

WHOA Board Meeting
Thursday, September 12, 2013
6:30pm-8:36pm
Richard Byrd Library

Present: Eric Woller, President; Ken Klimpl, Vice President; Judy Perry, Secretary; Aaron Pagnotti, Treasurer; Russ Carl, Member at Large; Sam Morrison, GHA management; Kathryn Verber, Outgoing Secretary

Meeting called to order at 6:30pm. 13 homeowners present.

Homeowners Forum (6:30-7:57pm)

Numerous homeowners expressed concerns about Architectural Control Committee inspections (conducted April 2013) and violation citations, including: inconsistencies (folding chair on front porch); fence staining; new owners cited for previous owners' violations; open flame grills on deck within 15 feet of structure (violation of Fairfax County Fire Code, \$500 fine); vague citations (dirty windows).

Architectural guidelines are published in Section 7 of the Community Handbook (<http://westhaven-whoa.org/>). Board agreed that guidelines need to be updated.

GHA Management will conduct next inspection. Photos and specific guideline references will be included to provide clarification. Expect faster homeowner notification.

Homeowner recommended publishing a list of the most commonly cited violations.

August minutes were reviewed and approved as amended. Kathryn departed.

President's Report

Curb pressure washing has been completed. Re-painting will be done in the coming weeks as weather permits. Homeowners will be notified when painting will begin, avoid parking near areas to be painted. Estimated 90 minutes drying time.

Asphalt crack repair and seal coating will be addressed. Timing will depend on weather conditions.

Valley Crest scheduled to do more tree trimming by end of September.

Dog Station near Hubbardton Way has been relocated (below Stop sign) to be farther away from back yards due to offensive odor.

Vice President's Report

No comments.

Treasurer

Morgan Stanley Reserve Account: \$50K.

Smart Street Reserve Account: \$50K.

Morgan Stanley charges \$125 annual fee to maintain the account. Given Aaron's expertise and diligence, we need to consider changing to no fee account.

Recommendation: Move \$30K to CD in another bank to get a better rate of return. After discussion Ken motioned to allow Aaron to find best rate CD, Russ seconded. Sam will provide rate sheet to Aaron.

Inquiry: Will HOA dues be increasing in 2014? Reply: That depends on the expected expenditures in the 2014 budget. Sam and Aaron are scheduled to meet to develop the 2014 budget.

Architectural Control Committee

Committee Chairman Evan Lepore submitted resignation to become effective upon Board acceptance.

AutoCAD map of the community has been completed. A full scale copy to be given to Sam and the Board. This document is the property of the Architectural Control Committee and to be used for reference only. Adobe format will be made available for the use by the Management Company and members of the Association.

Management Report

Curb painting will be completed as soon as possible, likely to be completed in sections. Contractor will return after asphalt crack repair and sealing to perform any necessary touch-up painting. Striping and numbering of parking slots to be done at a later date. Coordinate with Valley Crest to avoid grass in paint. Approved.

Valley Crest will complete tree trimming by end of month.

2012 taxes signed and submitted by September 16th.

Next Architectural inspections will provide more clarity next year, including photos and references. Responses to current inspection are flowing in. Homeowners should include clarifying documentation if contesting the violation.

Asphalt repair/sealing proposal to be reviewed.

Green space parking permits audit is ongoing.

Valley Crest proposal to clean brick wall are to be researched and discussed further. Must ascertain precise Fairfax County requirements for “no cut” zone and de-conflict with HOA requirements.

Sam and Aaron to meet to prepare 2014 budget.

2012 audit results expected by end of month; will be presented at October meeting. Auditor working of proposal for 2013 and 2014 audits.

Lamp posts: Issues between Dominion Power and HOA are to be worked by Sam and Eric. Homeowners should send reports to GHA when lights are out or malfunctioning.

Executive Session (7:57-8:35pm)

Ken motioned to accept the Valley Crest snow removal contract proposal as amended (snow 3 inches, ice ¼ inches); Russ seconded.

Meeting adjourned at 8:36pm. Next meeting will be October 10, 2013 from 6:30-8:30pm at the Richard Byrd Library.