Cameron Station Community Association Board of Directors

From: Jose F. Estrada & Liam M. Aponte

Property: 240 Murtha St, Alexandria, VA

Subject: Appeal of ARC Decision – Landscaping Application (Artificial Turf)

Dear Members of the Board,

We respectfully submit this appeal of the Architectural Review Committee's decision dated December 18, 2025, denying our landscaping application for a limited artificial turf installation at our property located at 240 Murtha Street.

We believe the ARC decision meets the appeal criterion set forth in the Design and Maintenance Guide under Appeals Procedure, Item #3: *the decision was irrational and inconsistent with the criteria set forth in the governing documents.*

Basis for Appeal

The ARC's stated reason for denial was that artificial turf is not addressed in the Design and Maintenance Standards (DMS). However, the DMS does not prohibit artificial turf, nor does it require that every permissible landscaping material be expressly enumerated. Where the DMS is silent, ARC review is intended to rely on general standards such as appearance, compatibility, scale, and impact.

Prior to proceeding, we reviewed the DMS and found no specific guidance addressing artificial turf. We did not intend to circumvent or disregard the DMS; rather, in the absence of explicit direction or prohibition, we reasonably understood the proposed improvement to be permissible, subject to standard aesthetic review. The ARC's decision to decline review altogether effectively treats silence in the DMS as a prohibition, which is inconsistent with the governing framework.

Scope and Purpose of the Installation

The installation consists of a small, defined area measuring approximately 11 feet by 4 feet (44 square feet) in the front yard. The turf replaces an existing narrow strip of natural grass that has repeatedly failed over approximately nine years of ownership, despite good-faith maintenance efforts.

This area has been adversely impacted by persistent weed intrusion from adjacent properties and frequent use by dogs, conditions that have rendered sustainable grass growth impracticable. Over the years, we have undertaken three separate grass installations, incurring more than \$1,000 in cumulative costs, without achieving a stable or visually acceptable result.

The artificial turf was professionally installed, cleanly edged, and integrated with the surrounding landscape to address this long-standing issue. It is not intended to convert the front yard into an artificial lawn, but rather to provide a durable, uniform, and well-maintained solution to a localized problem area. The installation is non-structural and fully reversible.

Requested Relief

We respectfully request that the Board:

1. Reverse the ARC decision and allow the application to be approved under existing aesthetic and compatibility standards; or
2. Clarify that the ARC has authority to review and approve limited artificial turf installations on a case-by-case basis where conditions warrant, subject to reasonable size and appearance controls.

Either outcome would permit the ARC to fulfill its intended role while maintaining consistent oversight of community appearance standards.

Thank you for your time and consideration. We are happy to provide any additional information the Board may find helpful.

Respectfully submitted,

Jose F. Estrada & Liam M. Aponte

240 Murtha St

Alexandria, VA 22304

Notice Date: 12/18/25

Account Number: R0627976L0509261

Property Address: 240 Murtha St

CERTIFIED MAIL – Return Receipt Requested



Liam M Aponte & Jose F Estrada,
240 Murtha St
Alexandria, VA 22304

Dear Liam & Jose,

The Architectural Review Committee (ARC) of Cameron Station Community Association, Inc. (CSCA) during an online review of your application on Dec 17th disapproved your **Landscaping Application (Astro Turf Installation)**.

If you feel this decision is in error of the Association's Policies, Procedures, or Governing Documents, then you have ten (10) days from receipt of this ARC Decision Letter to file a written appeal request to the Cameron Station Community Association Board of Directors for their review and consideration, as outlined in the Design and Maintenance Guide (DMS) page 6 under Appeals Procedures. The appeal request should set forth the rationale for the appeal, which must be one of the following reasons:

1. The proper procedures were not followed by the ARC during the administration or review process.
2. The applicant was not afforded the opportunity to be heard or present pertinent information to the issue being considered.
3. The ARC decision was irrational and inconsistent with the criteria set forth in this document.

