

WHOA Board Meeting
Thursday, April 9, 2015
6:30pm-8:15pm
Kingstowne Library

Present: Ken Klimpl, President; Russ Carl, Vice President; Aaron Pagnotti, Treasurer; Judy Perry, Secretary; Sarah Mishan, Member at large, Sam Morrison, GHA management.

Meeting called to order at 6:30pm. There were three homeowners present.

Homeowners Forum (nothing significant to report)

Aaron motioned to approve March minutes as amended; Russ seconded. Minutes approved as amended.

President

Professional Grounds Inc.: Community clean-up looks good. Mulching complete. Seasonal flowers replaced at main entrance. Overall, community looks good.

1992 Declarations and Covenants Revision: Latest update from Segan, Mason & Mason law firm indicated all mortgagees have been notified via certified mail; no response within 60 days constitutes approval. Homeowner notifications have not yet been mailed. Ken will ascertain the expected mailing date.

Crime Prevention: Based on recent publicity about drivers maintaining out-of-state registrations for vehicles domiciled in Fairfax County to avoid VA personal property taxes, the Police Department will be invited into Westhaven to check on any out-of-state registrations.

Treasurer

Snow Removal: \$3900 under budget for 2015 based on snow removal invoices received to date.

Sam will move funds (\$81K identified in November 2014) from SmartStreet checking account into SmartStreet reserve account for a better interest rate. CD purchases remain on hold until asphalt repair decision is made.

Vice President (nothing significant to report)

Architectural Control Committee

Two fence replacement requests approved on Westmore Court.

2015 architectural compliance inspections scheduled to begin April 14th. Sam and Russ will work together on about 20% of the inspections to establish consistency throughout the community. The focus items will be the same as last year, decks, fences, light fixtures, paint (condition/color), brick/concrete and safety concerns plus any obvious violations. As always, the goal of the committee is to focus on curb appeal and safety.

Management Report

Asphalt Repair: Sam is scheduled to walk through the community with Dominion Paving to ascertain the scope of basic repairs. Bids will subsequently be solicited.

Masonry Repairs: Sam scheduled to meet with two vendors to get estimates for brick wall repairs.

Pest Control Contract: Sam continues to negotiate with prospective vendors.

Fence Repairs: Martin's General Contractor Inc. is scheduled to begin repairing the fence along Old Keene Mill Road on April 8th with projected completion by April 22nd as weather permits.

Wren Drive Project: Professional Grounds Inc. will work to keep weed growth under control to maintain the appearance of the area with quarterly spraying; weather has been too wet to spray.

New Business

Web Site Management: Sarah will look at requirements to see if she has the skills to manage the site when Cathy steps aside in June. Based on our current financial standing setting up a more robust web site with all the bells and whistles is not fiscally feasible at this time.

Park Area

Trellis Repairs: Sam will ask Martin's General Contractor Inc. to provide an estimate for repairing the trellis in the park area, possibly using more durable synthetic blend materials.

Tree Replacement: Sam will get estimates to place appropriately sized Crepe Myrtle trees in the empty mounds and remove/relocate the remaining Cherry tree.

Tot Lot Repairs: Russ will get the manufacturer's name to Sam to request replacement of the missing bolt. With the warming weather this situation poses a more pressing safety hazard.

Community Spring Clean-up: Annual spring clean-up scheduled for Saturday, May 2nd, 9 – 11am (usually finished by 10am). Judy has supplies (bags, gloves). Russ will work on newsletter for distribution during the week before. Rain date: Saturday, May 9th.

Executive Session (7:30 - 8:01pm)

Aaron motioned to accept Professional Grounds Inc. job #34650 to address the drainage/erosion issue between 7511 and 7513 Westmore Drive. Judy seconded. Motion approved after discussion.

Meeting adjourned at 8:15pm. Next meeting will be May 14, 2015 from 6:30-8:30pm at Richard Byrd Library.