

WHOA Board Meeting
Thursday, June 9, 2016
6:37pm-8:12pm
Richard Byrd Library

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

Meeting called to order at 6:37pm. There were four homeowners present.

Aaron moved to approve May minutes as amended; Andy seconded. Minutes approved as amended. Ken abstained.

Homeowners Forum

Homeowner inquiry: Homeowner expressed concern that Professional Grounds, Inc. tree trimming employee began loud work early (before 8am) and indicated there was an 8-foot limit for routine trimming. Tree is touching the roof of the house.

Response: Employee cannot be expected to know contract specifics. Contract specifies 12-foot limit for routine trimming.

Homeowner inquiry: Homeowner inquired as to why the local police department cannot enforce routine traffic infractions within Westhaven (specifically speeding and running STOP signs).

Response: At 15 MPH the Westhaven speed limit is below the Fairfax County lowest enforceable speed limit (25 MPH) and Westhaven is private property. Requests for enforcement have been denied. Homeowner is free to petition VA legislative representative for changes to law/procedure.

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

Response: As of June 9th, 88 signed/notarized documents have been returned. The required number is 98.

Homeowner inquiry: Homeowner asked if it would be acceptable to put up a temporary tent on the deck to provide shade for an outdoor event.

Response: Yes, a temporary tent is acceptable; make sure it is removed in a reasonable time after the event concludes.

Homeowner inquiry: Is there a plan to pressure wash the concrete benches in the park area? Is there a plan for beautifying the large oval area at Westmore Court (directly across from the park area)?

Response: Pressure washing the benches will be explored using the sprinkler system connection as water source (foliage must be trimmed in advance; Sam will direct Professional Grounds, Inc. to do so). Planting in the large oval at Westmore Court would be costly (based on other estimate provided by Professional Grounds, Inc.).

President

In an additional attempt to get homeowners to sign the amendment document the Board is open to grilling burgers/hotdogs in the black top area. Saturday, July 9th is the possible date.

Treasurer

Increased cost for Doody Calls is due to increased servicing of pet waste stations (weekly vs twice monthly).

An extension was requested for tax filing deadline. Annual audit is in progress.

Fees collected from homeowners for legal/professional services are used to offset the related expenses.

With regard to homeowner inquiry about creating additional parking spaces on Westmore Drive near Antrican--when Westhaven was constructed Fairfax County required the maintenance of a specific percentage of "green space"; we are at the minimum percentage. Amending the percentage would require a "zoning variance" which would necessitate an expensive zoning attorney. We are working other priorities at this time.

Architectural Committee

Replacement garage door was approved.

Management Report

Dominion Paving and Sealing will mill/replace asphalt, speed bumps and pavement markings (Phase 1, eastern half of Westhaven) in early August. Sarah to provide stamped asphalt information to Sam to research cost estimates to compare to stamped concrete and asphalt (Bill did not pass it on from May meeting). Busses will be running in July for summer school. Curb painting will be completed after paving.

Arbor/Pergola Repairs: Painting/repairs completed (bright white).

Concrete benches in park area will be pressure washed after foliage is cut back.

Architectural inspections are ongoing, delayed by rain in May.

Wasp's nests will be removed by PMSI as needed. Sarah will send specific location information to Sam.

Fence repairs along Old Keene Mill Road scheduled for June 17th.

Tot lot chips (10 cubic yards) scheduled to be installed June 22nd (required every two years).

French drain to be installed July 12th (approximately 153 feet long, near the tot lot behind 6528 Milva Lane and running to the existing storm sewer near 6518 Milva Lane).

Executive Session: 7:48 – 8:09pm

Meeting adjourned at 8:12pm. Next meeting will be July 14, 2016 from 6:30-8:30pm at Richard Byrd Library.