If you would like to discuss this matter further, please contact me by phone at (703)-567-4881 extension 203 or e-mail at covenants@cameronstation.org. As a valued resident of the Cameron Station Community Association, we thank you for your time and assistance regarding this matter.

Sincerely,

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

Design & Maintenance Standards (DMS)
Exhibit A - Exterior Modification Application

Application # _____



Cameron Station Community Association, Inc.
EXTERIOR MODIFICATION APPLICATION

Complete separate application forms for each exterior modification being requested.

SECTION I: CONTACT INFORMATION

1. Homeowner(s) Name(s): Jose Estrada
2. Lot: _____
3. Address: 240 Murtha St
4. Phone: (h) 8134318827 (cell) _____ (other) _____
5. Email Address: estrada.joe@gmail.com

SECTION II: EXTERIOR MODIFICATION BEING REQUESTED – Repair Replace Other
 Building (only) Grounds (only) Building & Grounds – Use as many additional sheets as needed

a. Proposed Modification Subject:

b. Reference Page Number of Association Design Maintenance Standard:

c. Detailed Written Description of Proposed Modification: (include sketches, drawings, a Plat/Site Survey)

I am requesting approval to replace the small patch of front yard natural grass

with high-quality synthetic turf designed to resemble natural grass.

I have spent more than \$1,000 trying to maintain the grass in this area without success

The soil conditions and the constant spread of weeds from neighboring yards have made it very difficult to keep the space healthy and presentable. Installing faux grass will provide a consistently neat appearance.

ni did not initially realize that an application was required. I did not intend to bypass the process, I just couldn't find anything related to synthetic grass, so I had the space clear and the grass installed. Attached are the pictures along with my surrounding areas.

Note: For Private Tree Replacement – Homeowners are required to submit a separate application form

SECTION III: APPLICATION CONDITIONS

Nothing contained herein shall be construed to represent that any modifications to land or buildings performed in accordance with these plans, shall be permitted to violate any of the provisions or Building or Zoning Codes of the City of Alexandria, to which the above property is subject. Further, nothing herein contained shall be construed as a waiver or modification of any said restriction.

The City of Alexandria ordinances require you to file plans with the *Department of Planning & Zoning* for construction and modifications requiring a building permit.

I understand and agree that no work shall commence on this requested project until I receive written approval of the ARC.

I understand that any construction or exterior modification undertaken by me or on my behalf before approval of this application is not allowed and that if modifications are made, I may be required to return the property to its former condition at my own expense if this application is disapproved wholly or in part, and that I may be required to pay all legal expenses incurred by the Association in enforcing this should I object.

I understand that members of the Architectural Review Committee or their designated representative are permitted to enter upon my property at any reasonable time for the purpose of inspecting the proposed project, the project in progress,

Design & Maintenance Standards (DMS)
Exhibit A - Exterior Modification Application

and the completed project - and that such entry does not constitute trespass.

I understand that any approval is contingent upon construction or modifications being completed in a workmanlike manner and in full compliance with applicable City of Alexandria standards and specifications. Any deviation from the modification approved by the ARC must be submitted for ARC review.

The ARC will render a decision within forty-five (45) days of receiving a completed application. It is understood that I am aware of the Cameron Station Architectural Design & Maintenance Standards with regard to the review process as established by the Board of Directors.

The modification authority granted by an application will be revoked automatically if the modification requested has not been completed within thirty (30) days of the approval date of this application, or construction is not completed within thirty (30) days from commencement of the work, unless so expressly stated otherwise by the ARC or Management Agent.

SECTION IV: ACKNOWLEDGEMENT AND SIGNATURE

I acknowledge with my signature below that I have read and understand the Application Conditions before submitting this application.

Homeowner(s) Signature Jose Estrada (signed) Date: 02 Oct 2025

Signature of Neighbor (if applicable) _____ Date: _____

Signature of Neighbor (if applicable) _____ Date: _____

SECTION V: DOCUMENTATION CHECKLIST

Please use the checklist below as a help to ensure all required materials and enclosures have been included in and/or with your application.

