

**WHOA Board Meeting**  
Thursday April 11, 2013  
6:30pm-8:30pm  
Richard Byrd Library

**Present:** Eric Woller, President, Ken Klimpl, Vice President, Kathryn Verber, Secretary, Aaron Pagnotti, Treasurer, David Crone, Cardinal Management

**Absent:** Russ Carl, Member at Large

The meeting was called to order at 6:30pm. There were 4 homeowners present. The minutes from the March meeting were not available. Kathryn to forward to Dave for email distribution, review and vote before next meeting.

**Homeowners Forum**

Question regarding pruning. To be done by Valley Crest. If tree on personal property, to be trimmed by homeowner. Bushes have been done by landscaping company.

**President's Report**

Valley Crest has been coming two times in past week. Edging, mulching delayed due to weather. Some reports from homeowners that their lots have been missed. Anticipate project completion by end of April.

Will follow up with Valley Crest regarding replacement options for linden tree that was removed on Westmore Drive. Will need to be mindful of space, root growth, avoid tree with sap.

David has heard some positive comments regarding Valley Crest.

**Vice President's Report**

No comments

**Treasurer's Report**

Reviewed delinquencies.

2011 audit. Was signed, final copy not back from Ahlberg. David reports sending request twice for it. Aaron to send follow up email. Will use new company after the 2012 audit. Eric will re-sign audit, scan and email.

Discussed waste removal contracts. David and Ken attended CAI conference, saw American Disposal. Trend is twice a week recycling and larger toters. They would provide the toters, fee passed to homeowners. Larger toters make it easier for crew to do curbside pick up. Question if lower price using toters; waiting to hear back. Currently more expensive

than competitors. Trash Away is \$13/unit vs. current \$17/unit. Trash Away located in Lorton. Current service is good, cost is issue. Ken to follow up with American Disposal.

Workman's compensation insurance policy in place for the HOA through Nationwide.

### **Architectural Control Committee**

From Russ in absentia. 2 estoppels completed in last month.

Annual inspections aim to be completed by end of May, little later than initially planned.

David commented estoppels have been good quality, good responses from buyers and sellers.

### **Landscaping and Grounds**

Management received notice from Fairfax County fire department fire lane curbs need to be painted by code regulations. David has called, requesting call back for extension to be done after upcoming curb work. Notice is of inspection, not violation. Questions about notice and signs being used in the community.

Request quote from Standard Striping for second bid.

Per resident present, previous signs were removed by the previous property manager. Not clear of size of signs at entrance. To be clarified.

Concrete work to be done.

TD&D will do concrete work. Motion made by Ken from proposal Oct. 19, 2012 from TD&D for concrete work only for \$13,940 with additional \$4,000 if new areas identified. Seconded by Aaron. All approved. Eric or Ken to be contacted prior to additional funds being used. From Reserves. David to follow up on start date, PSI and contact person for homeowners. Notice to be sent out prior to work to affected units with TD&D contact for individuals to do contract individually with them to even unit sidewalks (homeowner responsibility) to avoid trip hazard. Company will be responsible for marking areas, notices to affected units. Cars will need to be removed during the day for removal and pouring of concrete.

Due for spraying of trees for aphids. Will contact Davey Trees, did in past. Aaron made motion to spray linden trees, not to exceed \$400 with Davey Trees. No notice needed as not pesticide application.

Question regarding weed removal/spraying. To be done by Valley Crest. Company would be responsible for placing signs prior to spraying. David to follow up with Valley Crest.

## **Parking**

Several tows over past month. Request for guest pass for couple of months, denied. Towing company not coming to check regarding fire lane violations (automatic tow). Will follow up with company after new painting.

## **Other Business**

Jeremy, account manager from Valley Crest met with Board and homeowners. Provided service schedule guidelines. Mulching to begin next week.

Reminded of upcoming sidewalk work, will coordinate with them.

Addressed weeds issue, "winter weeds", not time to spray.

Will make recommendation for replacement tree at linden tree site.

Jeremy to follow up on irrigation check.

Reviewed some of the community erosion issues, areas that may need addressing in the future with possible remedies.

Question regarding the amount of flowers in the contract. 100 flowers for the community per rotation, May/Fall. Entry bed recommend 207 flowers for coverage. Jeremy to follow up with estimate for additional flowers. David to follow up with John from Valley Crest regarding quantities, should be same as previous contract.

Trash policy pending attorney review. Address timing for removal, enforcing. Table for now.

Meeting was adjourned at 8:00. The next meeting will be May 9, 2013 from 6:30pm-8:30pm at the Richard Byrd Library.