

**WHOA Board Meeting**  
**Thursday, Jun 12, 2014**  
**6:30pm-8:35pm**  
**John Marshall Library**

Present: Eric Woller, President; Ken Klimpl, Vice President; Judy Perry, Secretary; Russ Carl, Member at Large; Sam Morrison, GHA management.

Absent: Aaron Pagnotti, Treasurer

Meeting called to order at 6:30pm. There were five homeowners present (delayed arrival due to location change).

**Homeowners Forum**

Homeowner inquiry: Water flowing into Castine Lane homeowner's backyard due to erosion and improper drainage flow from common area making backyard unusable. Homeowner again asked, when will this be addressed? Homeowner wants to repair deck before July 4<sup>th</sup> holiday.

Response: Board expressed appreciation for homeowner's patience in this matter. Board to review Valley Crest proposal in Executive Session to address this specific concern.

Homeowner comment: Several sprinkler heads have been damaged by Valley Crest mowers.

Homeowner inquiry: Homeowner complained about neighbors leaving 3 dogs (2 German Shepherds and 1 Chihuahua) in backyard 24 hours a day. Dogs are noisy and stinky. Homeowner asked, what can be done?

Response: GHA has issued notice to offending homeowner, Animal Control has been notified. Westhaven has limit authority to remedy the situation. Recommend homeowner contact Animal Control repeatedly to voice concerns (offensive odor, safety, health concerns, etc.). Homeowner should also contact police and health departments to file complaints.

Ken motioned to accept May minutes as amended; Russ seconded. Ken abstained. Minutes approved as amended.

**President**

Eric and Sam completed a community walk-through with Jeremy from Valley Crest on June 5<sup>th</sup>. Several items were highlighted (i.e., Wren Drive area--weed control, dead tree replaced; multiple drainage concerns). Overall Valley Crest's performance has been substandard. Sam will solicit contract bids after scope review with Russ. Sam will meet with Valley Crest senior management (John Morgan and Dave Peterson) to discuss possible refund/rebate for services not provided as contracted.

Fido house has been relocated from private property to common area near the east entrance garden park area.

**Treasurer** (Sam provided report due to Aaron's absence.)

As of the end of April, the community is financially worse off than budgeted with a negative income variance of \$22,619.89 due to excess snow removal expenses. Recommend no more CD investments until a decision is made on the asphalt repair project.

**Architectural Control Committee**

One resale inspection was completed by Sam in the past month; ACC provided an opinion on one item in question. Resale inspection for 6493 Milva Lane scheduled for Friday, June 13<sup>th</sup>.

Sam reported most of the annual inspections have been completed. Approximately 24 units remain and will be inspected next week. Inspection reports are being mailed as they are completed.

### **Management Report**

External neighbor requested Westhaven take action to clean up area that is actually a Fairfax County responsibility. External neighbor was so informed.

### **Old Business**

Reserve study site survey to begin on June 19<sup>th</sup>. Expect report to be issued 3 to 4 weeks later. Asphalt decision will be delayed until after the study is complete.

Replacement “No Soliciting” signs are in place. Bushes will be trimmed at west entrance so that all of the sign is visible. Multiple signs at east entrance are crowded together; the fire lane sign needs to be moved to the opposite side (Sam to research the Fairfax County requirements before taking action to move the sign).

Cluster mailboxes need to be repaired. The Post Office requires very specific repair requests before taking action. Sam will compile a list to submit.

Sam will query GHA staff as to status of the semi-annual “Green” Parking Permit review/renewal.

### **New Business**

Playground equipment is in disrepair and leading to injuries (i.e., pinched fingers). Sam will schedule inspection and repairs to avoid/prevent additional injuries.

Visitor parking continues to be a challenge. Propose posting very explicit signs in the 15 multi-space visitor parking areas (“No Overnight Parking Without Permit”). Ken will research cost of signs and installation. Ken will also contact Dominion Towing to get additional information about signs and parking rules. Post signs every 3 spaces with arrows. Next step will be to authorize automatic towing. Single spaces will be addressed later. Parking regulations need to be reviewed/revised prior to posting any signs.

### **Executive Session (8:00 -8:32pm)**

Judy motioned to ratify the Miller Dodson reserve study proposal as submitted and unanimously approved by e-mail. Ken seconded. All approved (by quorum).

Meeting adjourned at 8:35pm. Next meeting will be meeting July 10, 2014 from 6:30-8:30pm at the Richard Byrd Library.