

Hirst Farm Homeowners Association

2023 Annual Meeting – President’s Report

Hello Hirst Farm Homeowners!

I am excited to be addressing members in person at our annual meeting for the first time since our world was forever changed by COVID-19, and as we emerge into our “new normal” I am enthusiastic for the future of our Hirst Farm community, and greater Purcellville. I want to start by thanking everyone attending tonight, whether with us in person, or virtually. Our community only survives by our members participating in the process to sustain and grow the community at large. And for those members who could not join us but participated by proxy, I thank you as well. Since my wife and I moved to Purcellville in 2021 I am continually humbled by the close sense of community we have here, and I believe our kindness and hospitality is what makes Western Loudoun the jewel of Northern Virginia.

Over the last year the Board of Directors has been dedicated to keeping our community clean, safe, sustainable, and open for all to enjoy. We would not be able to do that without the support of our management company, Property Management People. To that end, I would like to take the opportunity to introduce our new Community Manager, Chelsea Hubble, who started in September of last year after our previous manager Kelly Bernard gave birth to a baby girl and left to spend more time with her family. While we will miss Kelly, we are excited to have Chelsea join the team, as she brings a wealth of knowledge and experience to assist the Board of Directors in the day-to-day operation of the community. I also want to take the opportunity to thank Patrick Vasold for stepping in during the interim, the support that PMP provides the Board on a daily basis is critical to ensuring the Association is managed efficiently for the members and keeps our community desirable for all our members.

Upfront, I want to address the increase in Association dues for 2023. First, I will say that all members of the Board are painfully aware of the challenges the 2nd half of 2022 presented, with skyrocketing inflation, and the cost of basic goods and services increasing exponentially, which impacts all of us. Certainly, the last thing the Board wants to do is cause additional financial stress on our members. The Board of course has a fiduciary responsibility to the members of the Association including ensuring the future health of the Association finances. Fortunately, over the past few years during COVID-19, the Board was able to keep dues flat and support the Association from existing finances. Unfortunately, as inflation hit all of us personally, it also hit the Association with the cost of services we rely on to keep the community clean, safe, and desirable for all. The increase the Board ultimately voted on ensures that we do not run future budget deficits, and that the operations of the Association are adequately supported, especially as we look to expand benefits including new amenities. In an effort to ensure we are utilizing every dollar as efficiently as possible, I have directed our Treasurer Chris Bertaut, as well as the rest of the Board to work with PMP on reviewing all existing contracts and services, and where possible negotiating new contracts with existing providers, or bidding new contracts to provide cost reductions or increased benefits for the monies spent. The Board is committed to spending the monies of the Association as responsibly and efficiently as possible.

Looking forward to 2023, there are many exciting changes coming to Hirst Farm, and I want to briefly address a few of them that I know many are interested in:

- **The Pond** – Work is moving forward with the remediation activities that the Town and County are jointly funding and managing! Members may recall a couple months back there were work crews on site doing the initial assessments as part of the start of the project. In September, I attended a meeting of the Town Council where the Town’s engineering director provided an update on the project. At the meeting both the Mayor and the Town Manager committed that the project would continue as agreed. I want to take the opportunity to highlight and thank the tireless efforts of Chris Bertaut who has spent many years advocating on behalf of the Association, as well as navigating the din of politics between the Town and the County to ultimately get this project funded and started. It is because of his efforts that the high costs of this project are not left to the Association, but rather are funded through a combination of Town and County budgets, as well as State grant money. This presents significant advantages to the Association for our future spending plans which I’ll address next.
- **Community Amenities** – Last year we started the process of staffing the Capital Improvement Committee to begin planning discussions and initial prospecting for one or more community amenities. I know members are anxiously awaiting work to start on this project, and I can assure the membership that the Board is committed to starting work on the first amenity in 2023. We now have several members who have expressed interest in serving on the Capital Improvement Committee and will be proceeding with the next meeting of the Committee in the first quarter of 2023.
- **New Cell Tower and Resulting Service** – It’s no secret that cellular and mobile broadband service in Western Loudoun continues to lag behind the more populated areas of Northern Virginia, but service is beginning to improve with the rollout of 5G service. Last year the existing cell tower on the water tower at the center of town was upgraded bringing the first 5G service to Purcellville. The Town is now moving forward under contract with Wireless Edge to install a second cell tower at the Water Treatment plant immediately adjacent to Hirst Farm. This should provide substantial improvement of service for our community once all the major carriers locate radios on the tower. Wireless Edge indicated that one provider has already signed an agreement, though they could not disclose which one at present. Ultimately with the competitive landscape mobile carriers face, I expect all the major carriers to locate radios on the tower within the next couple of years. The project to install the tower is currently planned to be completed in March.
- **Community Social Events** – I am especially proud of the social events our Association sponsors for all members of the community to enjoy. I want to thank Jamie Franks who in addition to serving as a Board Members, leads our Social Committee, and plans and runs most of the events we sponsor throughout the year. I also want to highlight and thank Hirst Farm resident Tony McMullan who volunteers his time and resources to work with Jamie on putting social events on throughout the year. We have a busy calendar of events in 2023 and I encourage all members to participate. Our events are open to all members and provide a great opportunity to meet others in the community and are one of the benefits your membership in the Association provides!

In closing, I'd like to thank the members of Board for their tireless efforts over the last year. As we emerge into our new world, this group is committed to providing the cleanest, safest, and most desirable place for all of us to live. And while not every decision may be popular, always know that the Board acts in the best interests of the community at large. I am excited for the future of Hirst Farm, and I look forward to seeing everyone throughout the year!

Very Respectfully,

A handwritten signature in black ink, appearing to read "Jon Standley". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jon Standley
President
Hirst Farm Homeowners Association