

WHOA Board Meeting
Thursday, February 8, 2018
6:30pm-8:23pm
Richard Byrd Library

Present: Judd Ray, Vice President; Andy Izaguirre, Treasurer; Judy Perry, Secretary; Sarah Dallas, Member at large; Christopher Hayes, GatesHudson Community Management.

Absent: Ken Klimpl, President.

Meeting called to order at 6:30pm. There were 4 homeowners present.

Homeowners Forum

Homeowner inquiry: What can be done to have trash/recycling picked up earlier in the day? Can we change back to the Monday/Thursday schedule?

Response: The Board can vote to modify the contract.

Homeowner inquiry: What can be done about neighbors not collecting their pet waste?

Response: Fairfax County requires very specific evidence before citing pet owners. Send pictures to Christopher so he can attempt to address the issue with the offending residents.

Homeowner inquiry: The end unit on Westhaven Lane parks 4 vehicles in the driveway so that they block the sidewalk. Another unit on Westmore Drive does the same thing. This habit forces people to walk in the street.

Response: Christopher will address this concern with the residents.

Homeowner inquiry: What can be done about non-green permitted vehicles parking in designated Green spaces? Is towing only allowed after 11pm?

Response: Discussion tabled to allow thorough review of the Parking Resolution. General towing enforcement resumed in late January.

Homeowner inquiry: Homeowner requested additional time to hire contractor to correct architectural violation.

Response: Christopher will work directly with the homeowner to extend the timeline.

Andy moved to approve January 2018 minutes as written; Sarah seconded. Minutes approved as written.

President (nothing additional to report)

Vice President (nothing additional to report)

Treasurer

Andy is working with Christopher to get copies of the remaining invoices that were not included in the Management Report. Available invoices (provided via e-mail) have been reconciled. Copies of the checks in the Management Report are too small to read.

Architectural Committee

Architectural changes to the exterior of units must be submitted to ensure the change is noted in the property record. Changes that comply with requirements will be automatically approved but still need to be noted in the property record.

Management Report

The Board needs to identify major projects for the coming spring/summer based on the Reserve study. Projects will include remedy for puddling in area of second phase of asphalt work completed in 2016.

Brick wall power washing and tuck pointing: Christopher is not yet satisfied that the work has been completed as contracted. Reston Painting requests release of some of the remaining funds with the stipulation that the remaining work is to be completed when the weather is more suitable. Board agreed to release ½ of the remaining funds as Reston Painting is a small business with limited cash flow.

Follow up with the VA Department of Transportation on both open work orders (number 735500--repairs to the damaged concrete curbing near the east entrance; number 742923--gutter drain safety concern at 6504 Castine Lane) revealed that number 742923 has been closed as VDOT determined there was not a problem. Number 735500 remains open as the work has not been completed. No additional response from VDOT.

Long Fence proposal dated February 2, 2018 for additional reinforcements (on both sides) for the remaining 6 sections of fence behind 6528 – 6530 Westmore Court at a cost of \$1,286.00. Christopher will get another proposal as this seems excessive for the amount of work involved.

Security and Lighting: Light pole at 7561 Westmore Drive was reported as being on all the time. The pole belongs to Dominion Energy. Dominion did not claim responsibility, requested the account number to confirm responsibility. Christopher continuing to follow-up.

Website: GatesHudson is hoping to have new website operation in March/April.

Mailbox on Serenade Place: Case opened with Post Office for repair (#CA13663098). Upon site review, the locking nuts need to be ratcheted down on bolts for more stability. Christopher will attempt to repair.

Hedges at intersection of Serenade Place and Westmore Drive: PGI can cut the hedges back to clear the sidewalk for \$100, however, since the hedge is a needled evergreen it will look bare forever (the hedge will not recover from such a severe cut). Christopher will ask PGI to recommend a better course of action, maybe remove and replacement hedges.

Trash/Recycling: Republic Services/AAA will be able to pick up trash earlier if we change service days to Monday and Thursday; this change will allow them to better balance their workload. The vendor is willing to contribute to the cost of informing the community of the change. GatesHudson will also contribute to the cost of informing the community. Sarah moved to change trash/recycling collection to Monday and Thursday in order to facilitate earlier pick up and lessen the amount of trash blowing throughout the community. Andy seconded. All approved.

Executive Session: 7:30 – 8:03pm.

Sarah moved to waive delinquent assessment fees once (upon request) during the course of ownership. This change will allow owners to have one mis-step without penalty (lost mail, forgotten payment due to travel, etc.). Andy seconded. All approved.

Meeting adjourned at 8:23pm. Next meeting will be on March 8, 2018 from 6:30 - 8:30pm at Richard Byrd Library (7250 Commerce Street, Springfield VA 22150).