



### Call to Order – 5 minutes

Community members introduced themselves, including board members Darlene Kelly, Jim Crowell, Tom Scott, and Treasurer, Diane Lund.

A list of attendees is available in **Appendix A**.

### Review and Vote on 2024 Meeting Minutes for Approval – 5 minutes

The Board presented the Meeting Minutes from the 2024 Annual Meeting. These remain available over the Green Hill Forest Community Association (GHFCA) website at <https://greenhillforest.org/>.

The attendees formally accepted the 2024 Meeting Minutes.

### Treasurer's Report (Diane Lund) – 25 minutes

Treasurer Lund described the 2024 Account Summary; this artifact is available in **Appendix B**.

Community members are welcome to audit the Treasurer's Report; any interested individuals should contact Treasurer Lund.

The attendees formally accepted the 2024 Account Summary.

### Review of 2024's Progress – 10 minutes

The community went paperless; community members can opt-in to receive meeting minutes via e-mail. Interested community members are encouraged to go paperless and provide an e-mail address to the Board. Community Meeting Minutes will continue to be mailed to those who do not provide an e-mail address.

The deck surrounding the mailboxes was rearchitected.

Paving was completed.

The community website was migrated to a new hosting platform and maintenance work was performed.

Work was completed to address plant growth near the road.

A community Facebook page was created as an informal means of communication.

### Outstanding Concerns – 10 minutes

Last week, Warren County Police Department arrested an individual found near Hillandale Road, traveling with explosive devices in his vehicle. As reported in local news sources:

*On January 1, 2025, at approximately 9:30 p.m., the Warren County Emergency Communications Center received a 911 call reporting a suspicious dark-colored Honda off the roadway near Hillandale Road. According to the caller, the vehicle did not have visible license plates, and the driver was seen wearing a ski mask while throwing items from the vehicle...*



*On January 2, investigators obtained a search warrant for the vehicle. During the search, several items resembling homemade explosive devices were discovered. Investigators immediately ceased processing and contacted the Warren County Fire Marshal's Office, Loudoun County Bomb Squad, and ATF for assistance. Bomb squad technicians safely removed several devices from the vehicle and conducted a controlled detonation near Eastham Park to ensure public safety. Explosive detection canines were deployed to the Hillandale Road for additional searches, leading to minor traffic delays for about an hour.*

*-Source: <https://royalexaminer.com/suspicious-driver-behavior-leads-to-arrest-of-arlington-man-and-discovery-of-explosive-devices-in-stolen-car/>*

Suspicious persons entering the community is a concern.

There are reports of suspicious persons sitting in their vehicles at the bottom of the hill.

Theft of salt in the community remains a concern.

Only one entrance and exit to the community is a concern if there is a fire.

There are many stray cats in the community. Community members are advised to contact Warren County Animal Control for support.

## **2025 Initiatives – 30 minutes**

The Board will develop a course of action to install a gate for security reasons.

The Board will explore creating a second entrance and exit to the community.

The website will contain an e-mail address for community members to contact the Board.

## **Election**

Board Member Crowell's position was up for reelection. Board Member Crowell was reelected for an additional three-year term.

The treasurer position will be available. Please advise Treasurer Lund of any interest.

## **Next Steps – 5 minutes**

Meeting minutes will be released via e-mail for those who opted in, otherwise these minutes will be sent through standard mail.



## Appendix A – Attendees

Name	Lot#	Community Role
Darlene Kelly	37	Board member
Tom Scott	12	Board member
Jim Crowell	47	Board member
Pat & Diane Lund	29	Diane - Treasurer
Desirée Kelly	36	Secretary
George Jenkins	77,95	Member
Ian Matlick & Jennifer Abras	4	Member
Tamara Souza	54	Member
Franziska Tamas	81	Member & Volunteer
Jennifer & Ian 2	44	Member
Holly Krause	74	Member
PJ Morris	22	Member
Randy & Laura Morton	22	Member
Laurette Crowell	47	Member
Vicki Althaus	78	Member
Brandi Rosner	51	Member
Roland Barr	10 & 11	Member
Mike Malone	27	Member

GREEN HILL FOREST COMMUNITY ASSOCIATION | FRONT ROYAL, VA  
**Appendix B – 2024 Account Summary**



<b>Balance as of 12/31/2023</b>	<b>\$12,551.92</b>
<b>Income:</b>	
<b>Road Fees</b>	<b>\$29,554.44</b>
<b>Total Income:</b>	<b>\$42,106.36</b>
<b>Expenses:</b>	
Postage	
Electric	<b>-120.37</b>
Lien fees	<b>-434.00</b>
Snow removal & salt spreading	<b>-4,305.00</b>
Road repair paint & wood for mailboxes	<b>-960.28</b>
Taxes	
State corp comm.	<b>-25.00</b>
Common Interest Community Board	<b>-50.00</b>
Miscellaneous (fee for room for HOA meeting)	<b>-50.00</b>
Road maintenance – chip & tar, patchwork	<b>-20,357.56</b>
New checks for account	<b>-39.28</b>
Website – domain fee	<b>-425.52</b>
Website – annual billing	<b>-360.00</b>
Insurance – State Farm	<b>-731.00</b>
<b>Total Expenses:</b>	<b>-27,858.01</b>
<b>Balance as of 12/31/2024</b>	<b>\$14,248.35</b>