

WESTWINDS HOA Meeting
Wednesday, January 16, 2008 • LLA Office

Introductions

- BOD Directors in attendance: Jim Urchasko, Matt Bernota, Karen Urchasko, Gail Treglia, Art Sprinkel (Treasurer), Peg McGreevy (Secretary)
- BOD Directors absent: Tom Poss, Brian Lippy, Stan Swoyer

Certification of Proxies:

- Gail Treglia's proxy was received and certified. She was later able to join the meeting.

Approval of November Minutes

- Matt motioned to accept the minutes as presented; Karen seconded; all favored.

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer	<p>Art reported:</p> <ul style="list-style-type: none"> • Income received (2008): \$6,808.50 • Invested income: \$98,752.49 which includes a \$2,500 builder's hold <p>Karen motioned to accept the report; Matt seconded; all favored.</p>
2. Village Chair	<p>Anyone interested in volunteering for this position may contact a member of the Board.</p>
3. Landscaping Committee	<p>Jim confirmed that LLA signed a two-year contract with Beachy even though numerous complaints from WW were received.</p> <p>Mike Dihmes observed mulch being removed from some trees in the neighborhood; Matt noted some trees on Pond Fountain were recently mulched. Jim Barger said he would follow-up with Clay.</p> <p>Lois Epp read an email from Brandon Frazier, LLA's BOD President, noting all questions regarding the landscaping in WW should be brought to the attention of the WW BOD since LLA follows what WW "demands." Jim requested a copy of the email since part of the email was misleading and contradictory to communication he received from Clay.</p> <p>Jim received a letter from Clay Edwards, LLA's General Manager, stating that effective December 1, 2007, LLA will no longer provide for maintenance of any common element property located in front of any improved lot, including street trees, landscaping, and grass. The letter further indicated that effective September 1, 2008, the LLA will cease all maintenance of WW common grounds, including the front entrance, if WW Properties has not deeded over the parcels of land as required in the 2000 MOU. Paul Murphy questioned the connection between the two., and volunteered to review the 2000 MOU. Additionally, Paul and Jim Barger will review the results of the settlement. Jim will provide a copy of the MOU to Paul.</p>

Action Items	Comments/Resolution
4. ECC Committee	<p>Four applications were received; one was approved, one was not approved, and two are pending. No basketball hoop registration forms were received.</p> <p>Jolynn Lucas filled the open position on the ECC created by Bud Rossig's departure. The position of ECC Secretary remains open. Karen encouraged residents to consider this opportunity and to contact her or any member of the Board if interested.</p>
5. Parcel Transfers to LLA	No report provided. (The Board has attempted to determine the status for at least two years; however, no response has been received.)
6. Developer Status	Aside from Jim's understanding that the new section was sold, no report was provided.

Old Business

Action Items	Comments/Resolution
1. LLA/WW Administrative Items	<p>Jim referenced a letter from Brandon Frazier saying LLA would only enforce violations of LLA Covenants, not violations of WW more stringent Covenants.</p> <p>Jim is in contact with an attorney and is awaiting a retainer contract. He will move forward once the contract is received.</p> <p>To remain informed about issues in the community, Jim Barger encouraged everyone to visit http://groups.google.com/group/West-Winds/sub?s=G2WMNQgAAAAPpIkhEFjeIHh9EOybhKPg&hl=en</p>
2. Developer Punch List	<p>Jim U. reported that no progress has been made on obtaining the developer's punch list.</p> <p>Jim Barger volunteered to contact Christie Sherwood, the former WW Treasurer and Board Director who moved out of the community, and pick up any documents she has with reference to the punch list..</p>
3. Signage at Second Entrance	As reported at the November 2007 meeting, Jim indicated that Frederick County will not issue the permit until the plat, showing the set-backs etc., is provided. The plat Brian Lippy obtained from Tom Poss was not the updated version showing the second entrance. Jim has pursued obtaining the plat with the surveyor, without success. Mike McGowen and Bud volunteered to investigate. If Jim cannot get a copy of the required plat within the next two weeks, the contract with Sign Solutions may be cancelled and our \$10,000 deposit returned.
9. Election Committee	By January 31 st , Matt will send notices of the annual election and call for candidates. He will send bio sheets to interested candidates. Completed bio sheets are due February 22 nd .

New Business

The position of WW HOA Secretary will become open. Anyone interested in this opportunity may contact any member of the Board.

Resident Forum

Residents addressed concern over LLA's proposed increase in assessments. Everyone is strongly encouraged to attend the next LLA meeting on January 21st at the New Market Grange Hall and voice their concerns.

The meeting was adjourned at 8:30 pm.

Feel free to contact any Board member with questions or concerns. Your input is appreciated and welcomed.

WW HOA Minutes: To receive a copy of the minutes via email, please contact Peg McGreevy (301.865.4987 or mmmcmcgreevy@leggmason.com)

Reminders to Homeowners:

Garage doors are to be kept closed when not in use. Opened doors are a Covenant violation.

Yard and home maintenance is the responsibility of each homeowner. Please keep your grass cut, shrubs trimmed, and flower beds weeded and mulched and your home/garage trim, doors, shutters painted and repaired. It affects your home value and neighborhood appearance.

Play equipment and portable basketball hoops are to be put away at night or when not in use.

Mailbox/number/post upkeep is the responsibility of homeowners. Please assure complete numbers (brass required) are complete/legible, and boxes are in good condition.

House Numbers are to be installed on all residential dwellings according to the Frederick County Fire/Rescue Code. Please assure your home meets the County Code—for your safety.

Walking or children playing on golf paths is not permitted. It is not safe, and is a Covenant violation. The golf course is private property.

Pets must be on a leash when outside their yard. Please respect Frederick County's leash law. Please pick up your pet's waste.

WW ECC Application Form is to be submitted prior to beginning any exterior project on your home/property. Form and Guidelines can be downloaded from the LLA web site at www.lakelinganore.org, WestWinds Village.