- Plat/Site Survey
- Written description of proposed modification including materials and dimensions
- Drawings, sketches, brochures, and/or photographs

SECTION VI: ARCHITECTURAL REVIEW COMMITTEE (ARC) ACTION

The ARC reviewed the application and took the following action:

- Approved
- Disapproved
- Request for Additional Information

Comments or Stipulations:

Representative Acting on ARC's Behalf

- Name: _____
- Title: _____
- Signature: _____

SECTION VII: APPEAL PROCESS

If you disagree with the decision cited above, **please be advised that there is an appeals procedure** provided by the Cameron Station Community Association, Inc., Board of Directors. A written request must be made within ten (10) days of receipt of the ARC's decision.



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

VIOLATION NOTICE



**LIAM M APONTE & JOSE F ESTRADA OR CURRENT
 RESIDENT**
 240 MURTHA ST
 ALEXANDRIA, VA 22304

Account Number	R0627976L0509261
Community ID	CAMSTATI
Property Address	240 Murtha St Alexandria, VA 22304
Violation Notice ID	8044084
Notice Type	Violation Notice

September 08, 2025

RE: Please submit an Exterior modification application to the ARC for review for front yard modification.

Dear LIAM M APONTE & JOSE F ESTRADA 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 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 240 Murtha St during a recent site inspection.

This violation specifically regards the following item(s): Please submit an Exterior modification application to the ARC for review for front yard modification. It was noted that this violation occurred in the following location: Front Yard.

To bring this property into compliance, please submit written plans for your landscape improvements detailing the materials used, the overall dimension(s) as applicable and location(s) to the Architectural Control Committee as soon as possible.

The Governing Documents, specifically **Article "Exterior Change Design Criteria", Section III** of DMS of the Declaration of Covenants, Conditions, and Restrictions (Deed Restrictions) for Cameron Station Community Association, Inc. states, in part:

"No changes or additions to the exterior landscaping/planting beds may be made without first obtaining the written approval of the ARC."

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.gocampngmt.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.
Board of Directors Meeting
Decision Request
January 27, 2026**

**TOPIC: Trenching Conduits -- Light Pole Repairs - 400CSB
Motion 2026-0101**

Motion:

"I make a 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 Street."

Motion: _____

2nd: _____

Summary:

The light poles numbered 1 - 4 on Harold Secord Street have been out for months. They did extensive assessment before determining that trenching was necessary.

CAMP Recommendation:

CAMP recommends approving this PSE Proposal.



From Power Systems Electric Corp
4709 Eisenhower Avenue
Alexandria VA 22304
7037782626

Quote No. 2020748
Type Survey
Prepared By A04 Dept
Created On 12/04/2025
Valid Until 12/19/2025

Quote For Cameron Station
Community Association -
c/o CAMP - Community
Association Management
Professionals
Cameron Station
Community Association -
ENTIRE
Cameron Station Blvd,
Murtha St, Medlock Ln,
Donovan Dr, Martin Ln . et
al.
Alexandria VA 22304
703-567-4881

Description of Work

Furnish necessary labor and material to perform the following electrical work:

- Trench approximately 175' from existing photocell on rear of 400 Cameron Station Blvd with (1) sidewalk crossing to poles #1-#4 for installation of new 1/2" IMC conduit with (3) legs of color identified #10THHN copper conductors.
- Terminate and test for proper operation.

PRICE: \$4,869.00

Notes & Exclusions:

1. Our price is based on having access to the properties as needed to maintain job progress.
2. Our price is based on performing this installation without an established ground frost line of ground freeze.
3. Our price does not include electrical permits and inspections or utility company charges of any kind.
4. Our price does not include repairs, additions or modifications (if any) to the existing circuit wiring.
5. Our price does not include repairs or replacements of any unmarked private utilities including irrigation lines.
6. Our scope of work includes point-to-point installation utilizing the most direct route wiring between each pole location and the related circuit from existing and/or new electrical panels.
7. Price includes necessary trenching, wiring, conduit, back-fill, applying of seed in the trench, compression tamping, re-raking trench line, grading top of compacted trench line and applying second layer of grass seed with straw coverage or mulching as needed. Final restoration, if any, of grass sod, landscaped planting areas, concrete driveway coating, asphalt roadway coating has not been included in this quotation.
8. The proposed method of underground cable installation includes protective conduit with a 5 year limited warranty against failure or ground faults due to workmanship, defects, or faulty installation. Warranty does not cover settling of soil or other causes beyond our control. The proposed method of installation protects the below grade cable from nicks or sheath penetrations common in direct burial cable.

