

WHOA Board Meeting
Thursday, September 10, 2015
6:37pm-7:44pm
Richard Byrd Library

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

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

Homeowners Forum

Homeowner inquiry: A specific list of concerns regarding the exterior appearance of 7317 Westmore Drive was presented to the Board.

Response: Sam indicated that several of the items were cited as violations on the annual architectural inspection but no response has been received.

Homeowner inquiry: How many signed/notarized Declaration amendment documents have been returned?

Response: 34 have been returned to date. We're making steady progress.

Homeowner inquiry: The Declarations amendment did not include a table of assessment amounts, is there a limit? Some homeowners are concerned that the assessment amounts will be arbitrarily determined and might be excessive.

Response: The assessment amounts were not specifically stated because doing so would become part of the permanent documents thereby locking the amounts in indefinitely. The assessment amounts cannot be arbitrarily determined, they are governed by the Virginia Property Owners Act. The Act is modified by the state as warranted (changes in the Act over the years have in fact necessitated amending our Declarations).

Homeowner inquiry: New owner (as of February 2015) indicated his existing deck construction materials do not appear to conform to the Community Handbook (requiring pressure treated pine).

Response: Sam indicated that most likely it is in fact pressure treated pine but does not look like the pressure treated pine of years past because manufacturers are no longer allowed to use arsenic in the treatment process. For added protection wood surfaces can be finished with clear coat but no stain or color (Community Handbook Section VII, Paragraph 3). A discussion of deck construction material ensued, changes in available material may warrant modification of the Community Handbook in the future.

Aaron motioned to approve August minutes as written; Ken seconded. Minutes approved.

President

1988 Declarations and Covenants Revision: To date 34 homeowners have returned the signed/notarized amendment documents. A second letter will be issued next week to homeowners who have not yet responded. The letter will include a stamped/addressed return envelope, the suggestion that homeowners access Notary Public services at their bank or credit union without charge and reference to the fact that the rules and enforcement procedures are governed by the Virginia Property Owners Act.

Tree trimming: Professional Grounds Inc. completed tree trimming behind 7051 to 7559 Westmore Drive. Multiple homeowners surfaced significant safety concerns during July HOA meeting.

Treasurer

Association is \$2K over budget for the year.

Aaron will work with Sam to develop the 2016 budget for presentation next month.

The last Morgan Stanley CD matured on June 22, 2015. Aaron will initiate the formal request to completely close the Morgan Stanley account, including the money market account and move all funds to the Union Bank Reserve Account.

Management Report

Landscaping: Both Ken and Sam have discussed the lack of attention to detail (2 sessions each) with Professional Grounds Inc. Sam will meet with them again next week to discuss debris clean up, failure to trim limbs up to 12 feet height, drain clean out at park area (as needed), newly planted trees with roots exposed, etc. They have been notified that payment will be withheld until service is improved. There seems to be a lack of onsite supervision. On a positive note, the special projects they've taken on have been well done.

Tree trimming: Professional Grounds Inc. completed tree trimming behind 7051 to 7559 Westmore Drive. Safety concerns surfaced during July HOA meeting.

Asphalt Repair: Contract signed with Dominion Paving and Sealing to mill/replace asphalt, speed bumps and pavement markings (Phase 2--western half of Westhaven, in 2 sections). Project to begin in October. It is estimated that the work will necessitate 4 days with limited road access to the western half the community. Residents will be notified of specific details through multiple channels (letter, door notice, postal box flyer, e-mail) in advance of the start date. Parking restrictions will be adjusted. Sam will notify schools, USPS, trash/recycling. Judy will distribute door flyers and develop (and post/remove) postal box flyer.

Arbor/Trellis Repairs: GHA will have all proposals by the end of next week. Proposals will be distributed for e-vote and ratified in October. Repairs of the two arbors along Westmore Drive and the trellis in the park area can be completed in the fall.

Executive Session (7:26 - 7:41pm)

Meeting adjourned at 7:44pm. Next meeting will be October 8, 2015 from 6:30-8:30pm at George Mason Regional Library (7001 Little River Turnpike Annandale VA 22003).