

WHOA Board Meeting
Thursday, July 9, 2015
6:33pm-7:50pm
Richard Byrd Library

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

Meeting called to order at 6:33pm. There were three homeowners present.

Homeowners Forum

Homeowner inquiry: What is the process for replacing/enlarging a deck?

Response: Please refer to the Westhaven web site (westhaven-whoa.org) for the form to request approval for architectural modifications. The builder/installer will be required to get a permit from the county.

Homeowner inquiry: Large trees behind 7525 Westmore Drive pose a threat to all units along the row; especially with the recent frequent and heavy rain storms.

Response: Professional Grounds, Inc. has been tasked to provide a proposal for trimming the trees (or removing them if necessary).

Judy motioned to approve June minutes as written; Sarah seconded. Minutes approved.

President

1988 Declarations and Covenants Revision: Attorney at Segan, Mason & Mason has drafted the required documents. The Board must decide how to get the required 51% of homeowners (192 units in Westhaven) to sign the documents; all signatures must be notarized. GHA will provide a list of rental units. Sarah and Judy will research the requirements for becoming a VA certified Notary Public.

Police Patrolling Community: Fairfax County police are legally prohibited from performing traffic enforcement within Westhaven because it is private property. The State of VA sets speed limits; the lowest enforcement limit is 25mph. Therefore, Westhaven's speed limit would have to be raised to 25mph, and then a traffic study could be requested to prove 25mph is unsafe and should be lowered to 15mph before any enforcement could be pursued. Ken has contacted Senator Barker to address this issue.

Treasurer (provided by Sam Morrison, GHA)

Over \$40K in checking (recommendation is two times the monthly expenses). Over \$294K in investments; no additional CDs will be purchased until a final decision is made on asphalt repairs (estimated cost of \$250K). The last Morgan Stanley CD matured on June 22, 2015. GHA is awaiting the Board's formal request to completely close the Morgan Stanley account, including the money market account and move all funds to the Union Bank Reserve Account. Legal fees are higher than usual this month because of the 1988 Declarations and Covenants revision. A recent court case was won on behalf of the Association.

Management Report

Architectural Inspections: Printed inspection reports since 2014 were provided to the President; due to the volume of paper other Board members will receive electronic copies via e-mail. Due to inclement weather 2015 inspections are not yet completed.

Wren Drive Project: The fourth herbicide/weed control application has been completed; there will be no charge until all weed growth is under control. Weeds are significantly deteriorating.

Drainage Repairs: Professional Grounds, Inc. completed additional modifications to the French drain installed between 7511 and 7513 Westmore Drive (no additional cost). Drain is working more effectively.

Asphalt Repair: GHA has had difficulty obtaining the two additional proposals due to contractor workload. It is estimated that the work will necessitate 3 days with no road access to half the community. Residents will be notified well in advance of the start date. Parking restrictions will be adjusted.

Westhaven Web Site: Sarah will assume responsibility for administering the Association web site; she is working out the details. A gift will be sent to Catherine Rey as a token of appreciation for her 12 years as Web Master (Judy will place immediate delivery order with Edible Arrangements).

Arbor/Trellis Repairs: GHA is still awaiting the proposal for repairs of the two arbors along Westmore Drive and the trellis in the park area. Proposals have been requested from GHA Services and Martin's General Contractor, Inc.

Doody Calls Contract: GHA will follow up on the requested estimate for weekly collection (vice the current twice monthly collection).

Executive Session (7:35 - 7:49pm)

The Board reviewed a homeowner's request for exception to architectural guidelines. 6518 Castine Lane installed: white storm door where there was previously no storm door—exception approved; and 2 black exterior light fixtures—exception disapproved.

Meeting adjourned at 7:50pm. Next meeting will be August 13, 2015 from 6:30-8:30pm at Richard Byrd Library.