Terms: 1/3 Deposit Required & Progressive Billing at the Discretion of PSEC, Net Due Upon Receipt of Invoice.

Price is valid for 45 days.

I/we accept the above quotation including terms and conditions on back of quotation. A late payment charge of 2% per month (24% per year) will be charged on all invoices over 30 days.

Thank you for the opportunity to be of service!

Tony Reynolds - Project Manager

Services to be completed

[Wiring] Location - Building

Perform approximate 175' re-feed from rear of 400 Cameron Station Blvd to Poles #1 - #4 due to faulted circuit.

G

\$14,869.00

Terms and Conditions

TERMS AND CONDITIONS

1. Power Systems Electric Corporation (**PSEC**) is not responsible for any charges that could be made by the Utility Company in connection with this work. Customer will pay such charges, if any, directly to the appropriate Utility Company. Any special arrangements for appointments should be made directly between the **Customer** and the Utility Company. Therefore, payment of our invoice (s) shall not be delayed due to unfinished work related to Utility Company. Our contract shall be considered complete and final payment (s) and/or outstanding balances are due upon final electrical inspection of work. Final payment (s) shall not be withheld pending the Power Company scheduling of new service or connections.
2. **PSEC** is not responsible for restoration of any plaster, decorations, landscaping, grass area, blacktop, concrete or other materials, if any, damaged by us because of this installation or work.
3. Underground cable work and excavations if applicable and indicated in scope of work text; price includes necessary trench, back fill and grass seed with straw cover. However, final restoration of disturbed areas, if any, is not included in this scope of work.
4. Underground excavations; scope of work does not include excavation or removal of rock, if any. Additional charges will apply for work that involves excavation or removal of rock and customer agrees to any such additional charges.
5. In the event the party (**PSEC**) entitled to payments due under this agreement does not receive such payments when due, the party (**PSEC**) entitled to payment may terminate this agreement upon 10 days written notice. Such termination shall cause all amounts due or to become due under this Agreement to be immediately payable without further demand or notice, and the party (**PSEC**) entitled to payment may reduce such debt to judgment. Additionally, **Customer** understands and agrees to pay any reasonable costs incurred by **PSEC** in connection with enforcement of its rights and remedies, including, but not limited to reasonable attorneys fees, other collection costs plus interest on overdue amounts at the highest rate allowed by law.
6. This contract is based on **PSEC** installing the scope of work without changes. If **Customer** makes changes, we reserve the right to invoice the **Customer** for the entire installation on a time and materials basis and **Customer** agrees to pay such invoice.
7. The scope of work and contract is based on **PSEC** making the installation during normal **PSEC** working hours (Monday through Friday, 7:30 AM 4:00 PM), if **Customer** selects or desires work to be done at others times, it is understood and agreed by **Customer** that additional overtime charges may apply.
8. **Customer** understands and agrees that the scope of work is based on **PSEC** making the installation without waiting, should the **Customer** hold up mechanics in their work or cause them to lose time by waiting, the **Customer** is to pay for such time lost.
9. This contract is made directly between **PSEC** and the **Customer**. We therefore look directly to the **Customer** for prompt payment; hence, payment of our invoice (s) shall not be delayed pending payments to **Customer** by third parties, insurance company, etc.
10. Materials supplied by **PSEC** and delivered to and/or stored on the job site become the responsibility of the **Customer** or **Owner(s)** of that property, and/or the managing agent/company.
11. Materials and equipment, unless indicated otherwise on the front of this contract and approved by **PSEC** in writing, may become the property of **PSEC** in the event of **Customer** default in payment to **PSEC**.

