

WHOA Board Meeting
Thursday August 15, 2013
6:30pm-8:30pm
Richard Byrd Library

Present: Eric Woller, President, Kathryn Verber, Secretary, Aaron Pagnotti, Treasurer, Russ Carl Member at Large, Sam Morrison, GHA management.

Absent: Ken Klimpl, Vice President

The meeting was called to order at 6:32 pm, quorum present. There were 6 homeowners present.

Homeowners Forum:

Report of dog station odor, especially on hot days. Will discuss to relocate to location away from a residences in executive session.

Owner of 6515 Castine, reports flooding. Per Russ, indentation in common area causing flooding. Being addressed, need to determine if topsoil and seed will resolve. Russ informed Sam this was not included in previous proposals for erosion issues. Sam will follow up with Jeremy of Valley Crest during their next monthly site inspection.

Request for trimming of tree in common area that is touching 6514 Castine Lane. Sam to address next week with handy man on walk through.

7511 Westmore Dr. owner current proposal presented doesn't seem to address water areas. Sam to follow up with Valley Crest.

Concern of trees behind property coming down with severe weather. Per Sam, unless diseased/declining, arborists don't recommend removing. Board is looking at proposal tonight for dead tree removal, common area lighting. Will need to follow up with Jeremy of Valley Crest. Russ has walked with arborist and Jeremy. Designated green area behind the fence, no cutting without approval of Fairfax County.

Concern regarding yellow paint removal, paint flake disposal, not taking it all the way down, washing into sewer. Sam noted dry chips, water based, should not be environmental hazard, will address better job of cleaning. Following up, stain no longer available. Removal is taking longer than anticipated. Usually able to remove 1200-1500 ft./day, currently only removing 500ft/day because of the layers. Will be painted with required VDOT traffic paint - should be EPA regulated. No change in warranty from stain to paint. Noticed improvement today in cleanup. Estimate 14-15 days to complete job. Per Aaron, 8,600 linear square feet are being removed.

Report from owner at 6558 Antrican Drive. WHOA property extends 21 ft. past fence creating a buffer space between the townhouse community and single family community.

Trash collected in area, overgrowth of ground covering. WHOA had taken to court when previous owner had removed trees without authority of HOA. New owner has moved in, was going to cut into area. Sam reports settlement received for \$15,000 from recent sale. Will need to check cost of clean up and new trees, maintenance of the grounds. Per Russ, in April, he, Valley Crest and arborist explored areas, should have existing proposal.

Request for lime/seeding in area behind Antrican. Will be per Valley Crest schedule.

Minutes were reviewed. Motion made by Aaron , seconded by Eric. Unanimously approved as amended.

President's Report:

Secretary resigning, discussion of replacement. Judy Perry, resident and interested in position if appointed. Motion made to appoint Judy Perry as secretary to fulfill the remaining term effective September 2013 through December 2014 of current secretary by Russ, seconded by Aaron. All approved.

Treasurer:

Community currently has \$78,628.13 in Morgan Stanley reserve fund. Aaron recommends transferring \$38,628.13 to reserve at Smart Street which gives Sam access with upcoming projects being.

Inquired regarding billing for Valley Crest and American Disposal, has seen no bills since transition. Sam waiting for invoice, has been accruing funds. Cardinal no longer forwarding, vendor responsibility to send to correct management company. Both have been notified in writing twice by GHA for invoices. Utilities and legal have been updated.

ACC:

Request for approval of modification received from 6526 Westmore Court for permission to remove and not replace pergola on deck. Reviewed. Previously approved, 4/5 votes via email 7/27/13. Russ recommend remove and not replace noted pergola, seconded by Aaron. All approved.

GHA Management Report:

Using Smart Street account for reserves, money market account, also one with Morgan Stanley. \$7,500.25 currently. Will increase with transfer noted by treasurer earlier.

Will remove from delinquency list to bad debt on August statement. Community will add to accounts if paid in future.

Sam did property walk with Jeremy. Huge pine tree on Westhaven Lane, limbs blocking flow of light. Proposal for pruning throughout the community for 1,230. Remove pine, improve light, security.

Sprinkler repairs completed by Valley Crest. Cost was \$725.18 which was under the cap allowed for management expenditures without Board approval.

Contract remains pending, crack fill and asphalt rejuvenation and brick areas. Waiting due to possible change in need post paint removal. Aim before winter

GHA to assume inspections and follow through. Will be sending out within next 2-3 weeks. Working with Michelle to get out.

Update: \$167.98 for dog clean up bags

Community received \$15K in settlement on Wren Drive. Sam will follow up with Valley Crest on clean up proposals from April.

Requesting homeowners to email management directly. Contact info on WHOA website, can cc: board but to be addressed by GHA. Policy is to reply within 1 business day to respond (no weekends or holidays), if he is out of office and issue is emergent, call assistant Michelle or on call emergency.

Executive session at 8:15

There were no motions made during the executive session. It was determined that relocation of doggie station can be addressed within managements spending limits and will be done by Sam.

Executive session ended at 8:37pm with motion by Aaron, seconded by Eric. All agreed.

The next meeting will be Thursday September 12, 2013 from 6:30pm-8:30pm at Richard Byrd Library.