

WESTWINDS HOA Meeting
Wednesday, May 20, 2009 ● Golf Pavilion

Introductions

- BOD in attendance: Matt Bernota, Sue Huston, Christen Lindung, Milt Siglin, Art Sprinkel, and Gail Treglia
- BOD absent: Gary Saylor

Meeting Convened

- The meeting convened at 7:05 pm.

Certification of Proxies:

- No proxies were offered.

Approval of March Minutes

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

Monthly Reports/Status Updates

Action Items	Comments/Resolution
1. Treasurer Report	<p>Art presented the monthly financial report (a copy of which is in the Secretary's binder).</p> <ul style="list-style-type: none"> • YTD Income Received through 4/30/09 - \$19,779.48 • YTD Expenses Paid through 4/30/09 - \$7,379.64 <p>Total Cash Balance - \$109,015.91</p> <p>The monies from the CD that matures on 6/27/09 will be placed into the Money Market account.</p> <p>Gail motioned to accept the Treasurer's Report, Sue seconded; all favored.</p>
2. WestWinds LLA Representative Report	No report was provided.
3. Landscaping Committee	<p>Steve from Classic Landscaping, Inc. (Classic) supplied Sue with a status report for Landscaping (a copy which is in the Secretary's binder). The highlights are below:</p> <ol style="list-style-type: none"> 1. flowers around entrance circle to be installed on 5/21/09 2. spring turf applications have been completed except for the area near the pool and basketball court, which will be done shortly 3. pest control applications are complete 4. weed herbicides are being sprayed 5. pool enhancements to be completed on 5/21/09 6. Austrian Pines along the edge of the tennis parking lot are in decline. Classic will look into this situation to see what can be done.

Action Items	Comments/Resolution
	<p>There is a hillside area, which was in the contract to be maintained, but Classic did not include it in the bid as a result of a conversation with Michelle, of LLA. Sue is looking into this situation.</p> <p>Sue asked that \$100 be set aside for flowers to be installed in the pots around the pool. Matt motioned to accept the purchase, Art seconded; all favored.</p> <p>Gail mentioned that Classic was not able to complete the clean-up of the pond at the base of 18 due to spring growth on surrounding plants/trees. She will contact Classic and ask them to come back in the fall. Payment will be held until Gail approves the release.</p> <p>The board and attending residents mentioned the dumpster near the pool being an eye-sore. Milt will contact Michelle to see what can be done to conceal it.</p> <p>Gail mentioned that the ice sign should be removed at the pond near Club House Circle. Milt will contact Michelle.</p>
4. ECC Committee	<p>One application was received and approved.</p> <p>One basketball hoop registration was received and approved.</p>

Old Business

Action Items	Comments/Resolution
1. ECC-LLA Proposal for Enforcement of Covenant Violations	The Board discussed the history of West Winds relative to the enforcement of the covenants and still has more investigation to pursue before they can meet with LLA on this matter.
2. Golf Course Purchase Update	Jerry Hildebrandt was available and relayed that the Golf Course asked all parties who have expressed an interest in purchasing the course to submit offers. Evidently, multiple offers were received and are in review.
3. Attorney Enforcement of Delinquent Assessments	Art has contacted the attorney and will continue to work on this issue.
4. Proposed Fences Around Storm Management Ponds	No report provided.

Resident Forum

The meeting was adjourned at 8:25 pm.

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

WW HOA Minutes: To receive a copy of the minutes via email, please contact Christen Lindung (301) 865-7174 or lindung@comcast.net.

Reminders to Homeowners:

Please remember to drive slowly throughout the neighborhood to keep everyone safe.

Any acts of vandalism in WW should be reported directly and immediately to the Frederick County Sheriff's Office (301-694-2071) and LLA (301-831-6400). Do not attempt to clean up or alter any of the vandalized area. LLA has the resources and contacts to deal with these areas as crime scenes.

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.

Please note that permanent basketball hoops are prohibited; portable basketball hoops are to be registered with the WVECC. Play equipment and portable basketball hoops are to be put away at night or when not in use.

Basketball Hoop Guidelines and Registration forms can be downloaded from the LLA website at http://www.lakelinganore.org/villages/west_winds/West%20Winds/WVECCBasketball%20Hoop.htm

Mailbox/number/post upkeep is the responsibility of homeowners. Please ensure that brass numbers are complete and 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.

Sign up for WestWinds Google Group by visiting <http://groups.google.com/group/West-Winds>