12. Attention to the terms and conditions are printed on the front of this contract/quotation and it is **Customers** responsibility to read and understand same before signing contract, failure of **Customer**, or person signing contract in behalf of **Customer**, to read same will not release them from full compliance with all the terms and conditions.

13. PSEC IS NOT AN INSURER: DISCLAIMER OF WARRANTIES LIMITED LIABILITY

13a. **Customer** agrees and understands; that **PSEC** shall maintain general liability, vehicle and workman's compensation insurance in force for **PSEC** employees and work as performed by **PSEC**; that **PSEC** is not an insurer and that insurance, if any, covering customers property, personal injury, including death, and real or personal property loss or damage in, about or to the premises shall be obtained by the **Customer**; that **PSEC MAKES NO GUARANTEE, REPRESENTATION OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE**; that the equipment or services are designed as improvements, but not to eliminate certain risks or loss and that the dollar amounts charged by **PSEC** are not sufficient to warrant or guarantee that no loss or damage will occur; that **PSEC** is not liable for any loss or damage which may occur even if due to the active or passive, joint or several negligence of **PSEC**, its agents, servants, employees, suppliers or sub-contractors. Any claim brought in product or strict liability and/or breach of warranty express or implied, and/or breach of contract express or implied, notwithstanding the above provisions, should there arise any liability on the part of **PSEC**. Such liability shall be limited to the maximum sum of \$2000.00, regardless of whether any loss or damage was caused by or contributed to by any conduct, act, or omission of **PSE**, its agents, servants, or employees, and this liability shall be exclusive. Some states do not allow the limitation or exclusion of incidental or consequential damages or limitation or exclusion of implied warranties; therefore, the above limitations or exclusions may not apply.

13b. LEGAL LIABILITY LIMITATIONS: It is expressly understood and agreed between the client and PSE that in the event of any allegation(s) by the client of any breach of contract, breach of duty, error or omission against PSE, its officers, directors, employees, agents and/or contractors, the assertion of a claim arising from said allegation(s) shall be against PSE. Under no circumstances shall the client assert any allegation against an individual officer, director, employee, agent and/or contractor in any individual capacity. The remedy for any and all claims is expressly limited to PSE in its corporate capacity.

14. **PSEC** shall perform this scope of work in accordance to National Electric Code Requirements, in a quality and workman like manner.

15. THIS Agreement shall be deemed to have been in Rockville, Maryland and shall be governed by the laws of the State of Maryland. Any action commenced against **PSEC** arising out of this Agreement or any of their services shall be commenced in Montgomery County, MD. The parties expressly waive jury-by-jury trial. No suit or action shall be brought against **PSEC** more than one (1) year after the accrual of the cause of action therefore.

16. THIS Agreement and quotation contains the full understanding of the parties and can be modified only in writing and signed by the parties.

17. Power Systems Electric Corporation, for purposes of this contract shall be known as and referred to as **PSEC**.

18. AUTHORITY: The person signing this contract warrants that they have the authority to sign as, or on behalf of, the client for whom or for whose benefit the PSE services are rendered.

3/01, 7/01, 12/03,9/05, 05/06

By my signature below, I authorize work to begin and agree to pay the Grand Total according to the terms and conditions of this agreement.

Name: _____ Date: _____

Signature: _____



Critical Peake Services
980 Mercantile Drive Suite A
Hanover, Maryland 21076

Email: Request@CriticalPeake.com
On the Web: www.CriticalPeake.com
By Phone: 877-247-9767

Quotation No. 16913

Valid for 30 days

CAMP - Cameron Stn Comm
Cameron Station
C/O CAMP
4114 Legato Road
Fair Oaks, VA,22033

Location: CSCM - Entire
200 Cameron Station Boulevard
Alexandria, VA

CPS Contact: Steve Reid

Date: 12/16/2025

Critical Peake Services Proposes to supply the necessary labor and material to perform the customer accepted scope of work as outlined below:

Provide materials and labor to refeed poles 1-4 near 400 Cameron Station Blvd.

