

WHOA Board Meeting
Thursday, April 10, 2014
6:30pm-8:10pm
Richard Byrd Library

Present: Eric Woller, President; Ken Klimpl, Vice President, Aaron Pagnotti, Treasurer; Judy Perry, Secretary; Sam Morrison, GHA management.

Absent: Russ Carl, Member at Large

Meeting called to order at 6:32pm. There were five homeowners present.

Homeowners Forum

Homeowner inquired about noisy neighbors late at night. Board recommends speaking with the neighbor or calling the non-emergency police number to report the disturbance.

Homeowner inquired about abandoned vehicle at 6506 Castine; multiple flat tires. Sam will take action.

Homeowner inquired about the timing of Valley Crest services. Board will request a schedule of the services so we know when to expect the action and can confirm that it was completed.

Wren Drive Project: Trees will be moved to desired location.

Aaron motioned to accept March minutes as amended; Eric seconded. Minutes approved as amended.

President

Eric will work with Valley Crest to ensure all concerns are addressed. Sam and Eric will walk through community with Valley Crest representative. After extended discussion about trash/debris removal (Valley Crest is not responsible for collecting trash) the Board agreed to organize a community clean-up day on Saturday, May 3rd. Bags and gloves will be provided by Fairfax County. Aaron will send email notice to residents inviting all to participate.

Treasurer

Due to heavy snow season we overspent our snow removal budget by \$21,000. This significantly lessens our flexibility for completing planned projects for the rest of the year.

2012 audit: VA Commerce Bank closed so there are no records available for the audit and there has been little to no response from Cardinal Management Company. The auditor could issue a “non-qualified” opinion (meaning not verified as truly accurate). Recommend attorney send formal records request to Cardinal Management.

Architectural Control Committee

Inspections to begin next week; estimate 3 weeks to complete with Sam actively inspecting 2 days per week.

Management Report

Due to inclement weather March was lost time in terms of addressing spring projects. The roadways continued to deteriorate.

Asphalt repair proposals are being developed. Standard is minimum 2 ½ inches of asphalt compacted to 2 inches for best result and durability; once all proposals are in Board will decide on the most cost effective way to proceed. Proposals solicited from Dominion, H&H and Brothers. Note: Previous repairs were of poor quality and did not last as long as expected.

Reserve analysis: Recommend delaying until asphalt repair decision is made.

Towing: Dominion Towing has been more responsive of late; delay pursuing new proposal.

Parking Enforcement: No visitor parking passes have been issued in the past month. Parking shortages are created by residents with 3 or more vehicles inappropriately parking in designated visitor spaces. Proposal to begin towing vehicles in visitor spaces between midnight and 5am if no approved visitor pass is displayed. GHA issues visitor parking passes by email in 24 hours if request is received during normal business hours.

Executive Session (7:30 -7:58pm)

Aaron motioned to accept E-Company Services, LLC night lighting inspection proposal as amended (pole lights only). Judy seconded. All approved.

Ken motioned to accept Davey Tree expert proposal to spray trees for aphids. Judy seconded. All approved.

Ken motioned to proceed with attorney's recommendation regarding the vacant property court case (Account #168549). Judy seconded. All approved. (Board unanimously approved via e-mail.)

Aaron motioned to proceed with proposal to replace the "No Soliciting" signs at both entrances for \$445. Verbiage must comply with county statute and be enforceable. Judy seconded. All approved.

Meeting adjourned at 8:10pm. Next meeting will be meeting May 8, 2014 from 6:30-8:30pm at the Richard Byrd Library.