

WHOA Board Meeting
Thursday, March 12, 2015
6:31pm-8:24pm
Richard Byrd Library

Present: Ken Klimpl, President; Russ Carl, Vice President; Aaron Pagnotti, Treasurer; Judy Perry, Secretary; Sam Morrison, GHA management.

Absent: Member at Large vacant.

Meeting called to order at 6:31pm. There were two homeowners present.

Homeowners Forum

Homeowner inquiry: A new member of the Association with a strong sense of community shared her willingness to serve on the Board should the opportunity arise.

Response: Board members thanked her for her interest and welcomed her support as opportunities become available.

Homeowner inquiry: Homeowner expressed concern about Professional Grounds Inc. piling plowed snow in very inconvenient and potentially hazardous locations.

Response: Feedback will be provided to Professional Grounds Inc.

Russ motioned to approve February minutes as written; Aaron seconded. Minutes approved as written.

President

1992 Declarations and Covenants Revision: Latest update from Segan, Mason & Mason law firm indicated all mortgagees have been identified and they are ready to move forward with the revision process once the amendment is finalized. The recommended changes will be discussed in Executive Session.

Exposed Verizon Wiring: All exposed wiring has been buried.

Crime Prevention: Initial research by the Fairfax County attorney's office indicates the current Virginia Code does not allow traffic enforcement on private property even though formal consent had been provided. Enforcement is limited to titling and registration violations. The interpretation of the Virginia Code requires further research. Board will await a final determination from the Fairfax County Police Department Traffic Enforcement Officer before potentially elevating this issue to Supervisor McKay.

Snow Removal: There are some concerns about Professional Grounds Inc. snow removal practices causing undue safety hazards--snow is piled inconveniently/dangerously at intersections and sidewalk handicapped access ramps are not cleared properly.

Treasurer

All the snow removal invoices are not yet in but we project to breakeven on the budgeted funding.

Sam will move funds from SmartStreet checking account into SmartStreet reserve account for a better interest rate. CD purchases remain on hold until asphalt repair decision is made.

Vice President

Tree Pruning/Removal: Confirmed all contracted pruning/removals have been completed; stump grinding was not included (stumps were cut close to the ground).

Request sale notices be included in the monthly Management Report to ensure new residents are welcomed in a timely manner. GHA does not have complete visibility when rental units turnover.

Architectural Control Committee

Homeowner was informed of the requirement to submit a request for fence replacement. For architectural consistency changes to fence design will not be approved.

Committee is still awaiting the results of the 2014 inspections. There are some open issues from 2012 inspections. Next round of inspections scheduled to begin in April; project 45 days duration.

Management Report

Fence Repairs: Martin's General Contractor Inc. is ready to begin repairing the fence along Old Keene Mill Road when the weather permits.

Pest Control Contract: Walk-throughs with potential vendors delayed due to weather. Expect to complete for April meeting.

Wren Drive Project: Phase 1 completed (clean up and eradicate vegetation behind the brick wall near 6558 Antrican Drive and 6489 Milva Lane). Professional Grounds Inc. will work to keep weed growth under control to maintain the appearance of the area.

Spring Grounds Clean-up: Sam will request clean-up plan details (date) from Professional Grounds Inc.

Executive Session (7:29 - 8:05pm)

Russ motioned to approve the attorney's recommended changes to the 1992 Declarations and Covenants pending clarification of coverage of Article V, Architectural Control; Aaron seconded. Motion approved.

Judy motioned to appoint Sarah Dallas to the currently vacant Member at Large Board position; Russ seconded. Motion approved.

Sam will contact Dominion Paving to ascertain scope of necessary work for asphalt repairs. Bids will then be solicited.

Sam will provide copies of all current contracts to Board Members.

Meeting adjourned at 8:24pm. Next meeting will be April 9, 2015 from 6:30-8:30pm at a location to be determined.