Trench approximately 175 feet from the photocell located on the rear of 400 Cameron Station Blvd to poles 1-4. One sidewalk crossing shall be necessary.

Instal 1/2" PVC conduit for refeed of poles 1-4.

Install wiring from photocell to each pole using (3) #10 copper conductors.

Terminate wiring at each pole and at photocell and test for proper operation.

NO PERMITS ARE INCLUDED IN THIS PRICE, BUT CAN BE PROVIDED FOR AN ADDITIONAL FEE/

NO REPAIRS, ADDITIONS TO EXISTING WIRINF IS INCLUDED IN THIS PRICE. IF REQUIRED THERE WOULD BE A SEPARATE CHANGE ORDER OR PROPOSAL.

NO REPAIRS TO PRIVATE UTILITIES OR IRRIGATION LINES AS A RESULT OF THE INSTALLATION IS INCLUDED IN THIS PROPOSAL.



Critical Peake Services
980 Mercantile Drive Suite A
Hanover, Maryland 21076

Email: Request@CriticalPeake.com
On the Web: www.CriticalPeake.com
By Phone: 877-247-9767

Quotation No. 16913

Valid for 30 days

Quotation Price: \$4,819.14

Please contact **Steve Reid** should you have any questions regarding this quote.
Quotation Terms are 1/3 down and Progressive Billing at the discretion of Critical Peake Services.

Quotation No. 16913 is Approved/Agreed to by:

Date: 12/16/2025

Signature is agreement to the above scope, terms and conditions; for the total price as indicated as QUOTATION PRICE. Any deviation of, or addition to, the above scope will result in a change order at additional charge. Any change order will be presented for approval prior to the commencement of any related change order work. Signature also agrees to all Notes, Terms and Conditions on any corresponding pages with the same Quotation No.



**Cameron Station Community Association, Inc.
Board of Directors Meeting
Decision Request
January 27, 2026**

**TOPIC: Erie Insurance Release – 441CSB Light Pole
Motion 2026 - 0102**

Motion:

“I make a 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).”

Motion: _____

2nd: _____

Summary:

In January 2025, a light pole was knocked down during the snow removal process. The total cost of the light pole replacement was \$7,180.70. **Erie Insurance would only pay \$4,308.30 due to a deductible in place.** Management approached the landscaping company, and they have agreed to pay the difference equal to \$2,872.40. A check is forthcoming.

CAMP Recommendation:

CAMP recommends you approve the Board President to sign the Erie Insurance lien release.

Steve Philbin

From: Adrienne Zaleski <azaleski@lancafterlandscapes.com>
Sent: Wednesday, January 21, 2026 1:50 PM
To: K Magee
Cc: Steve Philbin
Subject: Fw: A00006598282 (claim#)

Kendra,

Please issue payment to Cameron Station for property damage \$ 2,872.40

Thanks!

Adrienne Zaleski
CEO/President
Lancaster Landscapes, Inc.



This email message, including any attachments is intended only for the identified recipient(s). It may contain proprietary or otherwise legally protected information of Lancaster Landscapes, Inc. Any unauthorized review, copying, disclosure or distribution is strictly prohibited. If you have received this communication in error and are not the intended recipient, please immediately notify the sender of this message by reply email and delete or otherwise destroy the email, attachments and any copies.

From: Steve Philbin <sphilbin@gocampmgmt.com>
Sent: Wednesday, January 21, 2026 1:41 PM
To: Adrienne Zaleski <azaleski@lancafterlandscapes.com>
Subject: RE: A00006598282

Total Claim Costs \$7,180.70

* Insurance Covering: \$4,308.30

Balance Due: \$2,872.40

Rear 441 CSB
— TOTAL Replacement Cost
— Erie Insurance Check
— contractor Payment

Thank you,
Steve Philbin, GM

Steven P. Philbin, M ed., CMCA?, ARM? PCAM?
General Manager
Cameron Station Community Association