

WHOA Board Meeting
Thursday, July 14, 2016
6:38pm-8:00pm
Richard Byrd Library

Present: Ken Klimpl, President; Andy Izaguirre, Treasurer; Judy Perry, Secretary; Sam Morrison, GHA management.

Absent: Aaron Pagnotti, Vice President; Sarah Mishan, Member at large.

Meeting called to order at 6:38pm. There were five homeowners present.

Andy moved to approve June minutes as written; Ken seconded. Minutes approved as written.

Homeowners Forum

Homeowner inquiry: There was a car accident last Friday, July 8th that destroyed a large section of the fence between Castine Lane and Old Keene Mill Road.

Response: Sam will get cost estimates and schedule the repairs and get the police report to ensure the driver reimburses the community for the repairs.

Homeowner inquiry: Homeowner asked if there have been any complaints about raccoons.

Response: There have been no complaints but this is not surprising when a unit backs up to the wooded area. Homeowner advised to contact animal control.

Homeowner inquiry: Homeowner asked about actions to be taken when neighbors make too much noise late at night.

Response: Homeowner advised to contact the Police Department as this is a violation of the county noise ordinance (Chapter 108.1-Noise Ordinance). The non-emergency police department # is 703.691.2131.

Homeowner inquiry: Homeowner asked about the number of signed amendment documents that have been returned to date.

Response: As of July 5th, 93 signed/notarized documents have been returned. The required number is 98. Another memo will be mailed early next week. If we do not get the required signatures by the week of August 8th when the second half of the community roads will be milled and paved the parking spaces will be repainted to comply with our original 1988 Declaration of Covenants, Conditions and Restrictions. Anyone requiring notary services should contact the Board via e-mail (two notaries are available in the community).

Homeowner inquiry: Homeowner asked what could be done about residents who put their trash out well in advance (multiple days) of the regular collection days.

Response: Community restrictions can only be enforced if the proposed amendment is passed. Our current Declaration provides no enforcement authority

Homeowner inquiry: Homeowner asked if Professional Grounds, Inc. is responsible for maintaining the grounds along the side of the house, between buildings (not within a fence). Specifically between 7511 and 7513 Westmore Drive.

Response: Yes, that is common area and should be maintained by Professional Grounds, Inc. in accordance with the contract.

President

No additional comments.

Treasurer

Andy asked questions on a number of scheduled actions; clarifying responses were provided.

Audit Report: Report was provided for 2014 and 2015. There were no material findings, no indications of collusion between the Board and Management Company. Since the auditor (Goldklang Group CPAs, P.C.) provided the report on July 12th, the acceptance decision was tabled to give the Board adequate time to review the report.

Architectural Committee

Board approved the lightly stained deck at 6528 Westmore Court to facilitate the sale of the property. The stain looks more like new pressure treated wood than actual stain. Aaron will take the lead on determining acceptable color recommendations and materials adjustments to deck restrictions. These changes will allow homeowners to properly maintain, preserve and/or extend the useful life of their decks while taking advantage of the new products currently available on the market. After the amendment is passed the Community Handbook can be updated.

Architectural changes to the exterior of units must be submitted to ensure the change is duly noted in the property record. Changes that comply with requirements will be automatically approved but still need to be noted in the property record.

Management Report

Dominion Paving and Sealing will mill/replace asphalt, speed bumps and pavement markings (Phase 1, eastern half of Westhaven) during the week of August 8th, weather permitting. After discussions of the prices of stamped concrete vs stamped asphalt vs plain asphalt Judy motioned to accept the April 19, 2016 Dominion Paving and Sealing proposal for plain asphalt at a cost of \$8,700. Andy seconded. All approved. Like last time, residents will be notified through multiple channels: letters/maps will be mailed to all homeowners, postal box flyers and door flyers will be distributed by August 5th.

Due to the traffic accident, repairs of the fence along Old Keene Mill Road will be more extensive. Sam will solicit estimates and ensure reimbursement from the driver.

VA Department of Transportation has been notified of the damaged concrete curbing near the east entrance. It has been added to their queue, no repair date specified.

French drain to be installed July 18th (approximately 153 feet long, near the tot lot behind 6528 Milva Lane and running to the existing storm sewer near 6518 Milva Lane). Estimate work will take about a week.

Concrete benches in park area will be pressure washed after Professional Grounds, Inc., trims the overgrown foliage.

Expect all architectural inspections reports to be issued by July 22nd.

Executive Session: 7:52 – 7:59pm

Meeting adjourned at 8:00pm. Next meeting will be August 11, 2016 from 6:30-8:30pm at Richard Byrd Library.